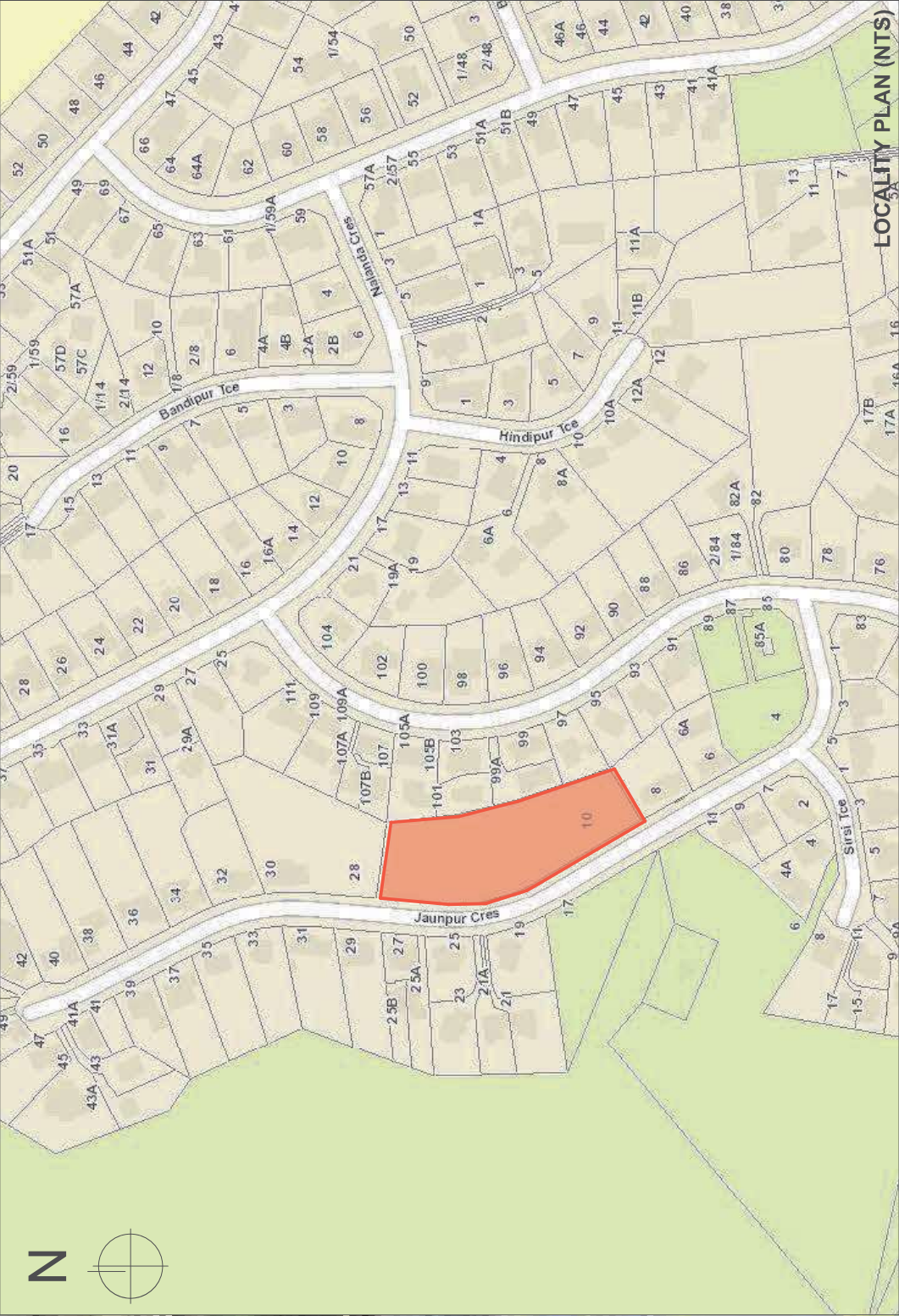
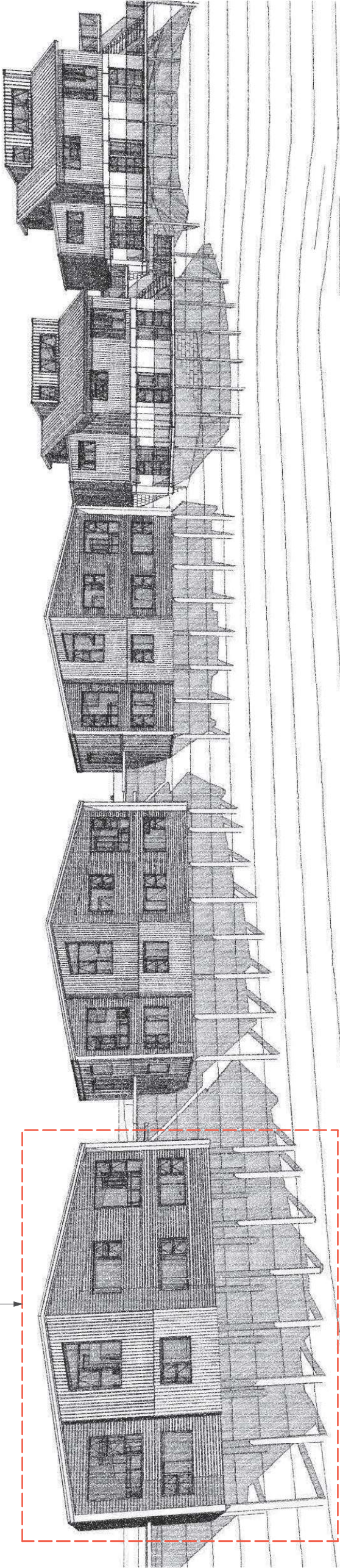


PROJECT INDEX

SHEET	TITLE
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1.02	GENERAL NOTES
1.03	PROPOSED SITE OVERVIEW PLAN
1.04	PROPOSED SITE PLAN (LOT 7 & 8)
1.05	PROPOSED SITE SETOUT PLAN (LOT 7 & 8)
1.06	PROPOSED SITE SERVICES PLAN (LOT 7 & 8)
1.07	RETAINING WALLS (LOT 7 & 8)
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2.02	MID FLOOR PLAN (HOUSE 7 & 8)
2.03	ROOF PLAN (HOUSE 7 & 8)
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2.06	PLUMBING PLANS (HOUSE 7 & 8)
2.07	WINDOW SCHEDULE (HOUSE 7)
2.08	WINDOW SCHEDULE (HOUSE 8)
2.09	H1 CALCULATION (HOUSE 7 & 8)
3.01~ 3.06	SECTIONS
4.01~ 4.25	DETAILS



Lot 7 & Lot 8



MULTI-UNIT DEVELOPMENT
10 JAUNPUR CRESCENT,
BROADMEADOWS

BUILDING CONSENT

New Dwellings
10 Jaunpur Crescent,
Broadmeadows, Wellington
Lot 105 DP 537669

CLIENT: Jet Construction Ltd

LOCALITY PLAN

NOTES

NOT FOR CONSTRUCTION
ALL WORK TO COMPLY WITH THE NEW
ZEALAND BUILDING CODE. RELEVANT NEW
ZEALAND STANDARDS AND BUILDING
CONSENT AUTHORITY REQUIREMENTS

BUILDERS AND CONTRACTORS TO CHECK AND
VERIFY ALL DETAILS AND DIMENSION ETC.
PRIOR TO COMMENCEMENT OF ANY WORK

DO NOT SCALE OFF DRAWINGS

REFER TO SPECIFICATIONS FOR OTHER
RELEVANT INFORMATION

THIS DRAWING SET
IS FOR DWELLINGS
ON LOT 7 & 8 ONLY

SITE INFORMATION

SITE AREA:	260.77m ²	
HOUSE 7 & 8:	96.0m ²	
House Coverage:	36.8%	
DECK:	104.9m ²	
TOTAL BUILT AREA: (Incl. Deck)	200.9m ²	
SITE COVERAGE:	77.1%	
WIND ZONE:	EH	
CORROSION ZONE:	C	

1	Rev. No.	BUILDING CONSENT	3/05/2022	Date
		Details		



inspire architectural design
1 Thompson St, Mt Cook, Wellington
T: 04 8016080 M:027 3037786
E: daryl@inspire.co.nz
www.inspiredesign.co.nz

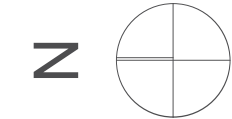
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BUILDING CONSENT

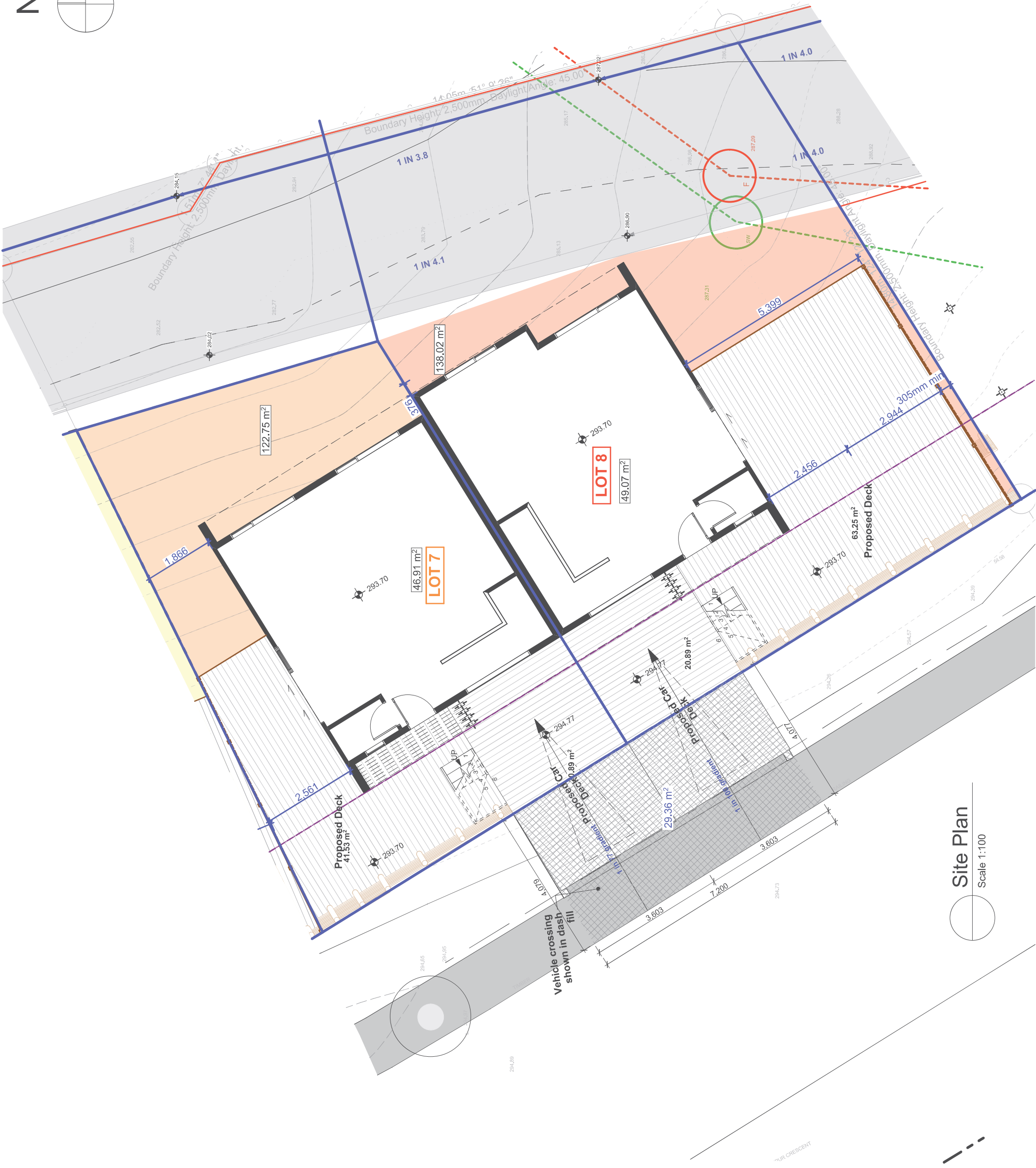
New Dwellings
10 Jaunpur Crescent,
Broadmeadows, Wellington
Lot 105 DP 537669

CLIENT: Jet Construction Ltd
PROPOSED SITE PLAN
(LOT 7 & 8)

Job Number	16051	SHEET NO.
Drawn	AF	
Date	22/09/17	
Scale	1:100	1.04



N



Site Plan

Scale 1:100

Timber Frames:	
Exterior Wall Framing: (New walls only)	
Load bearing walls:	
Studs (2.4m):	90x45 @ 400 C/C, 800 dwangs
Studs (2.7m):	90x45 @ 300 C/C, 800 dwangs
Studs (3.0m):	2/90x45 @ 400 C/C, 800 dwangs
Studs (3.6m):	140x45 @ 400 C/C, 800 dwangs
Studs (4.2m):	2/140x45 @ 400 C/C, 800 dwangs
Studs (Wing wall):	190x45 @ 600 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm, 140mm x 45mm
Top Plates:	90mm x 45mm, 140mm x 45mm

Interior Wall Framing:	
Load bearing walls:	
Studs:	90x45 @ 400 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm
Top Plates:	90mm x 45mm

Non Load bearing walls:	
Studs (2.7m):	90x45 @ 400 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm
Top Plates:	90mm x 45mm

All timber framing to be **SG8** Radiata Pine (unless otherwise specified). Refer timber treatment chart for all connection & fixing requirements, & timber durability notes for durability protection to connections & fixings

Refer Bracing & Lintel for exterior Door & Window lintel sizes
Interior doors & openings to have 2/90 x 45mm Lintel unless otherwise specified

Interior doors:

Door sizes shown are **leaf** size. Allow for jambs & packing when framing for rough opening as req'd.

Unless stated otherwise all internal doors to have 2/90x45 lintel

Exterior Doors & Windows:

Lintels:

Refer Bracing & Lintel Plan for Door & Window & Lintel Sizes.
Refer Window Schedule for Opening Sash locations.

Air extraction & venting:

Provide air extraction fans in bathroom & ensuite to be installed to manufacturers instructions and taken to exterior.

Fans must be sized to provide a minimum air change of 25 litres per second & wired to light switch with a minimum 5 minute run-on period.

Laundry dryer to be ducted to manufacturers instructions and taken to exterior.

Provide range hood above kitchen hobs to provide a minimum air exchange of 50 litres per second. To be installed to manufacturers instructions and taken to exterior. Provide protective cowl for wall outlet.

Domestic smoke alarms: - (s)

Provide hard-wired smoke alarms on or near ceiling in accordance with as NZBC F7 & NZS4512 & manufacturers instructions. Smoke alarms to be located on the escape routes within the household unit/s. On levels containing the sleeping spaces, the smoke alarms shall be located within:

A) every sleeping space, or

B) 3.0m of every sleeping space door. I.e., smoke alarms must be audible to sleeping occupants on other side of closed doors.

Kitchen Benchtops:

Kitchen benchtops to be stainless steel or similar to comply with G3 - Food Preparation and Prevention of Contamination. Install glass/tile splashback to all kitchen benchtop areas.

Entrv Landing & Steps:

Deck surfaces that provide the main access to a building shall have a non-slip surface to comply with D1 - Access Routes
Decking shall be 'grip-tread' or similar approved or decking shall have non-slip tape adhered to surface. Treads shall be min 300mm and risers hall be 175mm maximum.

Bathroom floors:

All bathroom floors to be vinyl flooring.
Selected vinyl floor covering on 20mm plywood flooring

Lot 7 Bathroom Walls:

Semi-gloss paint finish on 10mm GIB Aqualine lining up to ceiling level
Selected tile wall covering over Ardex Undertile sheet membrane WPM 750 over 10mm Gib Aqualine up to ceiling height in North & west walls.

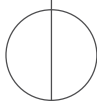
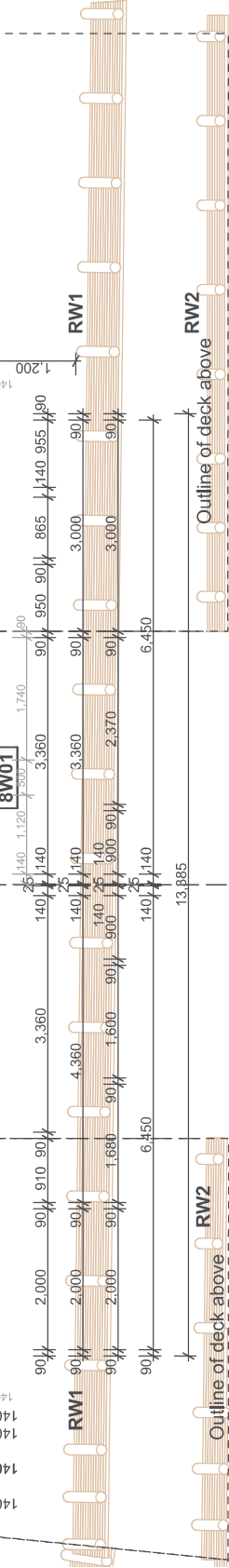
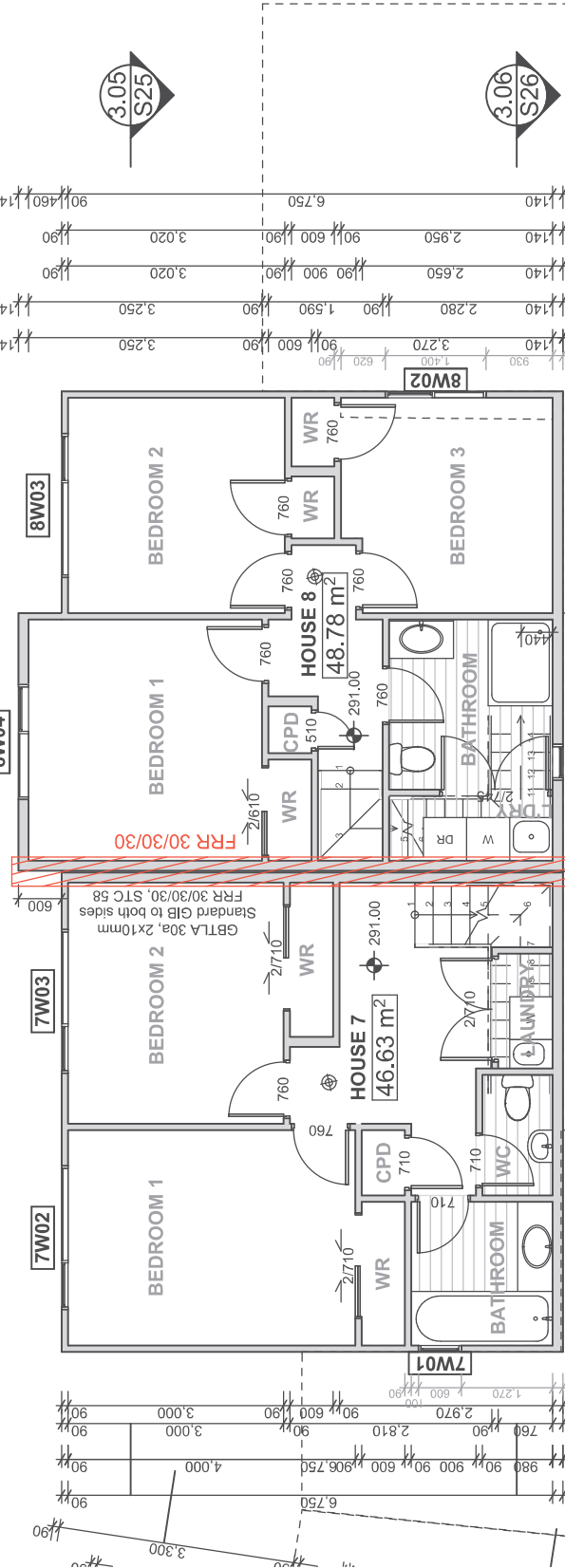
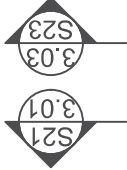
Lot 8 Bathroom Walls:

Semi-gloss paint finish on 10mm GIB Aqualine lining up to ceiling level
Selected tile wall covering over Ardex Undertile sheet membrane WPM 750 over 10mm Gib Aqualine up to ceiling height in acrylic shower box area only.

INTERIOR FINISH SCHEDULE:

- SQUARE STOP TO ALL WALL/CEILING & WALL/WALL
- FIT SHIRTING BOARDS OF 90x10mm SQUARE EDGE MDF
- 10mm AQUALINE GIB TO ALL WET AREA WALLS UNLESS OTHERWISE STATED
- 10mm STANDARD GIB TO ALL INTERNAL WALLS & 13mm STANDARD GIB TO ALL CEILINGS UNLESS OTHERWISE STATED
- PLASTER & GIB STOP TO ALL LINED WALLS & CEILINGS AS REQUIRED
- PAINT FINISH TO ALL INTERIOR WALLS WITH 3 COATS OF WATER BASED PAINT WHERE REQUIRED, COLOR TBC BY OWNER
- PAINT ALL BATHROOM WALLS AND CEILING WITH RESENE LUSTACRYL INTERIOR PAINT OR SIMILAR
- SELECTED FLOOR COVERING TBC BY OWNER
- INSTALL INSULATIONS TO WALLS, UNDERFLOORS AND ROOF AS PER BELOW:

ROOF: R3.6
WALLS (90mm framing): R2.8
UNDERFLOOR: R1.8



Lower Floor Plan

Scale 1:100

NOTES

NOT FOR CONSTRUCTION
ALL WORK TO COMPLY WITH THE NEW ZEALAND BUILDING CODE. RELEVANT NEW ZEALAND STANDARDS AND BUILDING CONSENT AUTHORITY REQUIREMENTS

BUILDERS AND CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSION ETC. PRIOR TO COMMENCEMENT OF ANY WORK

DO NOT SCALE OFF DRAWINGS

REFER TO SPECIFICATIONS FOR OTHER RELEVANT INFORMATION

LEGEND

NEW WALLS (REFER TO FRAMING SCHEDULE)

760
INTERNAL DOOR SIZES, ALL 1980mm HIGH

W01
NEW WINDOW/DOOR SCHEDULE

BATHROOM FLOOR
SELECTED VINYL FLOOR
COVERING OVER TIMBER FLOOR

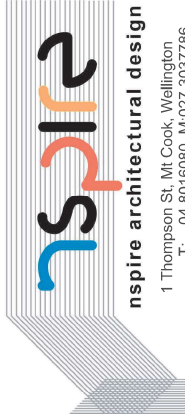
BATHROOM, LAUNDRY & KITCHEN FLOORING:
HANWOOD 6mm NORDIC OAK
HYBRID RIGID VINYL PLANK OVER
2mm FOAM SUBSTRATE OVER
TIMBER FLOOR.

BATTERY POWERED
SMOKE DETECTOR POSITION,
MANUFACTURED TO AS3786, ISO
122390 OR BS EN 14604
COMPLY TO F7/AS1

FFL 0.00

FLOOR LEVEL DATUM

1 Rev. No. BUILDING CONSENT 3/05/2022 Date



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BUILDING CONSENT

New Dwellings
10 Jaunpur Crescent,
Broadmeadows, Wellington
Lot 105 DP 537669

CLIENT: Jet Construction Ltd

**HOUSE 7 & 8 FLOOR
PLANS**

Job Number 16051
Drawn AF
Date 22/09/17
Scale 1:100

SHEET NO.
1.08

Timber Frames:	
Exterior Wall Framing: (New walls only)	
Load bearing walls:	
Studs (2.4m):	90x45 @ 400 C/C, 800 dwangs
Studs (2.7m):	90x45 @ 300 C/C, 800 dwangs
Studs (3.0m):	2/90x45 @ 400 C/C, 800 dwangs
Studs (3.6m):	140x45 @ 400 C/C, 800 dwangs
Studs (4.2m):	2/140x45 @ 400 C/C, 800 dwangs
Studs (Wing wall):	190x45 @ 600 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm, 140mm x 45mm
Top Plates:	90mm x 45mm, 140mm x 45mm

Interior Wall Framing:	
Load bearing walls:	
Studs:	90x45 @ 400 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm
Top Plates:	90mm x 45mm

Non Load bearing walls:	
Studs (2.7m):	90x45 @ 400 C/C, 800 dwangs
Bottom Plates:	90mm x 45mm
Top Plates:	90mm x 45mm

All timber framing to be **S68** Radiata Pine (unless otherwise specified). Refer timber treatment chart for all connection & fixing requirements, & timber durability notes for durability protection to connections & fixings

Refer Bracing & Lintel for exterior Door & Window lintel sizes
Interior doors & openings to have 2/90 x 45mm Lintel unless otherwise specified

Interior doors:

Door sizes shown are **leaf** size. Allow for jambs & packing when framing for rough opening as req'd.

Unless stated otherwise all internal doors to have 2/90x45 lintel

Exterior Doors & Windows:

Lintels:

Refer Bracing & Lintel Plan for Door & Window & Lintel Sizes.
Refer Window Schedule for Opening Sash locations.

Air extraction & venting:

Provide air extraction fans in bathroom & ensuite to be installed to manufacturers instructions and taken to exterior.

Fans must be sized to provide a minimum air change of 25 litres per second & wired to light switch with a minimum 5 minute run-on period.

Laundry dryer to be ducted to manufacturers instructions and taken to exterior.

Provide range hood above kitchen hobs to provide a minimum air exchange of 50 litres per second. To be installed to manufacturers instructions and taken to exterior. Provide protective cowl for wall outlet.

Domestic smoke alarms: - (s)

Provide hard-wired smoke alarms on or near ceiling in accordance with as NZBC F7 & NZS4512 & manufacturers instructions. Smoke alarms to be located on the escape routes within the household unit/s. On levels containing the sleeping spaces, the smoke alarms shall be located within:

A) every sleeping space, or

B) 3.0m of every sleeping space door. I.e., smoke alarms must be audible to sleeping occupants on other side of closed doors.

Kitchen Benchtops:

Kitchen benchtops to be stainless steel or similar to comply with G3 - Food Preparation and Prevention of Contamination. Install glass/tile splashback to all kitchen benchtop areas.

Entry Landing & Steps:

Deck surfaces that provide the main access to a building shall have a non-slip surface to comply with D1 - Access Routes
Decking shall be 'grip-tread' or similar approved or decking shall have non-slip tape adhered to surface. Treads shall be min 300mm and risers hall be 175mm maximum.

WC floors:

All bathroom floors to be vinyl flooring.
Selected vinyl floor covering on 20mm plywood flooring

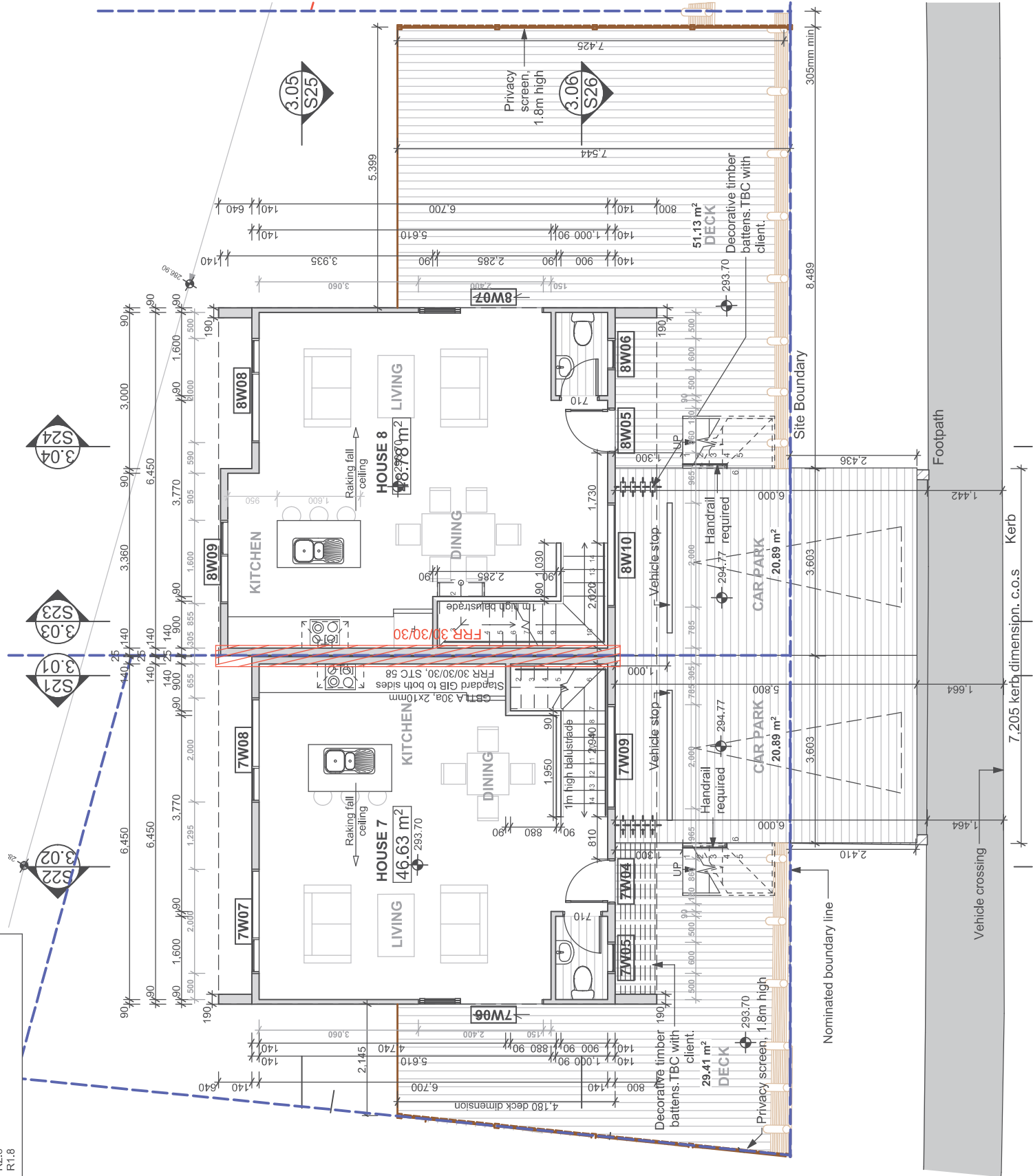
Bathroom Walls:

Semi-gloss paint finish on 10mm GIB Aqualine lining up to ceiling level

INTERIOR FINISH SCHEDULE:	
- SQUARE STOP TO ALL WALL/CEILING & WALL/WALL	
- FIT SKIRTING BOARDS OF 90x10mm SQUARE EDGE MDF	
- 10mm AQUALINE GIB TO ALL WET AREA WALLS UNLESS OTHERWISE STATED	
- 10mm STANDARD GIB TO ALL INTERNAL WALLS & 13mm STANDARD GIB TO ALL CEILINGS UNLESS OTHERWISE STATED	
- PLASTER & GIB STOP TO ALL LINED WALLS & CEILINGS AS REQUIRED	
- PAINT FINISH TO ALL INTERIOR WALLS WITH 3 COATS OF WATER BASED PAINT WHERE REQUIRED. COLOR TBC BY OWNER	
- PAINT ALL BATHROOM WALLS AND CEILING WITH RESENE LUSTACRYL INTERIOR PAINT OR SIMILAR	
- SELECTED FLOOR COVERING TBC BY OWNER	
- INSTALL INSULATIONS TO WALLS, UNDERFLOORS AND ROOF AS PER BELOW:	
ROOF:	R3.6
WALLS (90mm framing):	R2.8
UNDERFLOOR:	R1.8

Entry Landing & Steps:

Deck surfaces that provide the main access to a building shall have a non-slip surface to comply with D1 - Access Routes
Decking shall be 'grip-tread' or similar approved or decking shall have non-slip tape adhered to surface. Treads shall be min 300mm and risers hall be 175mm maximum.



Ground Floor Plan

Scale 1:100

NOTES

NOT FOR CONSTRUCTION
ALL WORK TO COMPLY WITH THE NEW ZEALAND BUILDING CODE. RELEVANT NEW ZEALAND STANDARDS AND BUILDING CONSENT AUTHORITY REQUIREMENTS
BUILDERS AND CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSION ETC. PRIOR TO COMMENCEMENT OF ANY WORK

DO NOT SCALE OFF DRAWINGS

REFER TO SPECIFICATIONS FOR OTHER RELEVANT INFORMATION

LEGEND

NEW WALLS (REFER TO FRAMING SCHEDULE)

760

INTERNAL DOOR SIZES, ALL 1980mm HIGH

W001

NEW WINDOW/DOOR SCHEDULE

BATHROOM FLOOR
SELECTED VINYL FLOOR
COVERING OVER TIMBER FLOOR

BATHROOM, LAUNDRY & KITCHEN
FLOORING.
HANWOOD 6mm NORDIC OAK
HYBRID RIGID VINYL PLANK OVER
2mm FOAM SUBSTRATE OVER
TIMBER FLOOR.

BATTERY POWERED
SMOKE DETECTOR POSITION
MANUFACTURED TO AS3786, ISO
122390 OR BS EN 14604
COMPLY TO F7/AS1

FFL 0.00

FLOOR LEVEL DATUM

NOMINATED BDY

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1	Rev. No.	BUILDING CONSENT	Details	3/05/2022	Date
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nspire architectural design

1 Thompson St, Mt Cook, Wellington
T: 04 8016080 M:027 3037786
E: daryl.nspire@gmail.com
www.nspiredesign.co.nz

BUILDING CONSENT

New Dwellings
10 Jaunpur Crescent,
Broadmeadows, Wellington
Lot 105 DP 537669

CLIENT: Jet Construction Ltd

HOUSE 7 & 8 FLOOR
PLANS

Job Number	16051	SHEET NO.
Drawn	AF	
Date	22/09/17	
Scale	1:100	1.09

NOTES

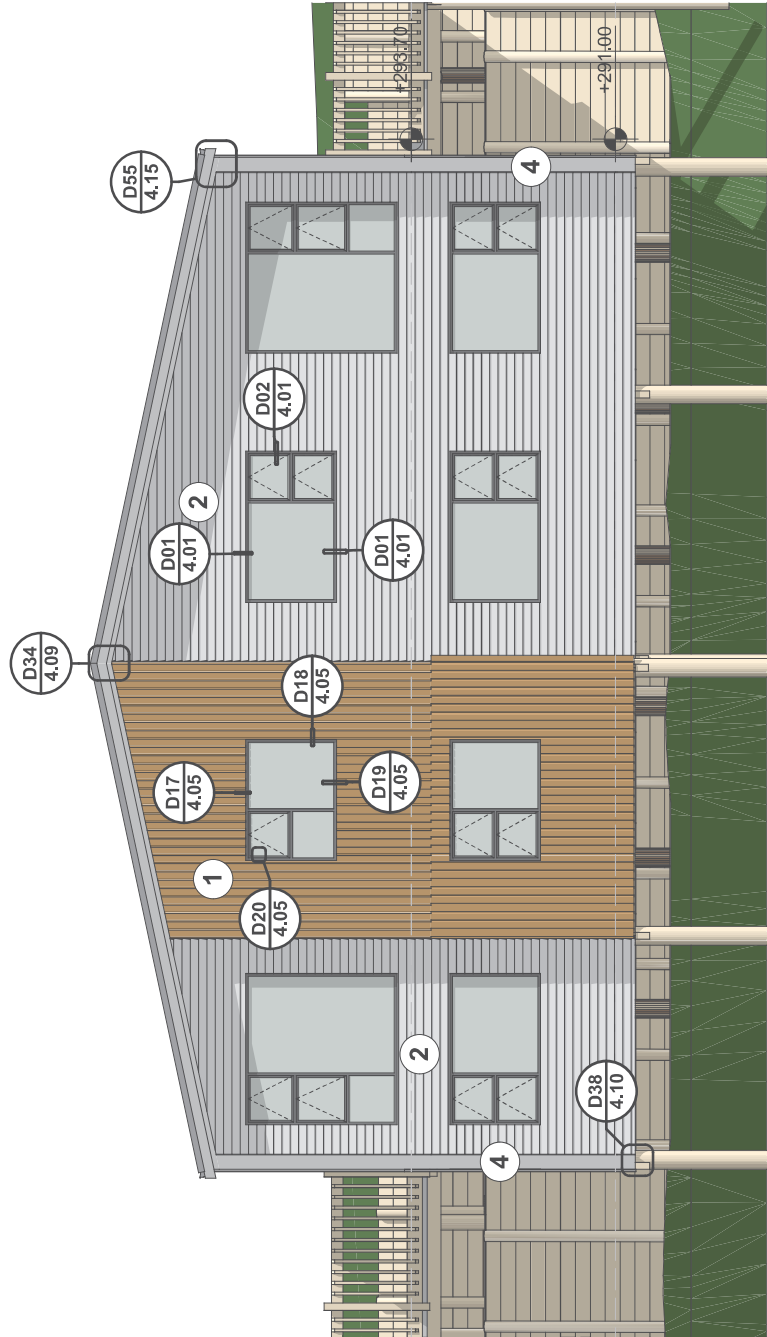
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BUILDERS AND CONTRACTORS TO CHECK AND VERIFY ALL DETAILS AND DIMENSION ETC. PRIOR TO COMMENCEMENT OF ANY WORK

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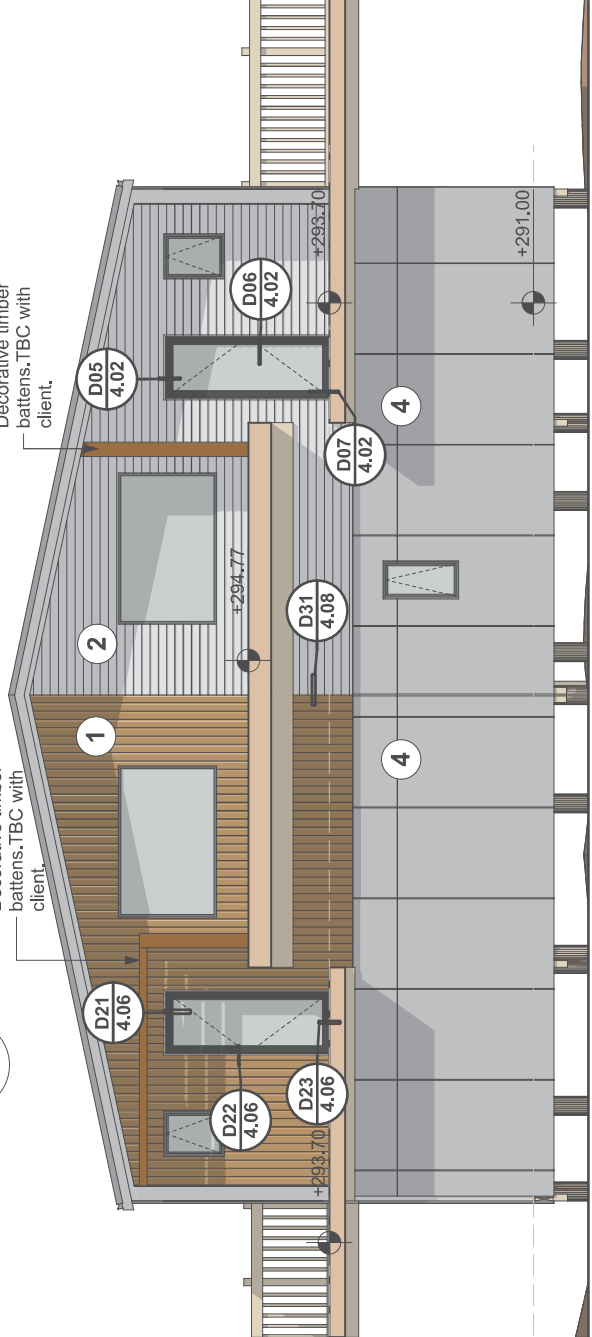
REFER TO SPECIFICATIONS FOR OTHER RELEVANT INFORMATION



East Elevation

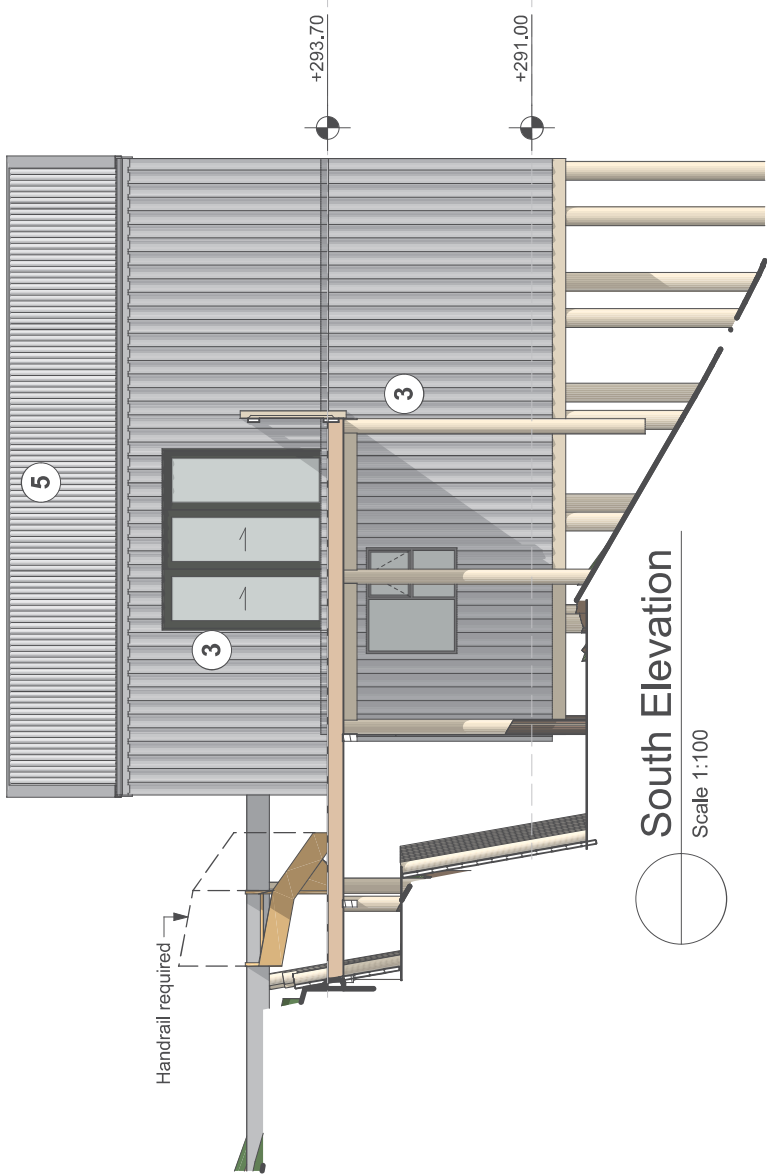
Scale 1:100

Decorative timber battens.TBC with client.



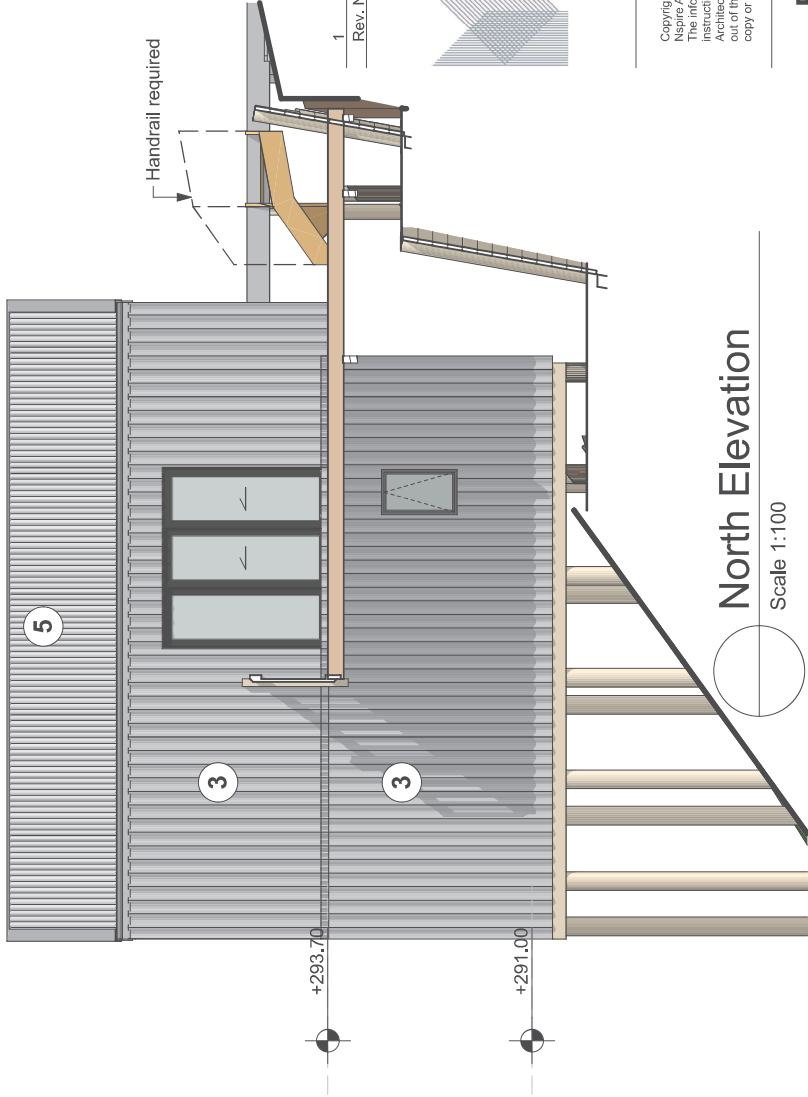
West Elevation

Scale 1:100



South Elevation

Scale 1:100



North Elevation

Scale 1:100

E2 - EXTERNAL MOISTURE RISK MATRIX

A. WIND ZONE:	EXTRA HIGH	= 2
B. NO. OF STOREY:	HIGH	= 2
C. ROOF WALL INTERSECTION:	VERY HIGH	= 5
D. EAVES WIDTH:	VERY HIGH (0-100mm)	= 5
E. ENVELOPE COMPLEXITY:	HIGH	= 3
F. DECK DESIGN:	MEDIUM	= 2
SCORE:		= 19

CLADDING TO BE USED:

- REFER TO CLADDING SCHEDULE
(ALL IN COMPLIANCE WITH E2/AS1)

CLADDING INFORMATION

- 1

Linea Oblique vertical weatherboard random depth and width on 20mm cavity battens, over selected building underlay and selected rigid air barrier (Color:Resene Authentic. TBC) (Weatherboard profile:TBC)
- 2

Pallaside fixed on 20mm Cavity battens over building underlay and selected rigid air barrier. Color White. (TBC)
- 3

0.55 BMT TRS7 Longrun steel cladding on 20mm cavity batten over selected building underlay and selected rigid air barrier(Colour: Sanstone Grey.TBC)
- 4

Hardiflex cladding on 20mm cavity battens, over selected building underlay and selected rigid air barrier (Colour: White.TBC)
- 5

0.55 BMT TRS7 Longrun steel roofing over selected roof underlay, over 70x45 H1.2 timber purlins on their flat @ 900C/C over truss roof framing. Color Sandstone Grey.TBC.

BUILDING CONSENT

New Dwellings

10 Jaunpur Crescent,
Broadmeadows, Wellington
Lot 105 DP 537669

CLIENT: Jet Construction Ltd

HOUSE 7&8 ELEVATIONS

Job Number	16051	SHEET NO.
Drawn	AF	
Date	22/09/17	
Scale	1:100	1.10

inspire architectural design

1 Thompson St, Mt Cook, Wellington
T: 04 8016080 M027 3037786
E: daryl@inspire@gmail.com
www.inspiredesign.co.nz

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