



**CONTENTS:**

- COVER SHEET
- MATERIALITY
- 1 ELEVATIONS
- 2 ELEVATIONS
- 3 SITE PLAN
- 4 LANDSCAPING PLAN
- 5 CONCEPT PLAN
- 6 KITCHEN & BATHROOM PLAN
- 7 CROSS SECTIONS
- 8 CROSS SECTIONS
- 9 CROSS SECTIONS
- 10 JOINERY SCHEDULE



**NEW DWELLING FOR:**  
**BARRETT HOMES (CENTRAL OTAGO) LTD**

**ADDRESS:**  
**LOT 472, BLONDIE DRIVE,**  
**WOOING TREE, STAGE 2D, CROMWELL**

Y:\GM Projects\Otago\Wooing Tree\WT479\Concept Plans\WT479 - Concept 1.0.pln

ALL PLANS ARE COPYRIGHT TO BARRETT HOMES Ltd. All rights reserved. No part of this work covered by copyright may be reproduced or copied without written permission.



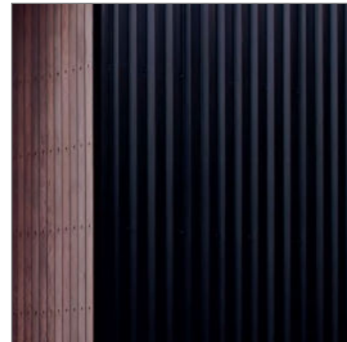
Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	COVER SHEET	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 2D, CROMWELL	Scale:	



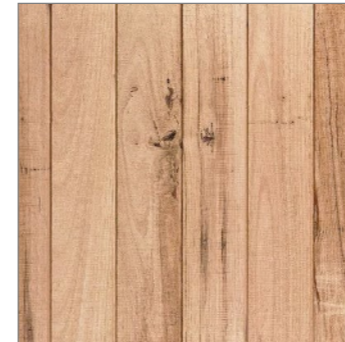
**Roofing**  
 - PCC Zinacore roofing - trapezoidal profile



**Joinery**  
 - Black



**Metal cladding**  
 - Vertically fixed PCC Zinacore - trapezoidal



**Natural cladding**  
 - JSC Vertical Cedar Knotted w/board cladding - J56 profile

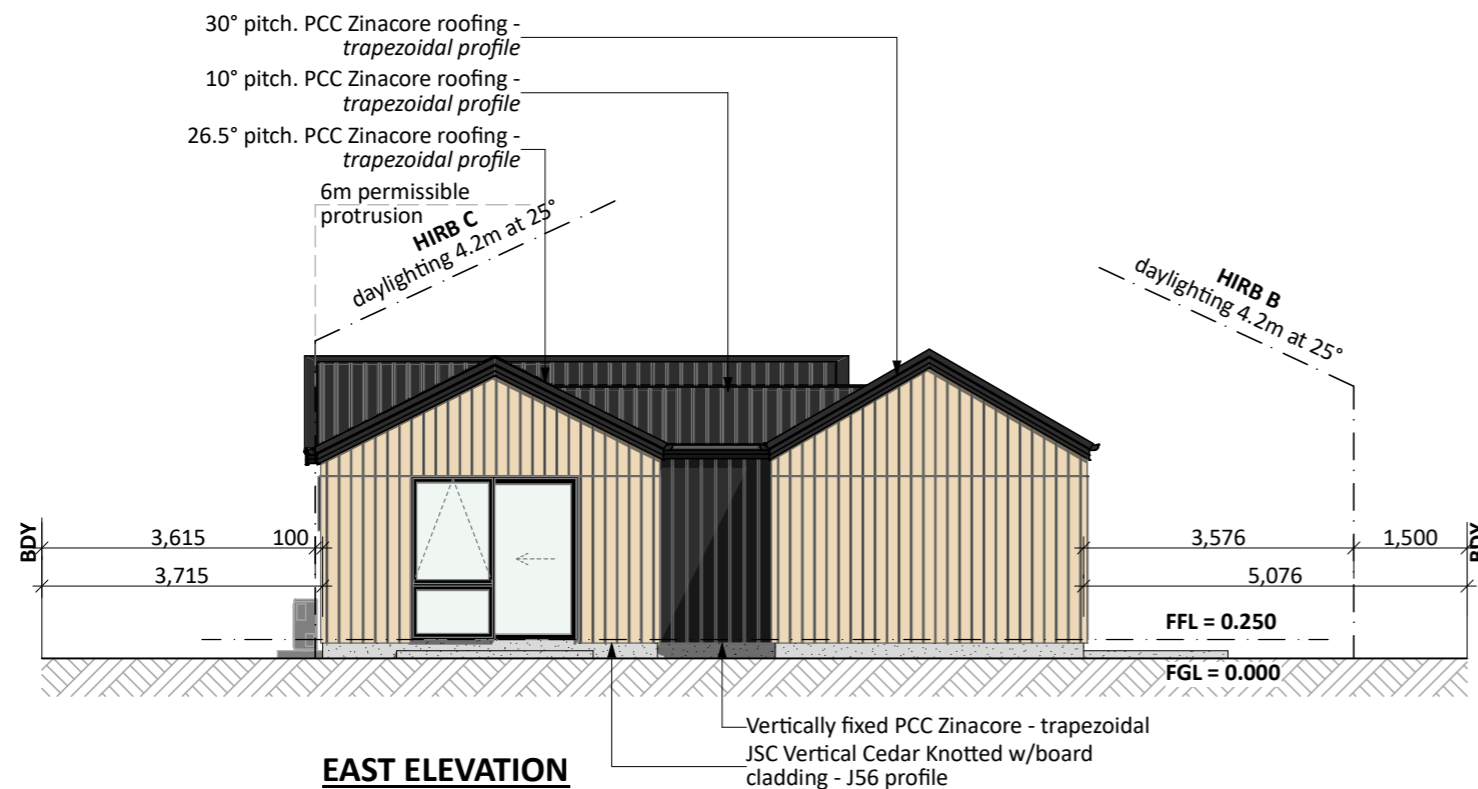
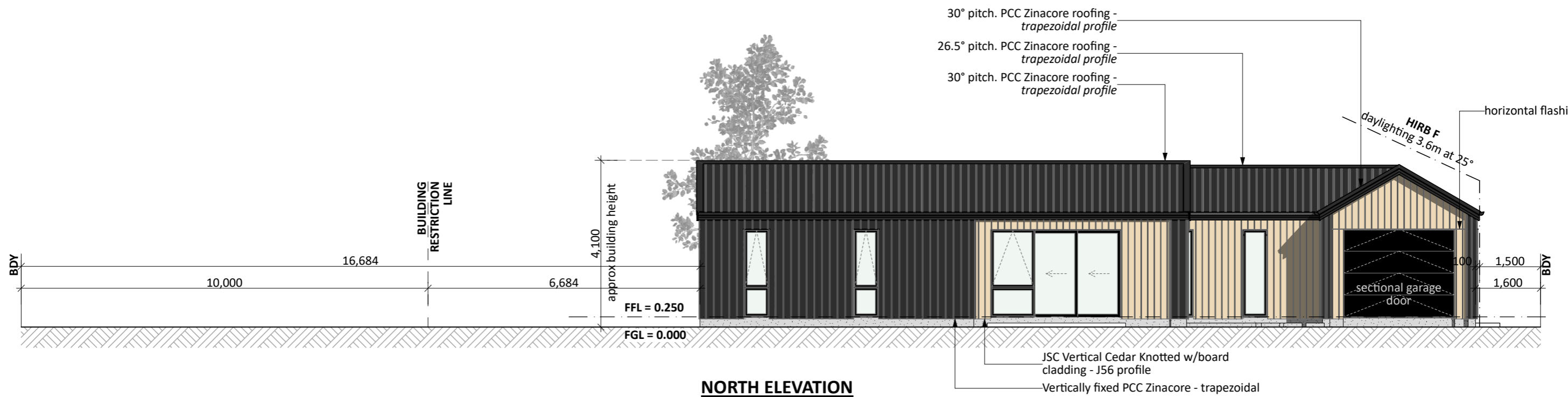
*\*The above materiality is for look & feel purposes only*

Y:\GM Projects\Otago\Wooing Tree\WT479\Concept Plans\WT479 - Concept 1.0.pln

ALL PLANS ARE COPYRIGHT TO BARRETT HOMES Ltd. All rights reserved. No part of this work covered by copyright may be reproduced or copied without written permission.



Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	MATERIALITY	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 2D, CROMWELL	Scale:	



**Foundation:**

Ribraft floor to Firth specifications (see plan notes and details)

**Wall Cladding:**

Vertically fixed PCC Zinacore - trapezoidal  
JSC Vertical Cedar Knotted w/board cladding - J56 profile

\*All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.

**Roof Cladding:**

30, 10 & 26.5° pitch. PCC Zinacore roofing - Trapezoidal profile

**Fascia and Spouting:**

COLORCOTE fascia, spouting & 80mm Ø downpipes

**Joinery:**

Selected powder coated aluminium joinery

**General Notes:**

Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access  
Minimum slip resistance to steps and landings  
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

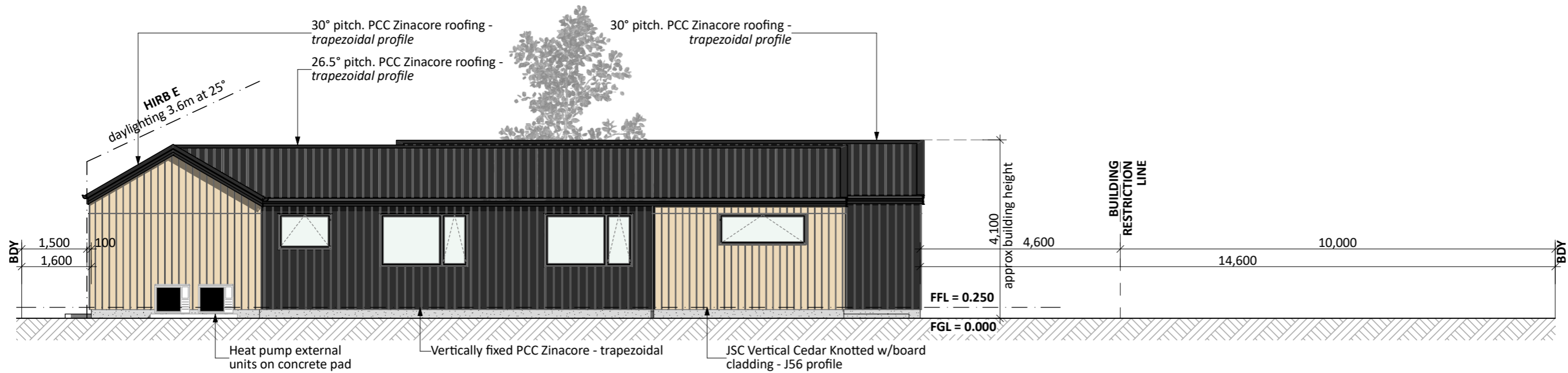
**PRELIMINARY ONLY.**  
Elevations are subject to the following:  
- Site Levels

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature \_\_\_\_\_ Date \_\_\_\_\_

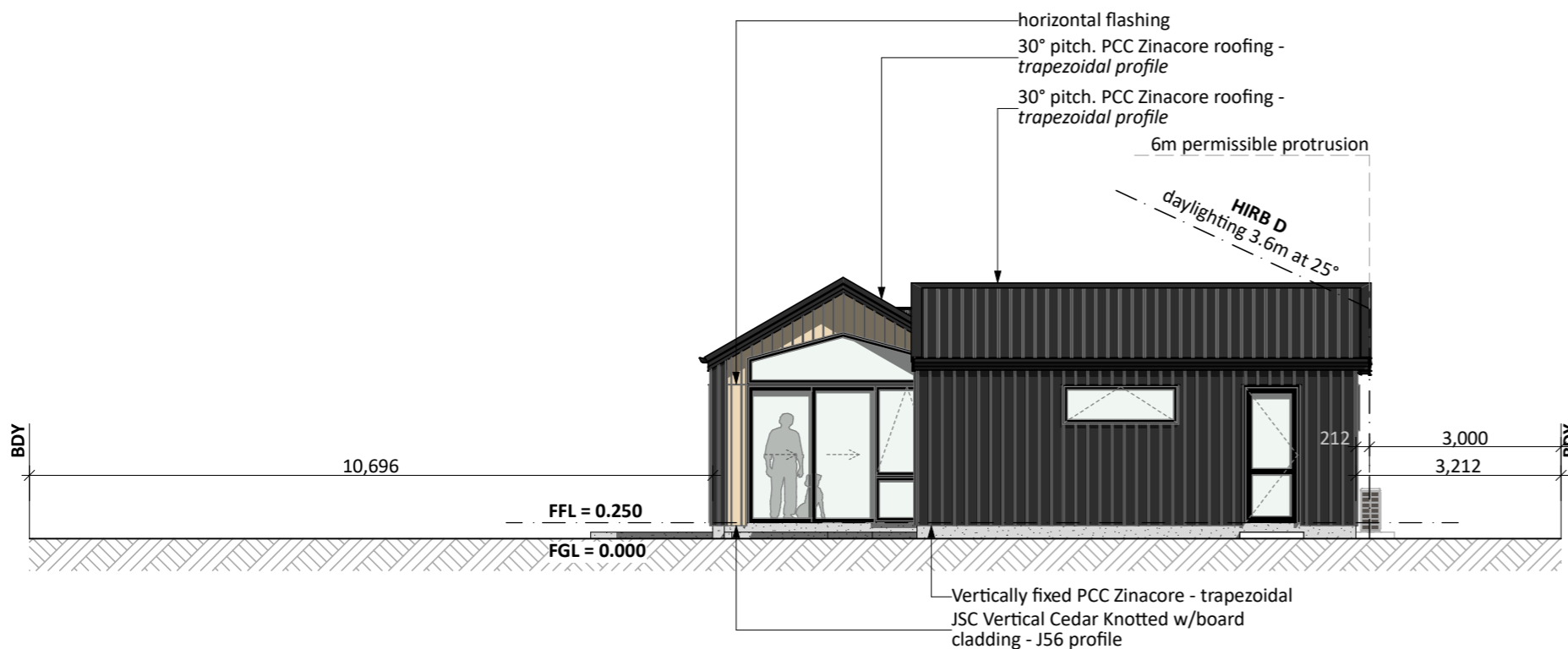
**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	WT472	Designed:	TG	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	10/11/2022
Plan:	WT281 (alt)	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	1
				Council:	CODC		WOIOING TREE, STAGE 2D, CROMWELL	Scale:	1:100



**SOUTH ELEVATION**



**WEST ELEVATION**

**Foundation:**

Ribraft floor to Firth specifications (see plan notes and details)

**Wall Cladding:**

Vertically fixed PCC Zinacore - trapezoidal  
JSC Vertical Cedar Knotted w/board cladding - J56 profile

\*All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.

**Roof Cladding:**

30, 10 & 26.5° pitch. PCC Zinacore roofing - Trapezoidal profile

**Fascia and Spouting:**

COLORCOTE fascia, spouting & 80mm Ø downpipes

**Joinery:**

Selected powder coated aluminium joinery

**General Notes:**

Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

NZBC D1/AS1 Access  
Minimum slip resistance to steps and landings  
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

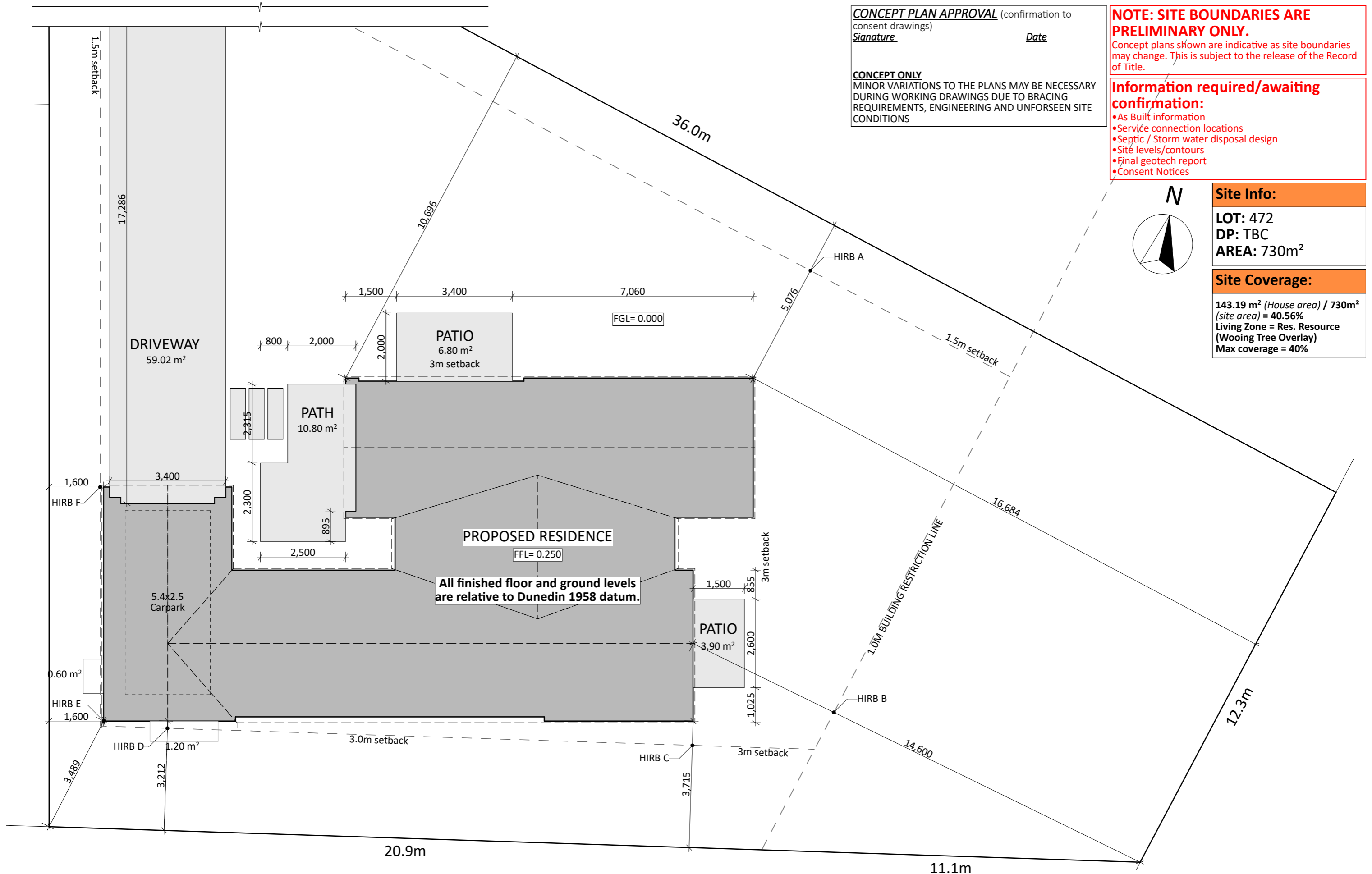
**PRELIMINARY ONLY.**  
Elevations are subject to the following:  
- Site Levels

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	WT472	Designed:	TG	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	10/11/2022
Plan:	WT281 (alt)	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	2
				Council:	CODC		WOOING TREE, STAGE 2D, CROMWELL	Scale:	1:100



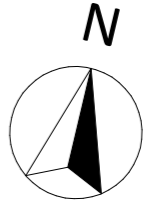
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONCEPT ONLY**  
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

**NOTE: SITE BOUNDARIES ARE PRELIMINARY ONLY.**  
 Concept plans shown are indicative as site boundaries may change. This is subject to the release of the Record of Title.

**Information required/awaiting confirmation:**

- As Built information
- Service connection locations
- Septic / Storm water disposal design
- Site levels/contours
- Final geotech report
- Consent Notices



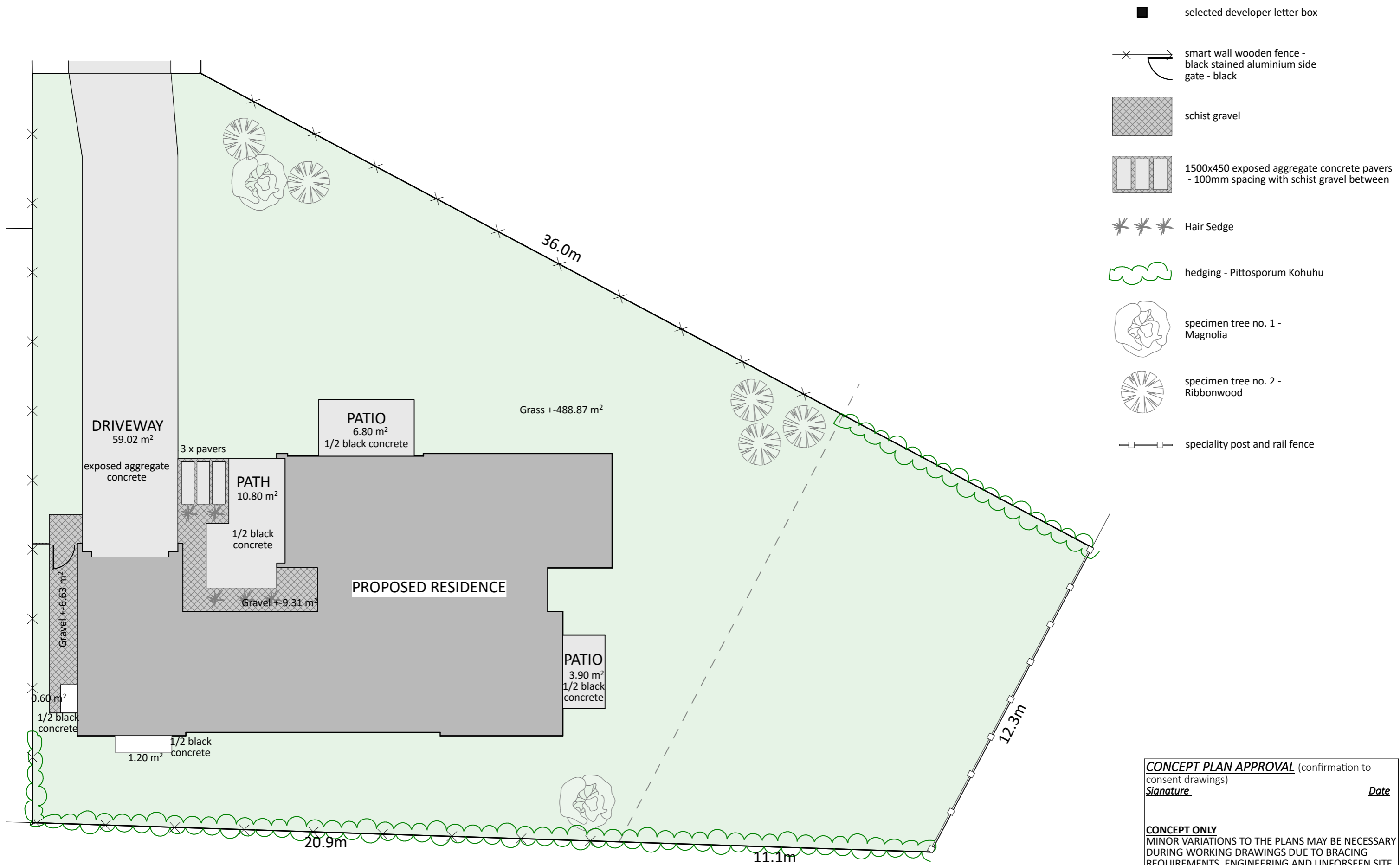
**Site Info:**

LOT: 472  
 DP: TBC  
 AREA: 730m<sup>2</sup>

**Site Coverage:**

143.19 m<sup>2</sup> (House area) / 730m<sup>2</sup> (site area) = 40.56%  
 Living Zone = Res. Resource (Wooping Tree Overlay)  
 Max coverage = 40%





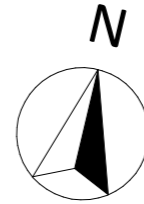
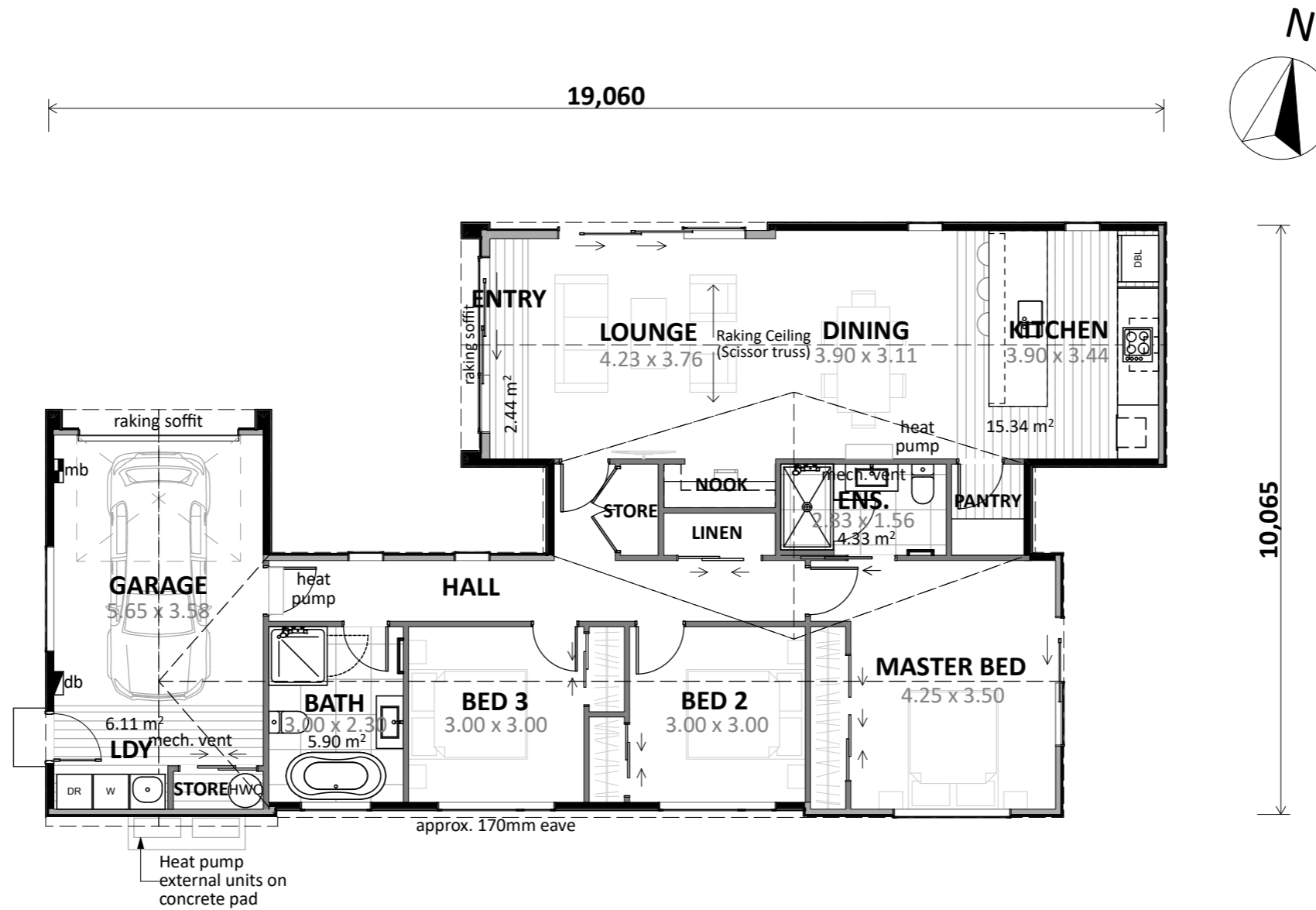
- selected developer letter box
- ✕ ——— smart wall wooden fence - black stained aluminium side gate - black
- ▨ schist gravel
- ▤ 1500x450 exposed aggregate concrete pavers - 100mm spacing with schist gravel between
- \* \* \* Hair Sedge
- ⬿ hedging - Pittosporum Kohuhu
- 🌳 specimen tree no. 1 - Magnolia
- 🌳 specimen tree no. 2 - Ribbonwood
- speciality post and rail fence

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONCEPT ONLY**  
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	WT472	Designed:	TG	Wind:	HIGH	Drawn:	LANDSCAPING PLAN	Date:	10/11/2022
Plan:	WT281 (alt)	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	4
			design@barrethomes.co.nz	Council:	CODC		WOOING TREE, STAGE 2D, CROMWELL	Scale:	1:125



**Plan Notes:**  
 2.425 Stud height throughout  
 All joinery 2155 head height (excluding raked windows)  
 Raking ceiling as shown (scissor trusses)  
 Zero eaves

**Floor Area:**  
 Area o/frame: 143.19 m<sup>2</sup>  
 Area o/foundation: 143.19 m<sup>2</sup>

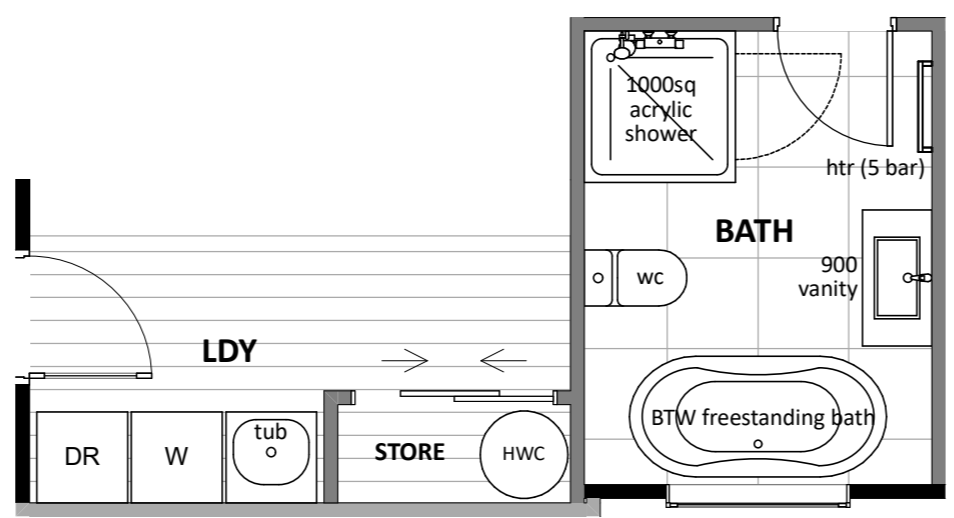
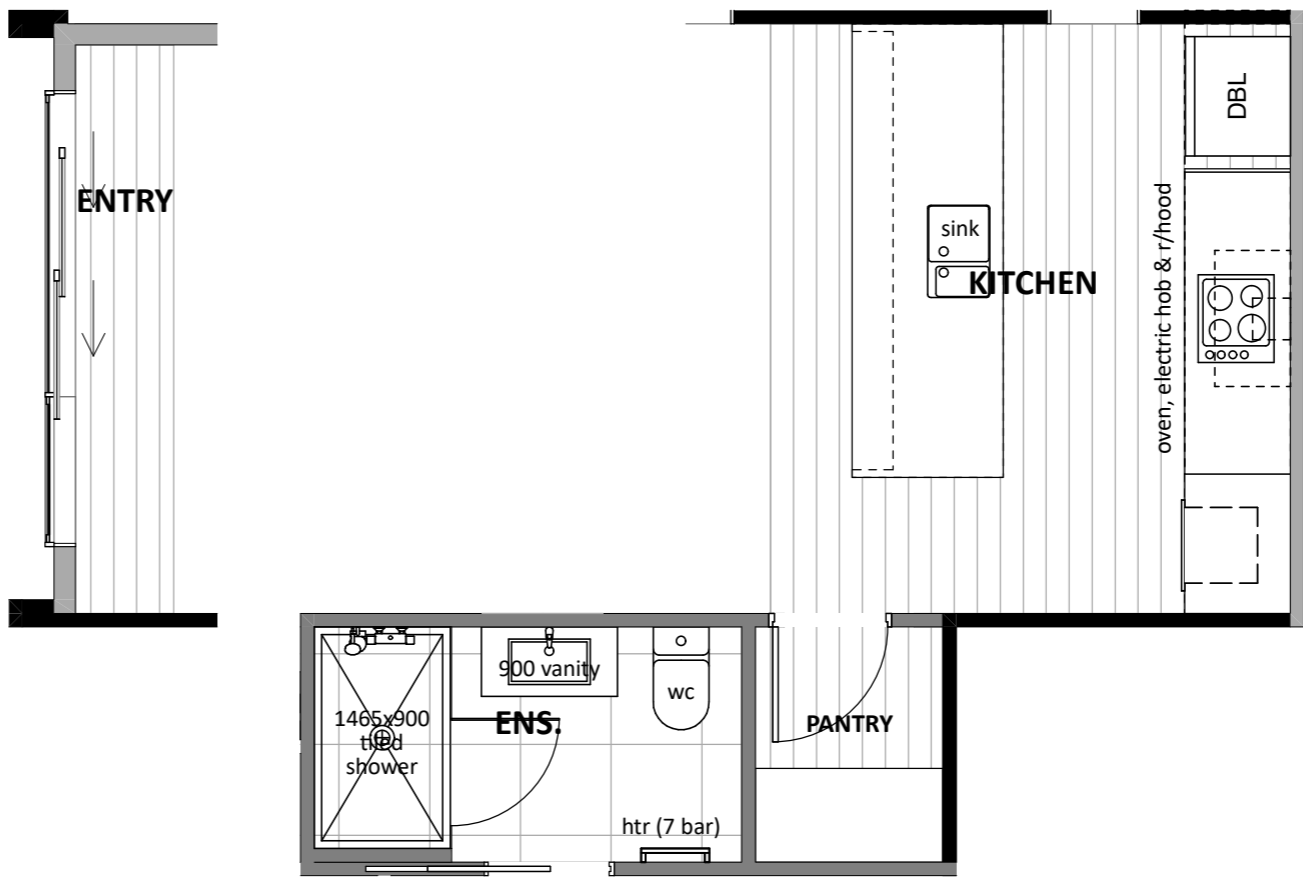
**Cladding Key:**  
 ■ Vertical PCC Zinacore  
 ■ Vertical Cedar

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_


**CONCEPT ONLY**  
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS




Project No:	WT472	Designed:	TG	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	10/11/2022
Plan:	WT281 (alt)	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	5
				Council:	CODC		WOIOING TREE, STAGE 2D, CROMWELL	Scale:	1:100



**Floor Types Key:**

 = Tiled Floor

 = Vinyl Floor

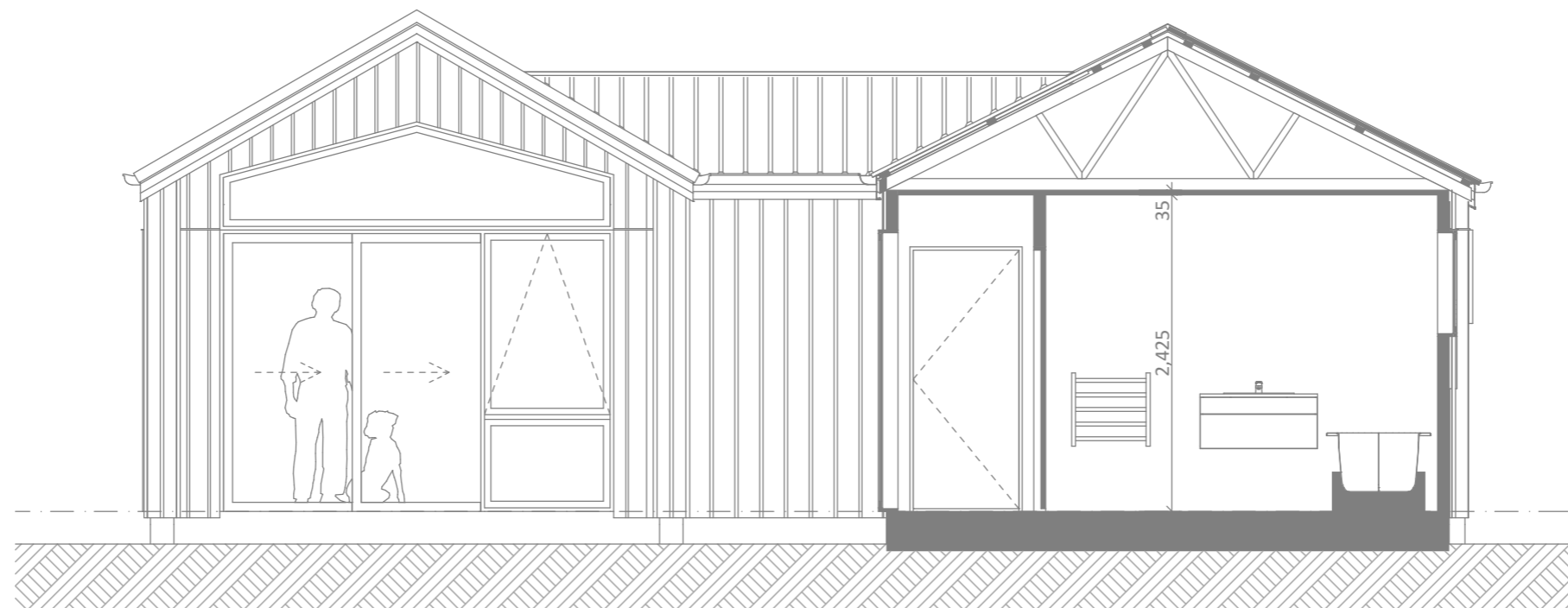
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

**CONCEPT ONLY**  
 MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM PLAN	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	6
				Council:	CODC		WOING TREE, STAGE 2D, CROMWELL	Scale:	1:50





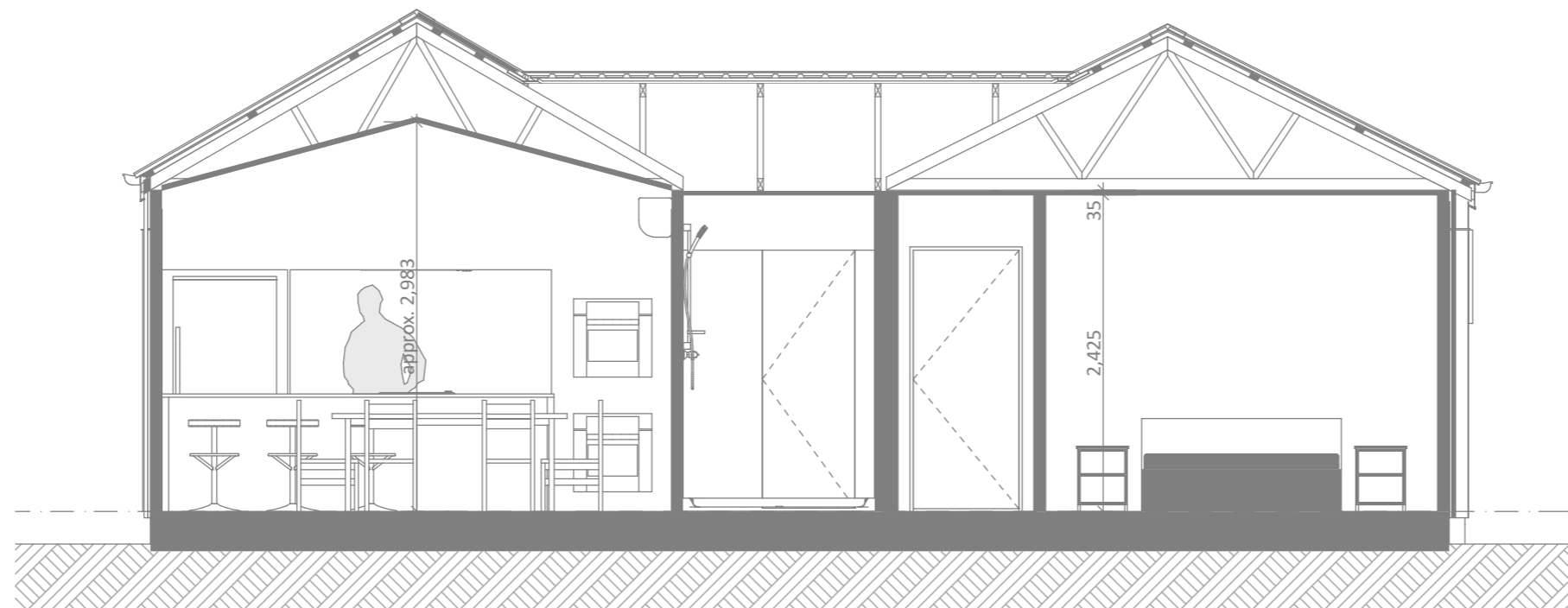
**SECTION A**  
SCALE 1:50

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	7
				Council:	CODC		WOIING TREE, STAGE 2D, CROMWELL	Scale:	1:50
							design@barrethomes.co.nz		



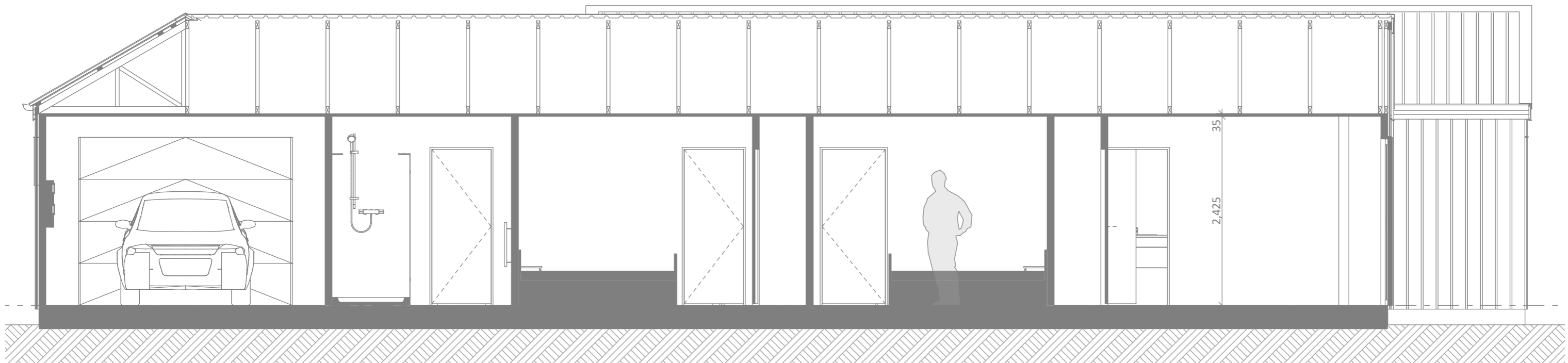
**SECTION B**  
SCALE 1:50

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	8
				Council:	CODC		WOING TREE, STAGE 2D, CROMWELL	Scale:	1:50



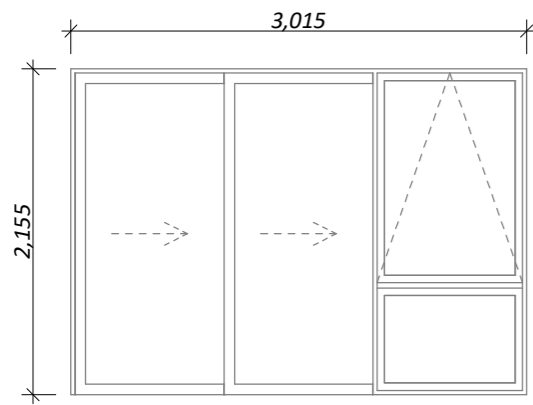
**SECTION C**  
SCALE 1:50

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

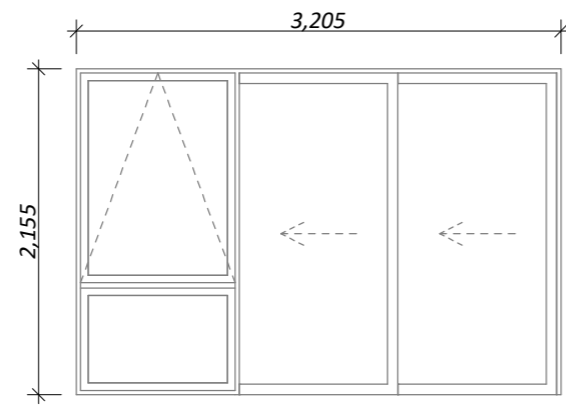
**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



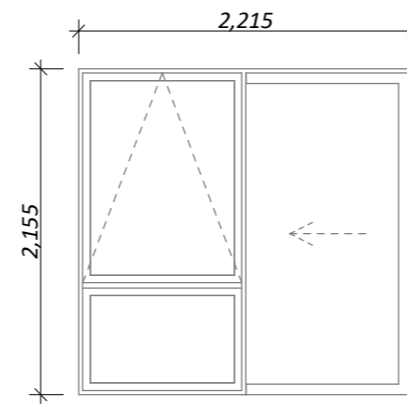
Project No:	<b>WT472</b>	Designed:	TG	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	10/11/2022
Plan:	<b>WT281 (alt)</b>	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	<b>1.0</b>	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	9
			design@barrethomes.co.nz	Council:	CODC		WOING TREE, STAGE 2D, CROMWELL	Scale:	1:50



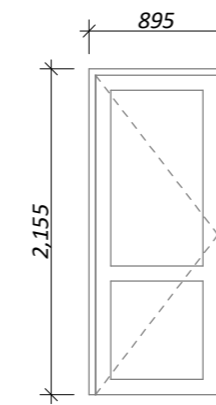
D-01  
\*Rebated Joinery



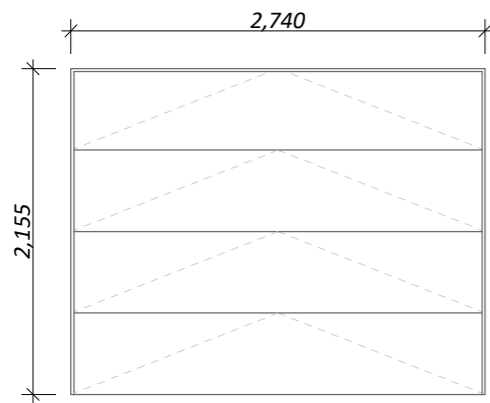
D-02  
\*Rebated Joinery



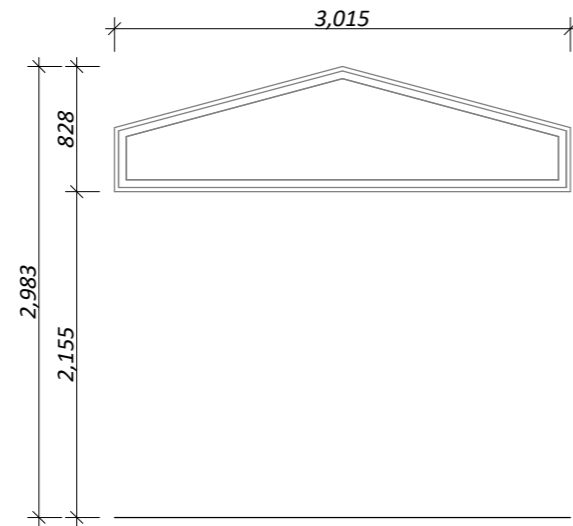
D-03  
\*Rebated Joinery



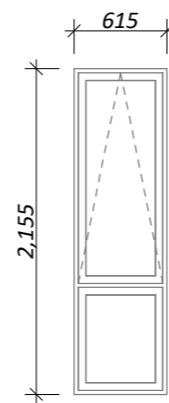
D-04



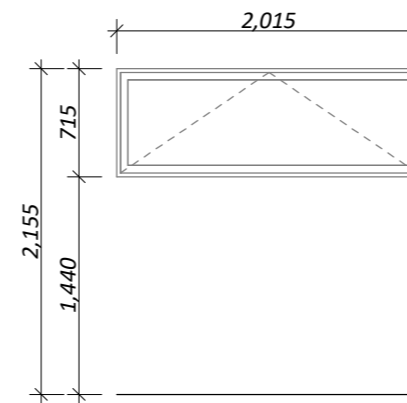
D-05



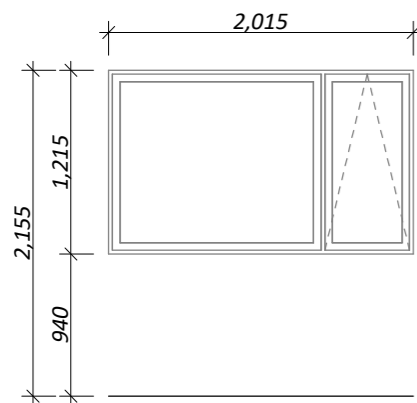
W-01



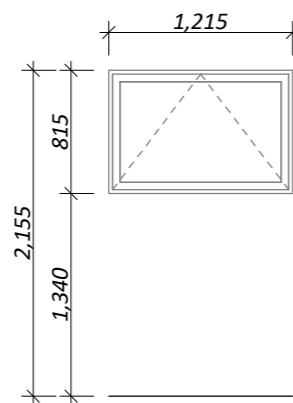
W-02, W-03



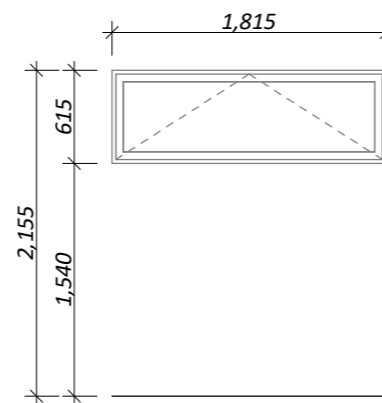
W-04



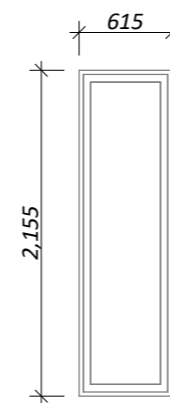
W-05, W-06



W-07  
obsc



W-08



W-09, W-10

**General notes:**

Aluminium joinery head heights to be 2.155m (excludes rebated joinery units & raked windows). Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

Low E double glazing & thermally broken frames to all window and door joinery including garage joinery, excluding Garage door.

Glazing in accordance with NZS 4223 & 2016 amendments.

All glazing clear float unless noted anywhere, (refer to joinery schedule)

- Low level glazing = Any glazing within 800mm from FFL, depending on size and proportions, safety glass or 5mm annealed will be required.

- Doors with glazing area > 0.75m<sup>2</sup> = safety glass

- Doors with glazing area < 0.75m<sup>2</sup> = 5mm annealed

- Side panels within 800mm of a door = safety glass, side panels not within 800mm of door considered a window.

sg = Safety glass as required by standards, joinery manufacturer to take precedence

ss = Safety stays (in accordance with NZBC:F4 clause 2.0)

obsc = Obscure glass

**REBATED JOINERY**

Rebated joinery sizes are to be confirmed with joinery manufacturer.

**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)

Signature

Date

**CONCEPT ONLY**

MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	WT472	Designed:	TG	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	10/11/2022
Plan:	WT281 (alt)	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	TG	Exposure:	B	Site Address:	LOT 472, BLONDIE DRIVE,	Sheet:	10
				Council:	CODC		WOORING TREE, STAGE 2D, CROMWELL	Scale:	1:50