



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL OTAGO) LTD

ADDRESS:
LOT 547
WOOING TREE, STAGE 3C, CROMWELL



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DRAFT



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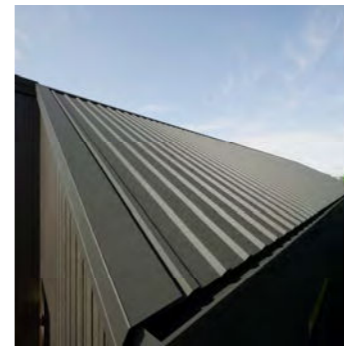
Project No:	WT547	Designed:	CS	Wind:	-	Drawn:	COVER SHEET	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	



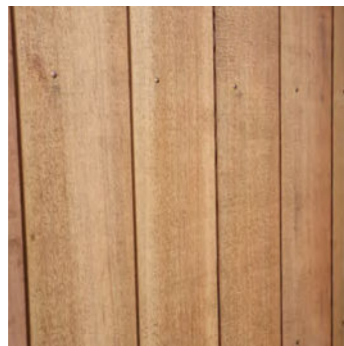
Panel cladding
 - JH Axon (400) panel cladding
 - Karaka



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



Roofing
 - PCC Zinacore roofing
 - Trapezoidal profile
 - Karaka



Natural cladding
 - Vertical Cedar w/board cladding



Joinery
 - Karaka

*The above materiality is for look & feel purposes only

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Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	MATERIALITY	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	



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Barrett Homes

Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	STREET VIEWS	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	
				Council:	CODC		WOONG TREE, STAGE 3C, CROMWELL	Scale:	



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Barrett Homes

Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	STREET VIEWS	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	

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

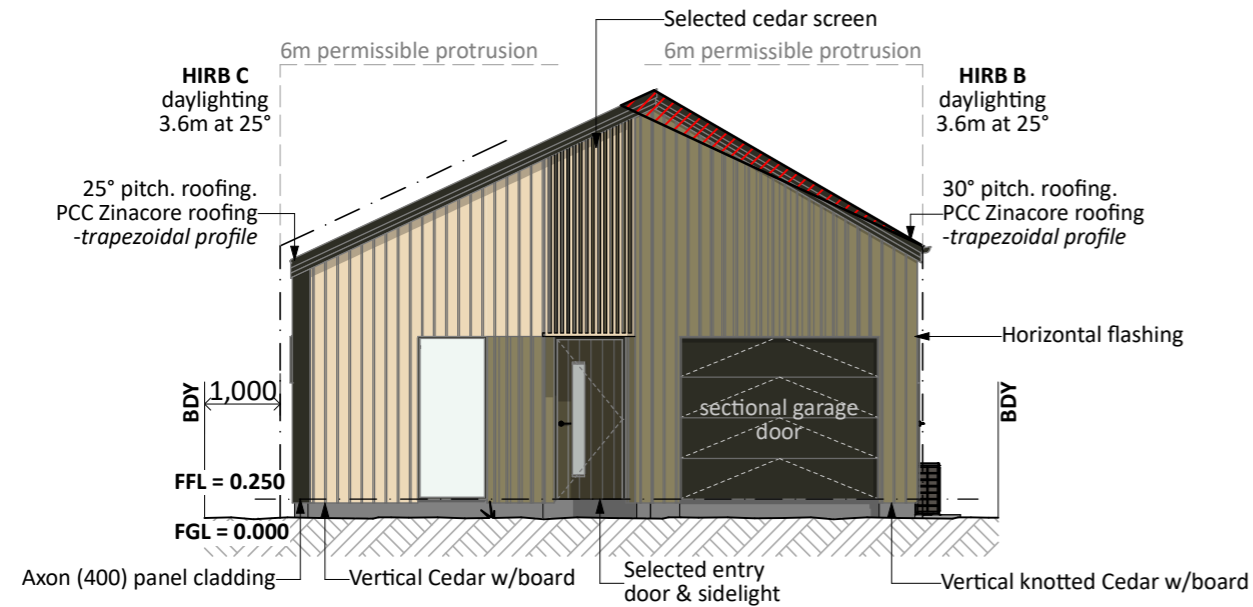
Foundation:
Ribraft floor to Firth specifications (see plan notes and details)

Wall Cladding:
JSC Vertical Cedar w/board cladding - J56 profile
JH Axon (400) panel cladding
JSC Vertical Stained Knotted Cedar w/board cladding - J56 profile

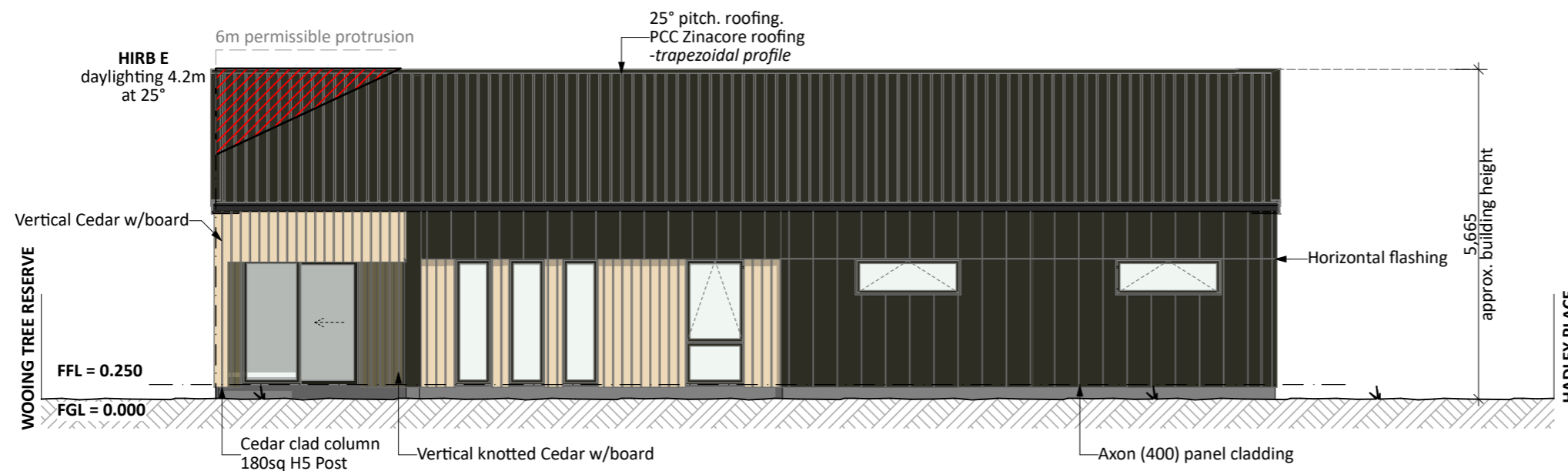
Roof Cladding:
25° pitch. PCC Zinacore roofing - Trapezoidal profile
30° pitch. PCC Zinacore roofing - Trapezoidal profile

Fascia and Spouting:
COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:
Selected powder coated aluminium joinery



SOUTH ELEVATION



WEST ELEVATION

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

DRAFT



Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	ELEVATIONS	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	1
				Council:	CODC		WOONG TREE, STAGE 3C, CROMWELL	Scale:	1:100

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

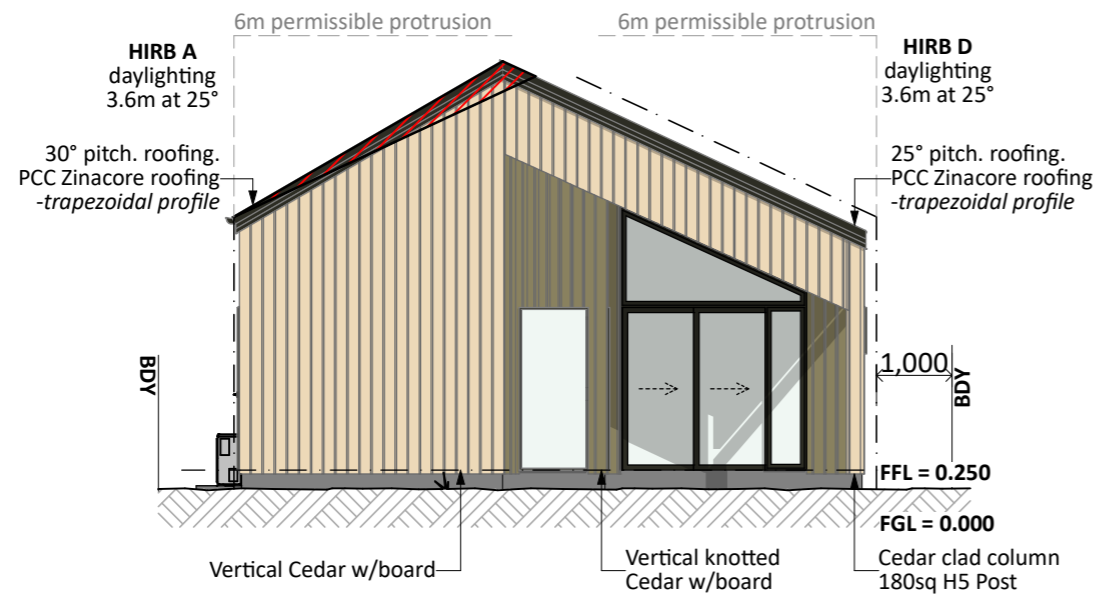
Foundation:
Ribraft floor to Firth specifications (see plan notes and details)

Wall Cladding:
JSC Vertical Cedar w/board cladding - J56 profile
JH Axon (400) panel cladding
JSC Vertical Stained Knotted Cedar w/board cladding - J56 profile

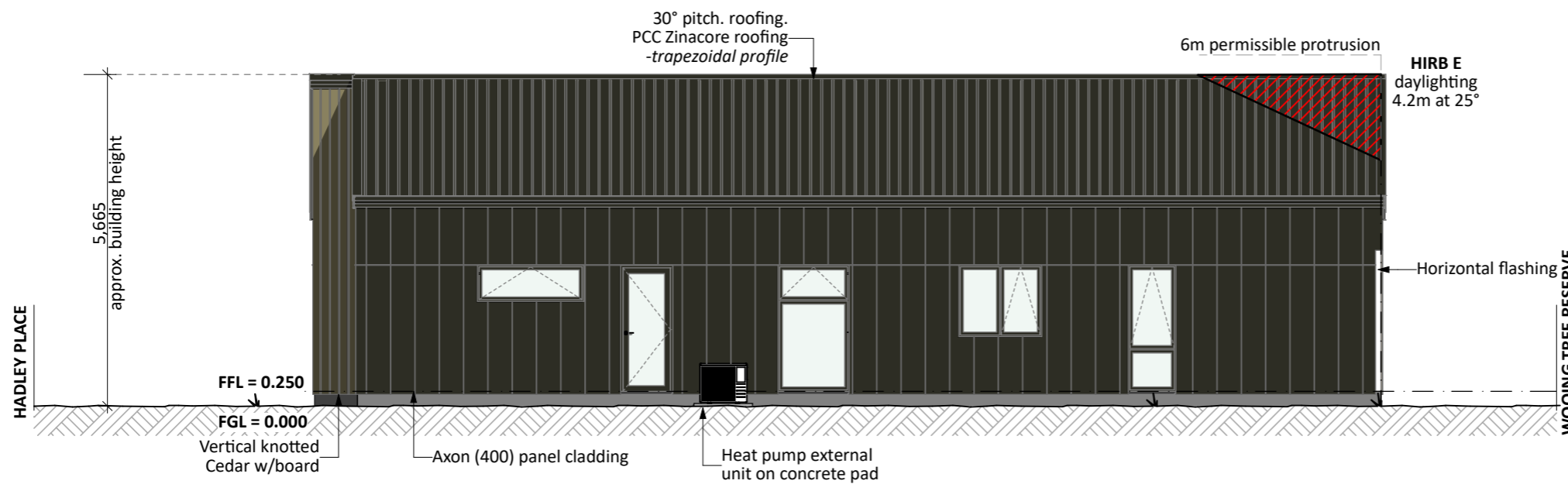
Roof Cladding:
25° pitch. PCC Zinacore roofing - Trapezoidal profile
30° pitch. PCC Zinacore roofing - Trapezoidal profile

Fascia and Spouting:
COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:
Selected powder coated aluminium joinery



NORTH ELEVATION



EAST ELEVATION

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

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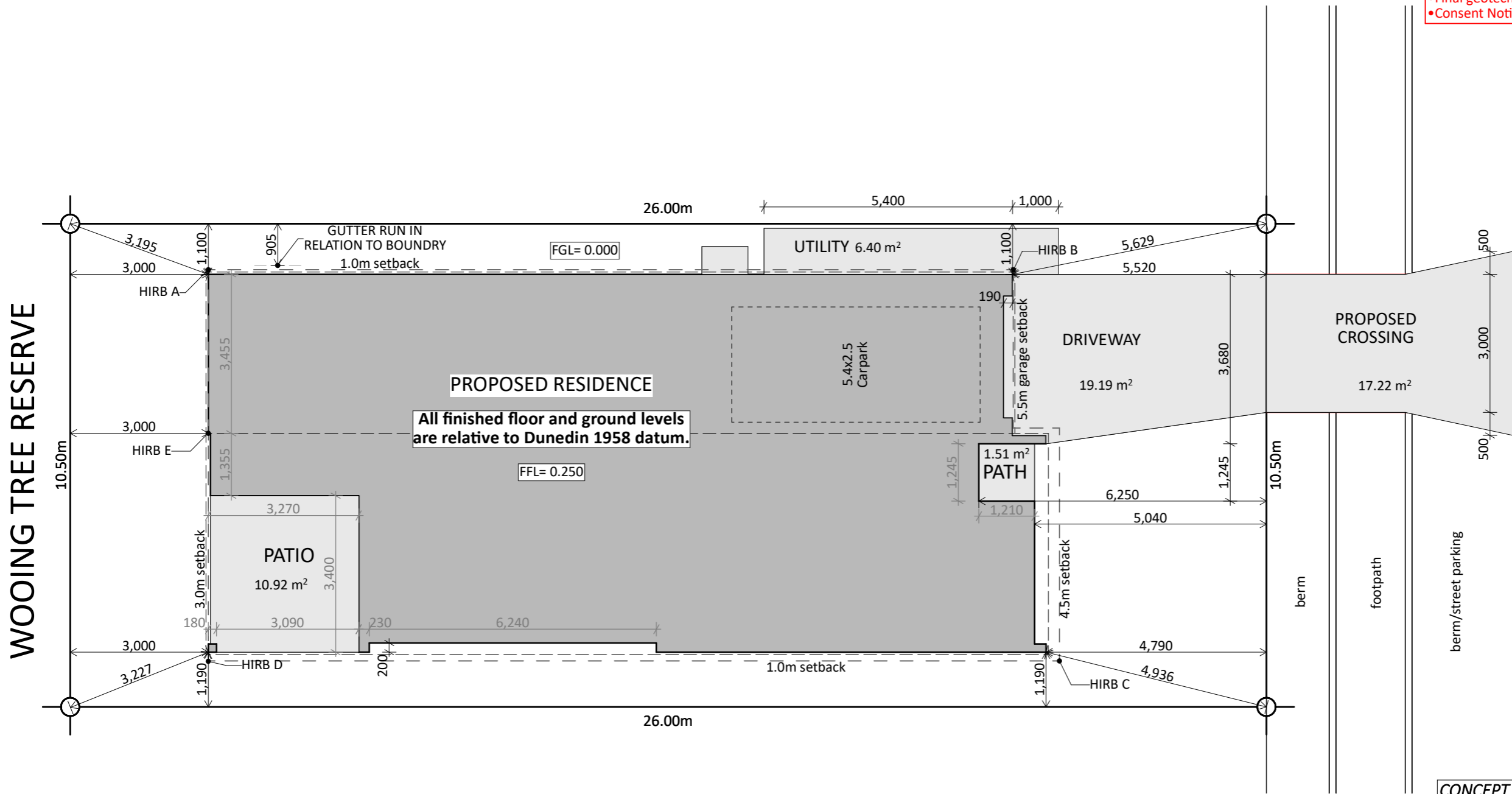
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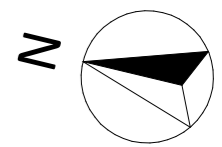
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Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	2
				Council:	CODC		WOONG TREE, STAGE 3C, CROMWELL	Scale:	1:100

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
 - Subdivision resource consent (if any)
 - Site levels/contours
 - Final geotech report
 - Consent Notices



HADLEY PLACE



Site Info:
LOT: 547
DP: TBC
AREA: 273m²

Site Coverage:
131.42 m²(House area) / 273m²
(site area) = 48.13%
Living Zone = Residential
(Wooing Tree Overlay)
Max coverage = 80%

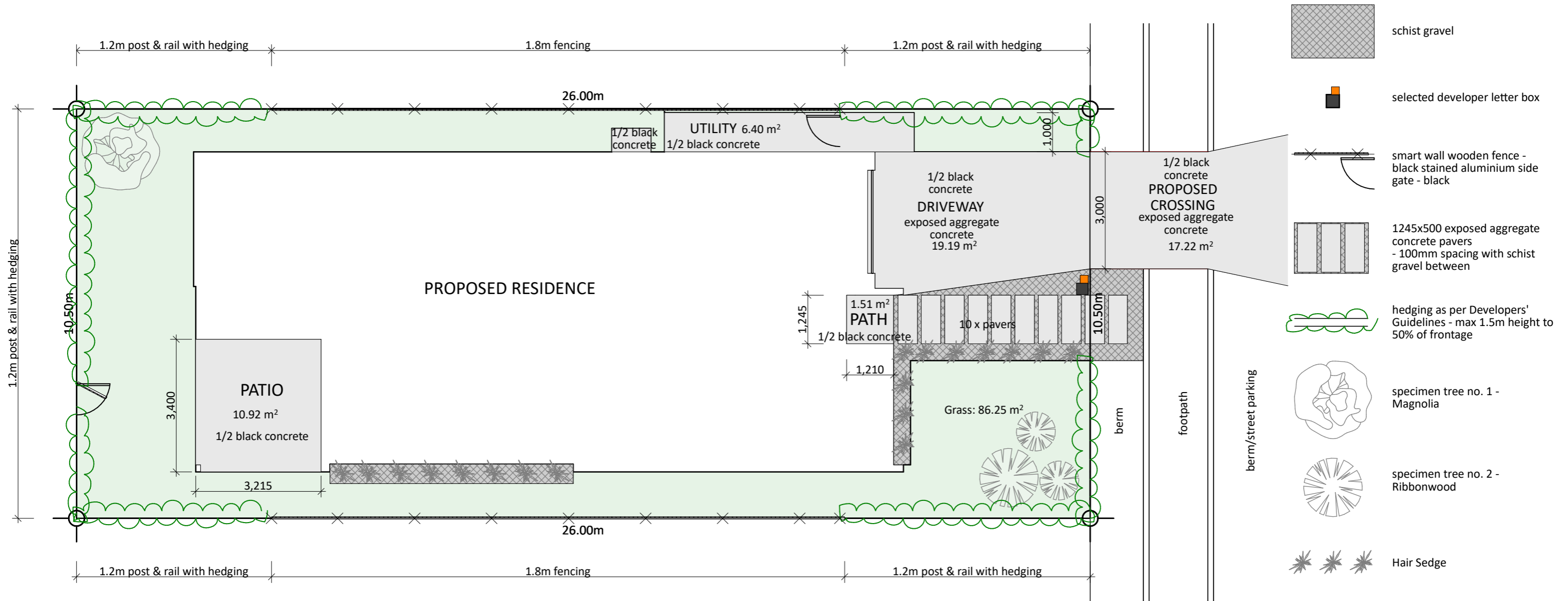
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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

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Project No:	WT547	Designed:	CS	Wind:	-	Drawn:	SITE PLAN	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	3
				Council:	CODC		WOOING TREE, STAGE 3C, 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

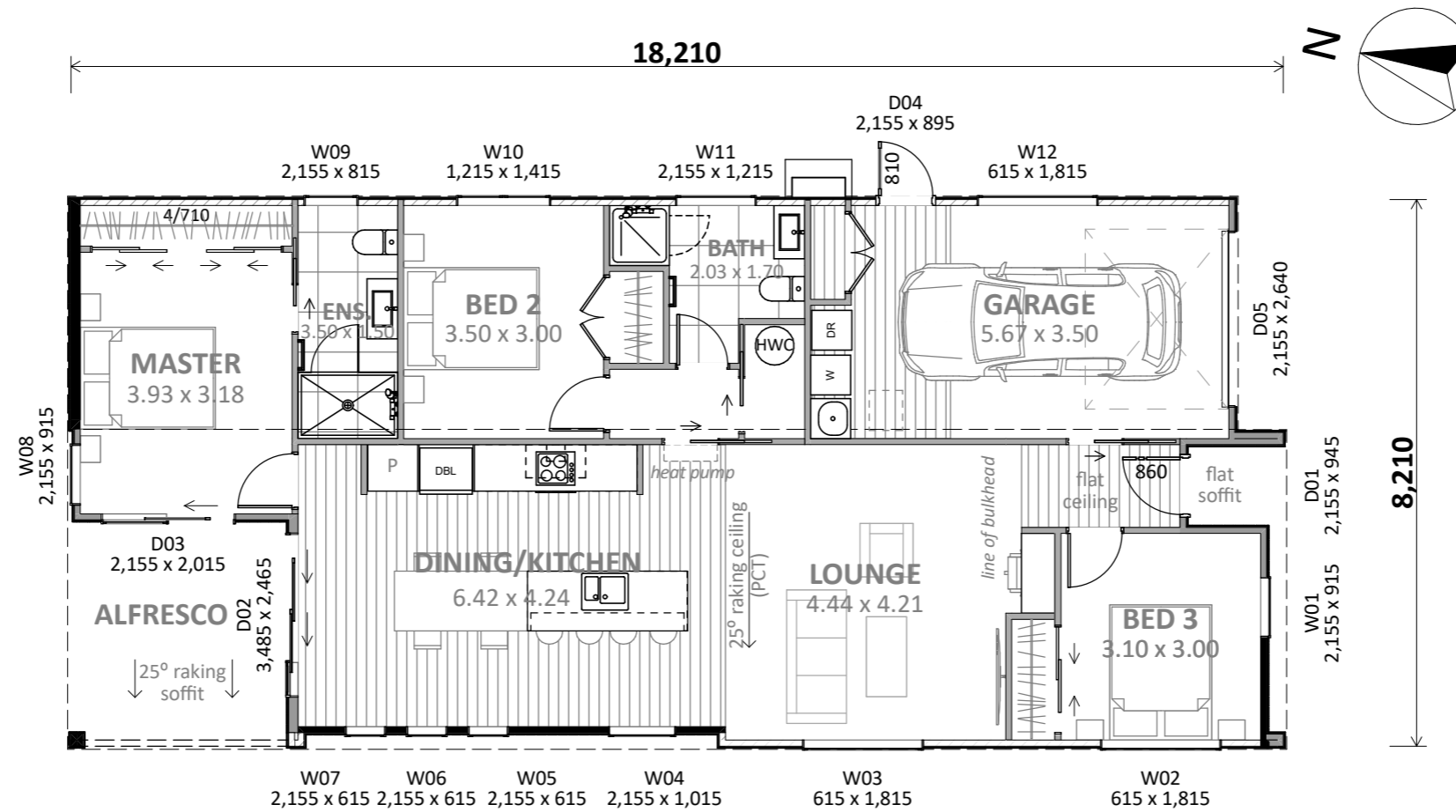
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Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	LANDSCAPING PLAN	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	4
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	1:100

Plan Notes:
 2.425 Stud height throughout
 All joinery 2155 head height
 Raking ceiling as shown (PCT)

ENGINEERING REQUIRED:
 - RAKING ALFRESCO PORTAL
 - GARAGE PORTAL



CONCEPT PLAN
 SCALE 1:100

Cladding Key:

	Knotted Cedar weatherboard
	Cedar weatherboard
	Axon panel cladding

Floor Area:

Area o/foundation: 131.42 m ²
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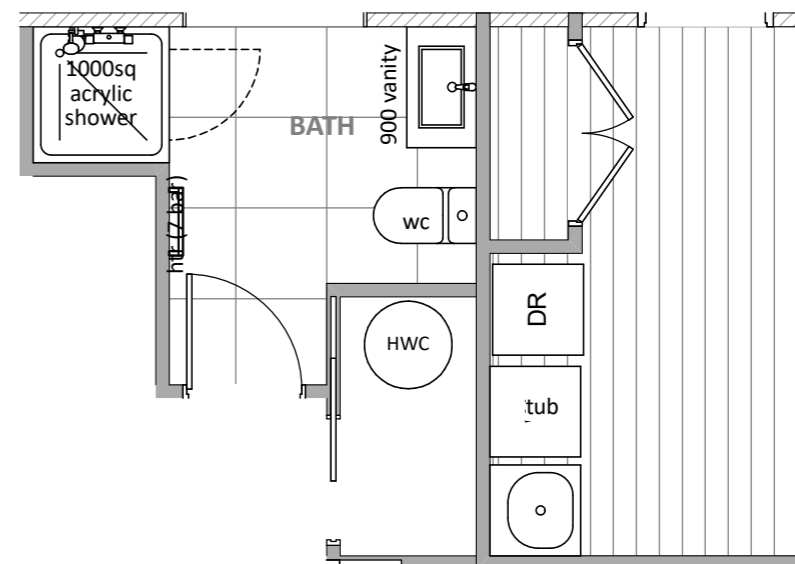
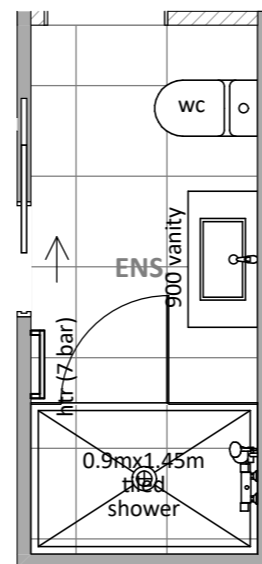
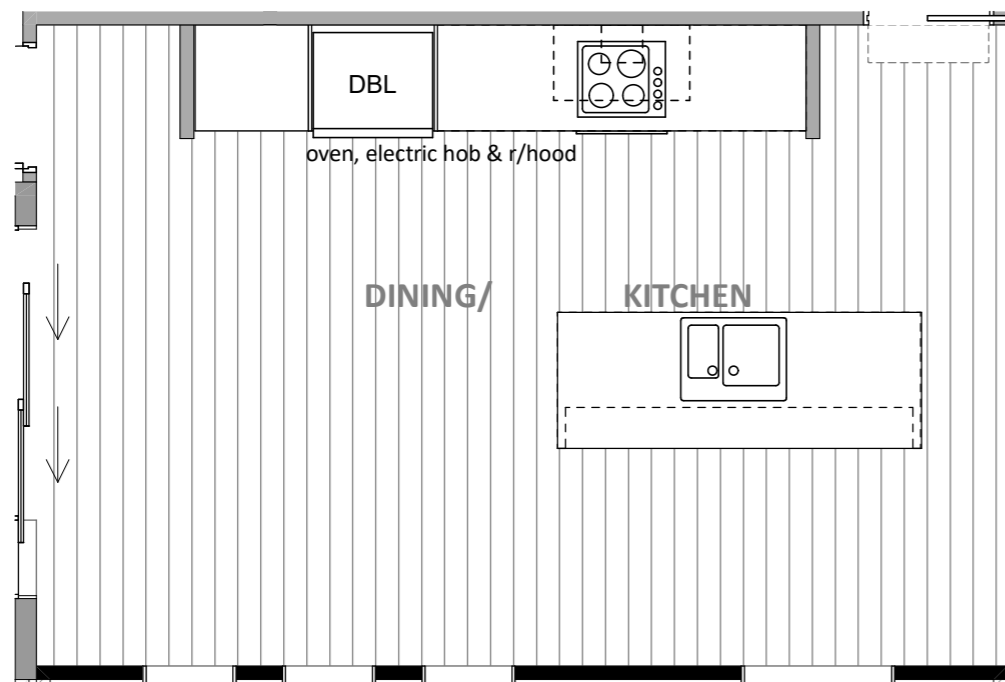
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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Project No: WT547	Designed: CS	Wind: -	Drawing: CONCEPT PLAN	Date: 22/02/2023
Plan: WT547	Drawn: -	EQ: -	Client Name: BARRETT HOMES (CENTRAL OTAGO) LTD	Rev: -
Version: 1.0	Checked: C	Exposure: -	Site Address: LOT 547	Sheet: 5
design@barrethomes.co.nz		Council: CODC	WOONG TREE, STAGE 3C, CROMWELL	Scale: -



Floor Types Key:

	= Tiled Floor
	= Vinyl Floor

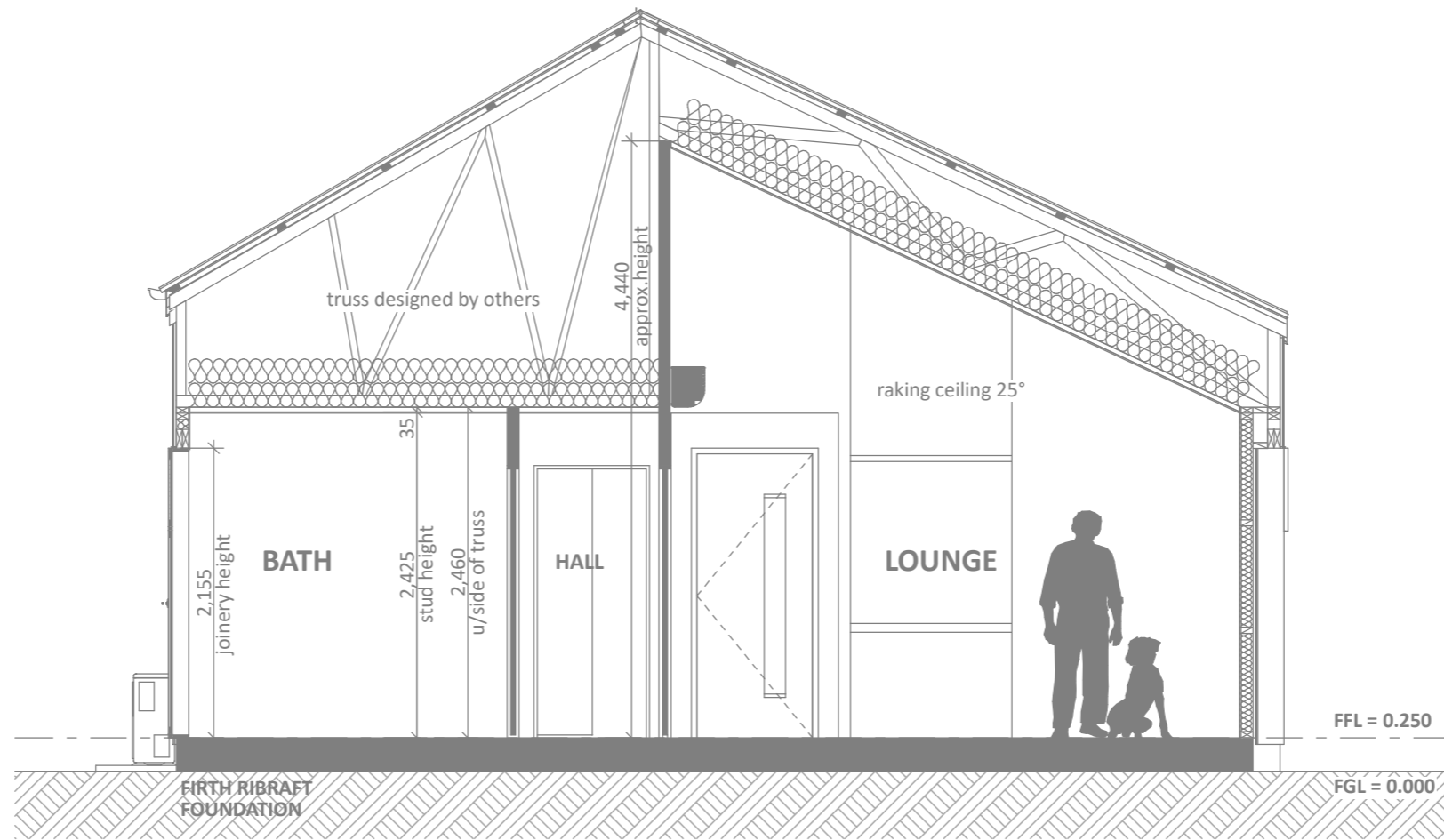
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
 Signature _____ Date _____

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

DRAFT



Project No: WT547	Designed: CS	Wind: -	Drawing: KITCHEN & BATHROOM	Date: 22/02/2023
Plan: WT547	Drawn: -	EQ: -	Client Name: BARRETT HOMES (CENTRAL OTAGO) LTD	Rev: -
Version: 1.0	Checked: CJ	Exposure: -	Site Address: LOT 547	Sheet: 6
design@barrethomes.co.nz		Council: CODC	WOONG TREE, STAGE 3C, CROMWELL	Scale: 1:50



CROSS SECTION A
SCALE 1:50

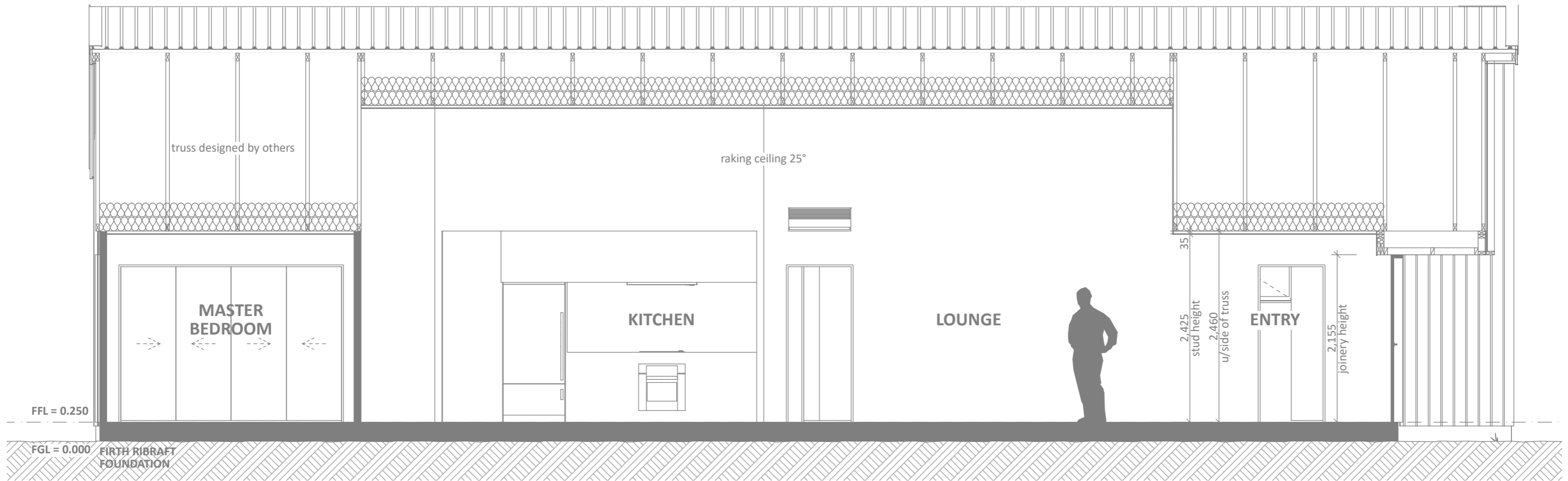
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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

DRAFT



Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	CROSS SECTIONS	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	7
		Council:	CODC			WOOING TREE, STAGE 3C, CROMWELL		Scale:	1:50



CROSS SECTION B
SCALE 1:50

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

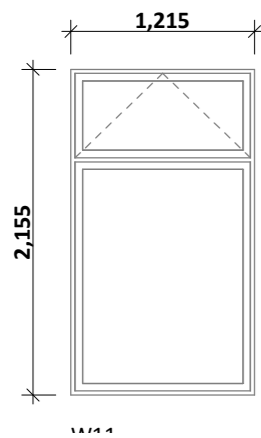
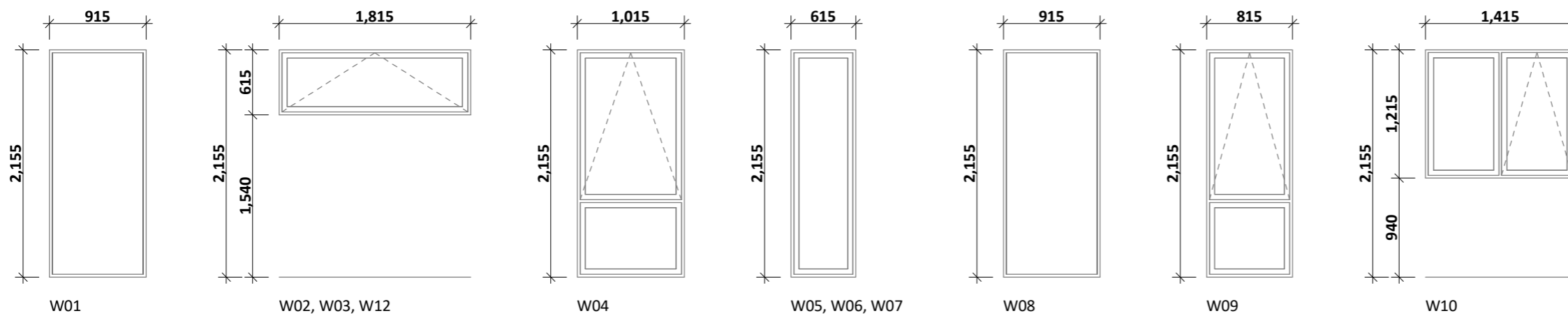
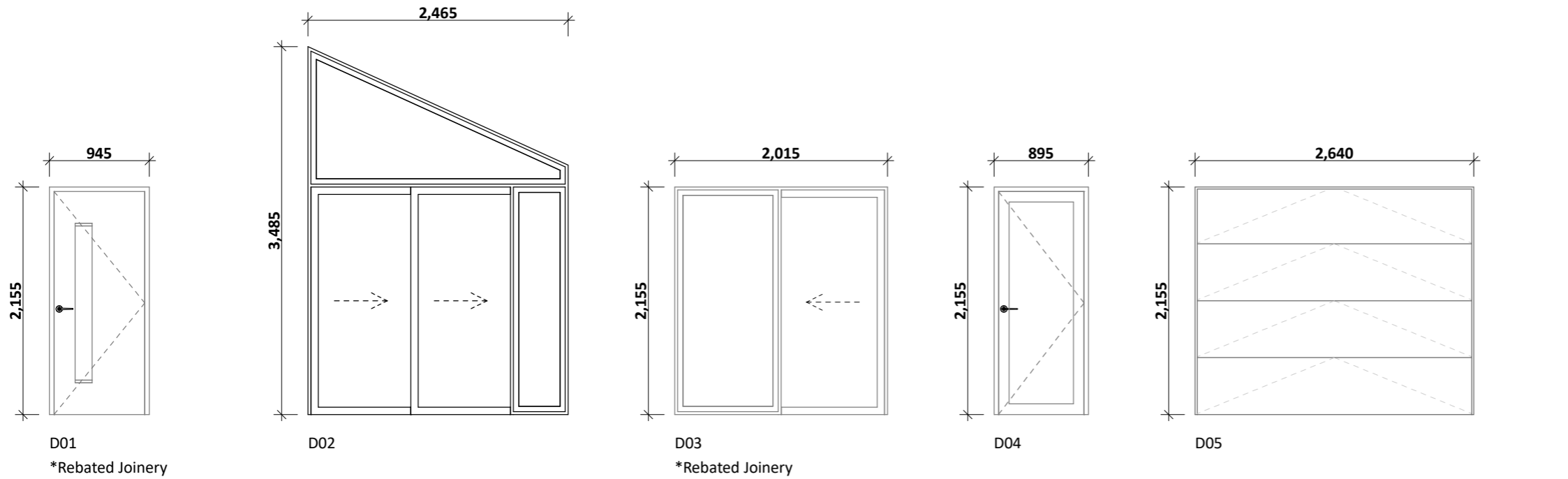
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Barrett Homes

Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	CROSS SECTIONS	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	8
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	1:50



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

Double glazing to all window and door joinery excluding garage (unless specified)

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 > 0.75m² = safety glass
 - Doors with glazing area < 0.75m² = 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 _____
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DRAFT



Project No:	WT547	Designed:	CS	Wind:	-	Drawing:	JOINERY SCHEDULE	Date:	22/02/2023
Plan:	WT547	Drawn:	-	EQ:	-	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	-
Version:	1.0	Checked:	CJ	Exposure:	-	Site Address:	LOT 547	Sheet:	9
				Council:	CODC		WOOING TREE, STAGE 3C, CROMWELL	Scale:	1:50