



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL PLATEAU LTD)

ADDRESS:
LOT 77, 194 PAREKAAWA DRIVE
MOTUAPA, TURANGI

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



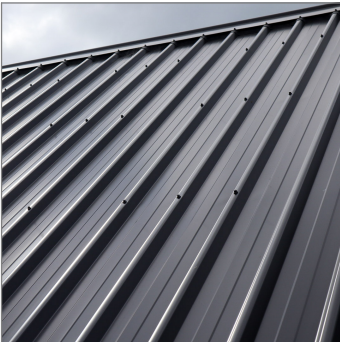
Project No:	PARE194	Designed:	CY	Wind:	HIGH	Drawing:	COVER SHEET	Date:	20/05/2025
Plan:	Pukatea	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU LTD)	Rev:	
Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	
				Council:	Taupo		MOTUAPA, TURANGI	Scale:	



Natural cladding
- *Selected Vertical Timber w/board cladding*



Panel cladding
- *Innova Nuline Plus weatherboard cladding (175)*



Roofing
- *Longrun roofing - trapezoidal profile*



Joinery
- *Black*

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Please note that the material images are for illustrative purposes only and may not directly represent the final product. For exact details, please refer to the specification.

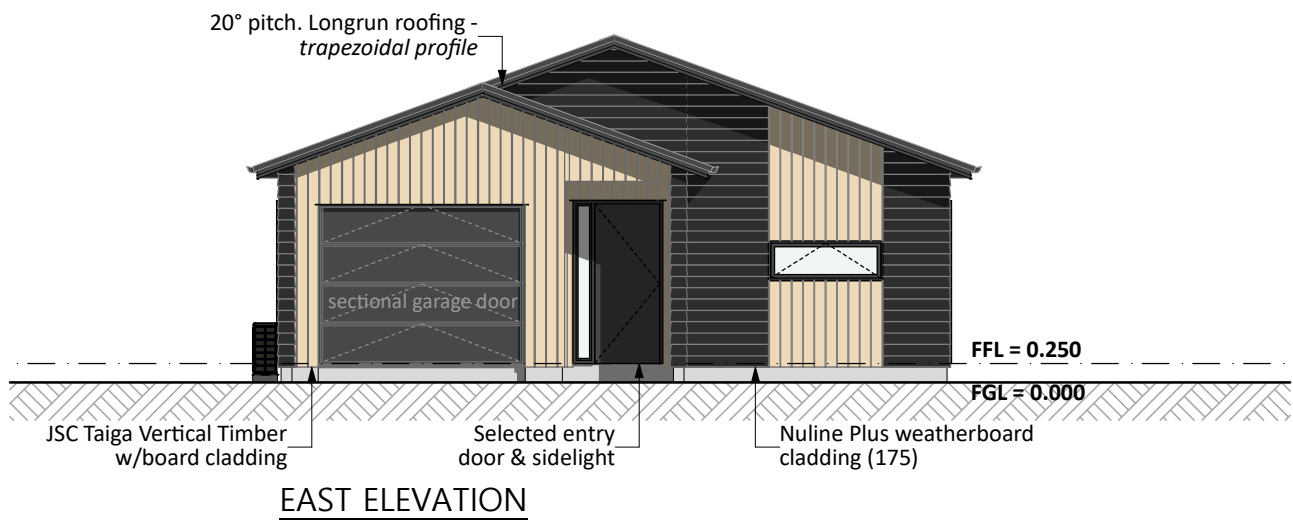
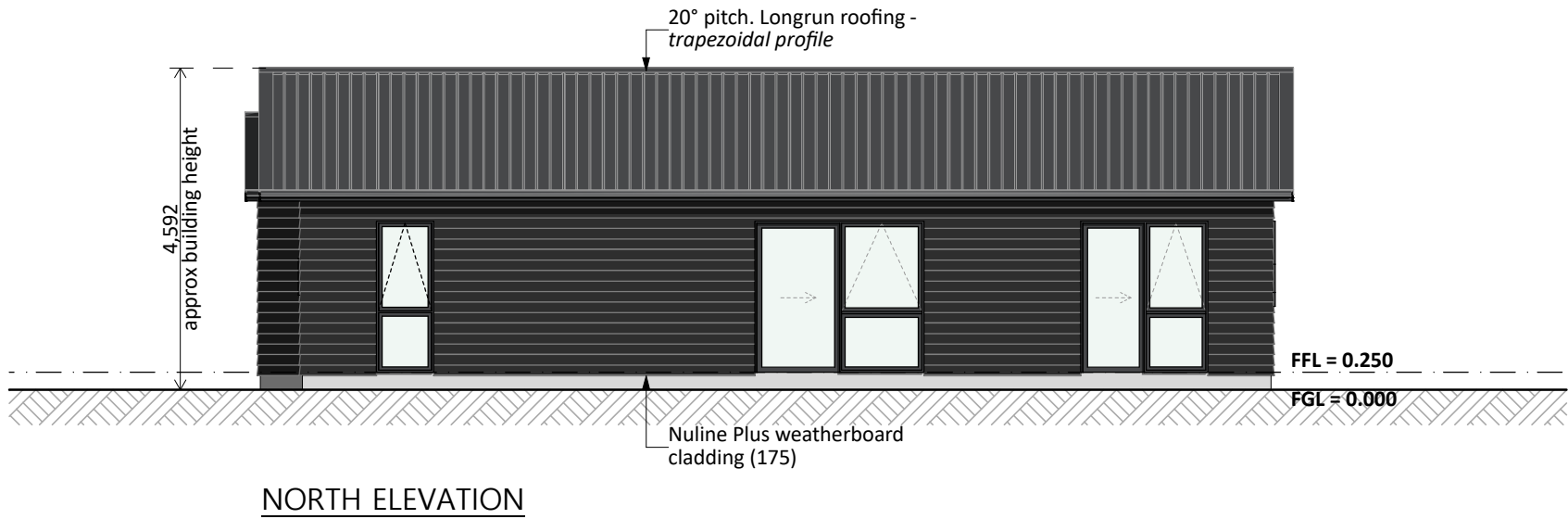
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Barrett Homes

Project No:	PARE194	Designed:	CY	Wind:	HIGH	Drawing:	MATERIALITY	Date:	20/05/2025
Plan:	Pukatea	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU LTD)	Rev:	
Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	
				Council:	Taupo		MOTUAPA, TURANGI	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:
Raft floor in accordance with Geotech Report (TBC)

Wall Cladding:
INNOVA Nuline Plus 175 Smooth weatherboard cladding
JSC Taiga Vertical Timber w/board cladding - TMT55 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:
20° pitch. Endura Longrun roofing - *Trapezoidal profile*

Fascia and Spouting:
COLORCOTE fascia & spouting with 80mm Ø powder coated aluminium downpipes

Joinery:
Selected powder coated aluminium joinery with thermally improved Low E double glazing.

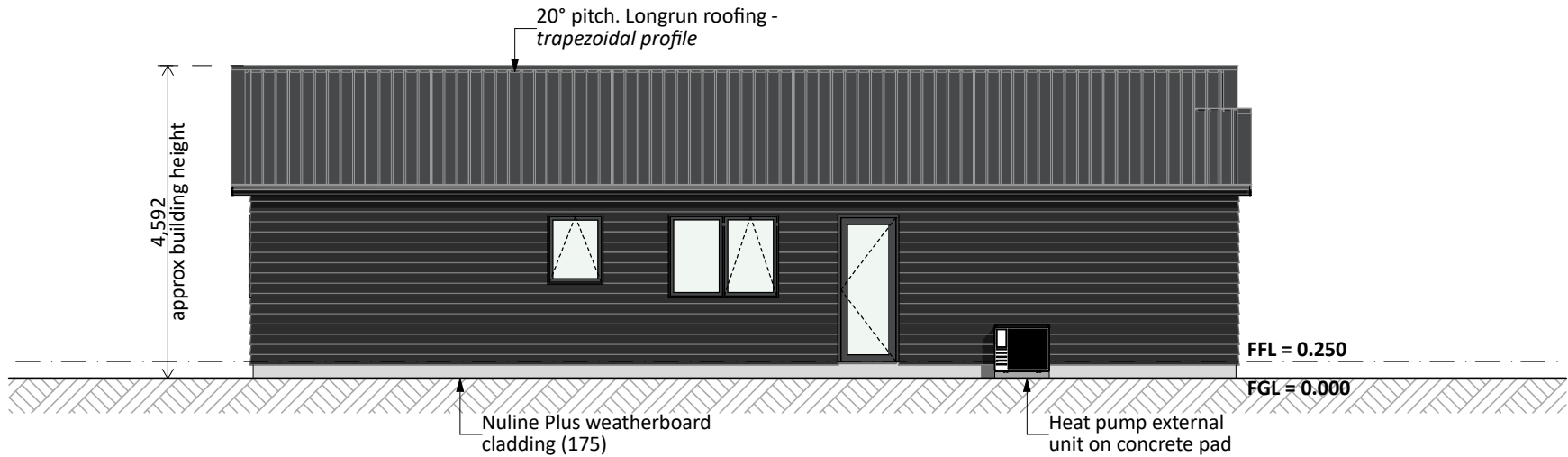
PRELIMINARY ONLY.
Elevations are subject to the following:
- Site Levels

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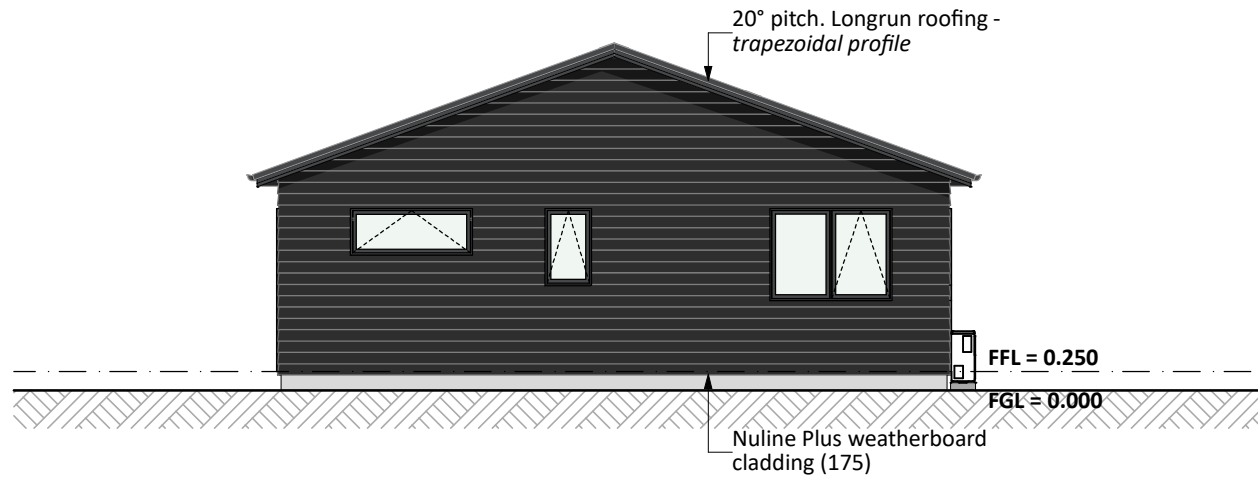
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Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	1
				Council:	Taupo		MOTUAPA, TURANGI	Scale:	1:100



SOUTH ELEVATION



WEST ELEVATION

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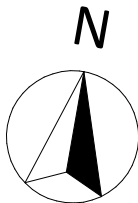
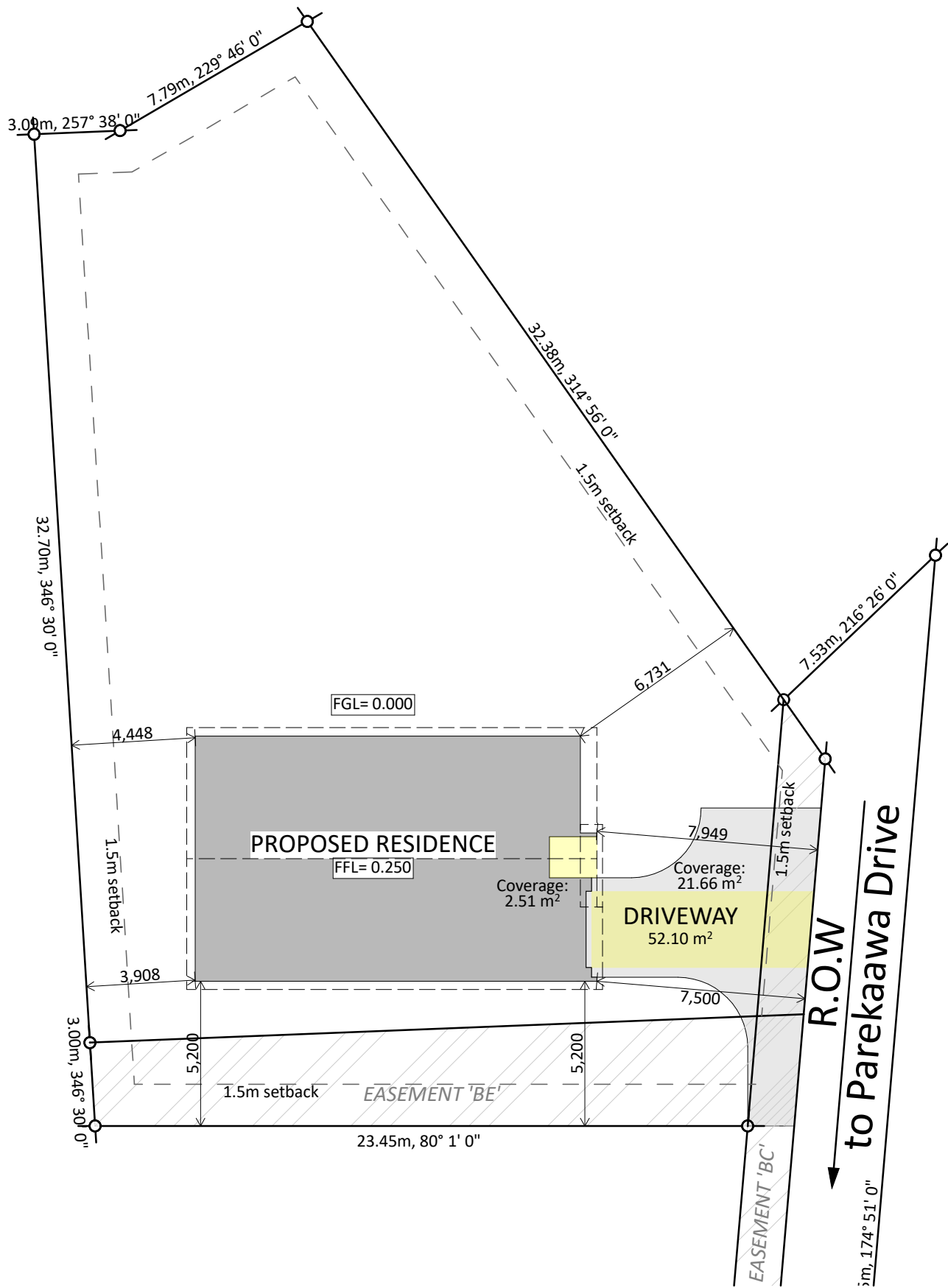
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				Council:	Taupo		MOTUAPA, TURANGI	Scale:	1:100

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
- Development covenants



Site Info:

LOT: 77
DP: 338838
AREA: 862m²

Site Coverage:

121.38 m² (House area) + 2.51m² (eaves over 600mm) / 862m² (site area) = 14.37%
Planning Zone = Residential
Max coverage = 35%
COMPLIANT

Plot Ratio:
121.38 m² (House area) / 862m² (site area) = 14.08%
Max Plot Ratio = 40%
(TDC - 4a.1.3)
COMPLIANT

Total Coverage:
145.55 / 862m² (site area) = 16.88%
Max Total Coverage = 50%
(TDC - 4a.1.3)
COMPLIANT

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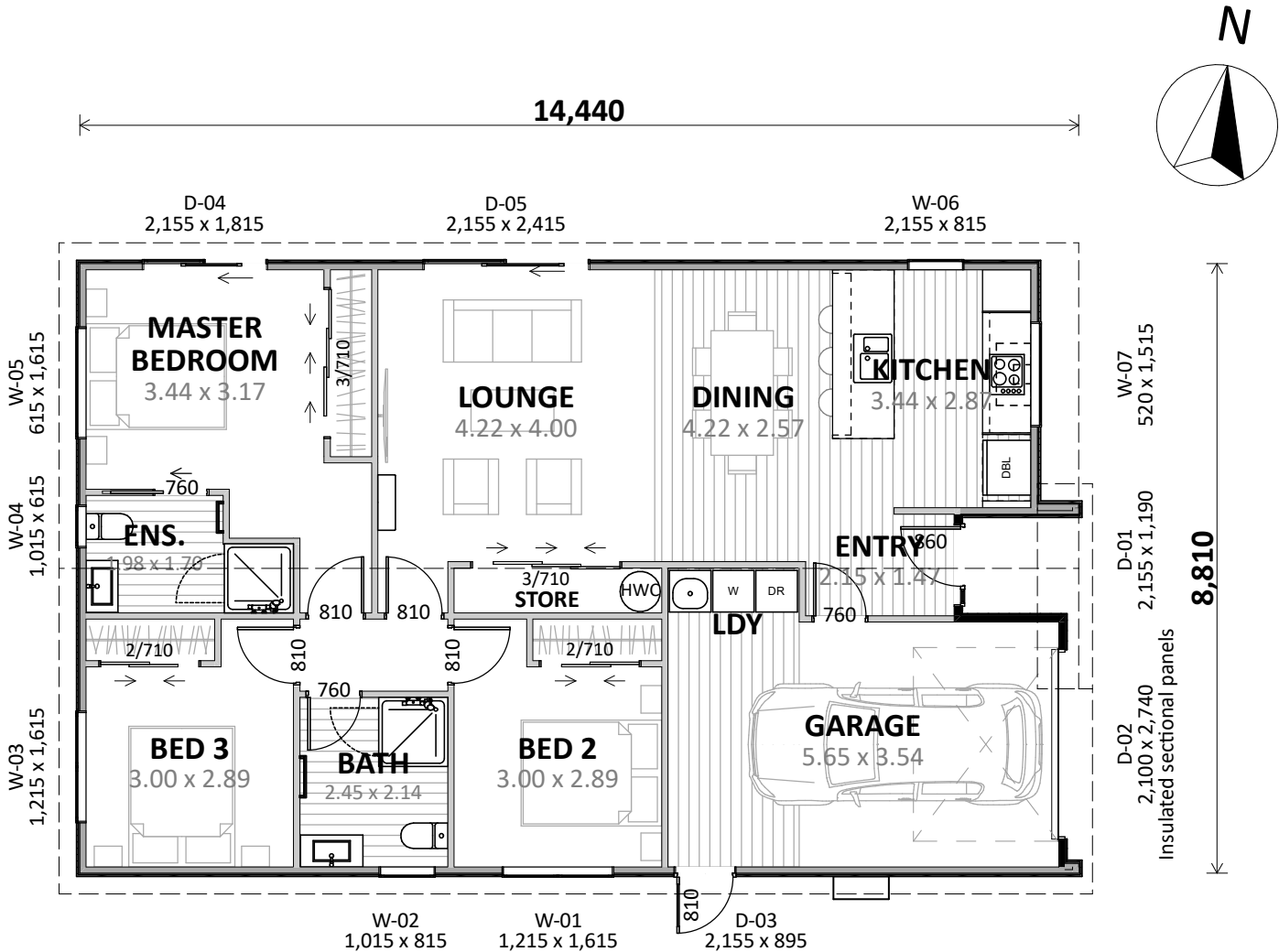
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Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	3
				Council:	Taupo		MOTUAPA, TURANGI	Scale:	1:200



Project No:	PARE194	Designed:	CY	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	20/05/2025
Plan:	Pukatea	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU LTD)	Rev:	
Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	4
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Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height

Floor Area:

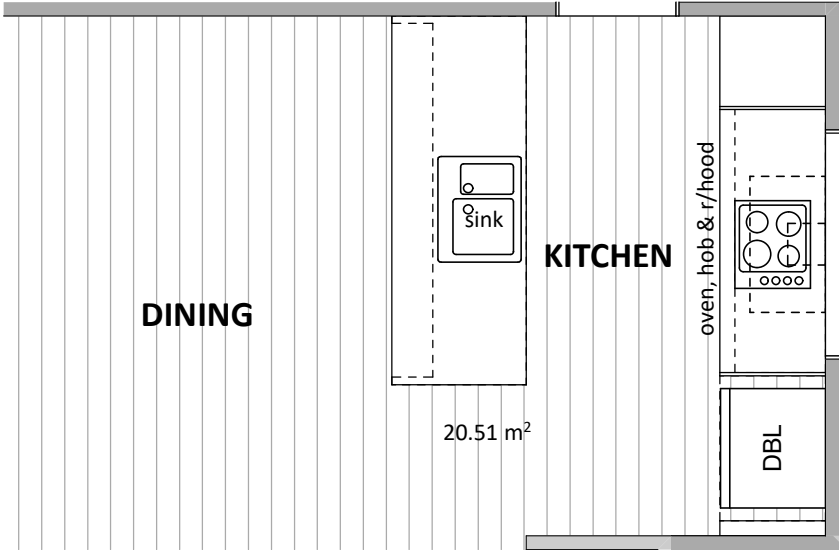
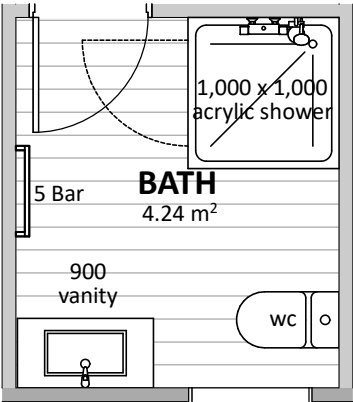
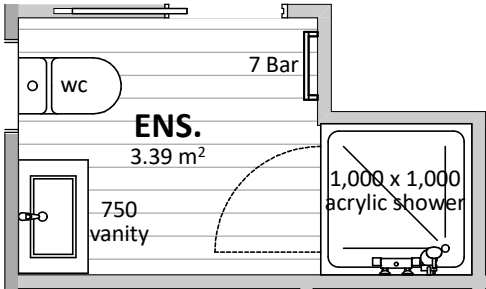
Area o/foundation: 121.38 m²

Cladding Key:

- Vert Timber
- Nuline Plus w/board

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Floor Types Key:

= Vinyl Floor

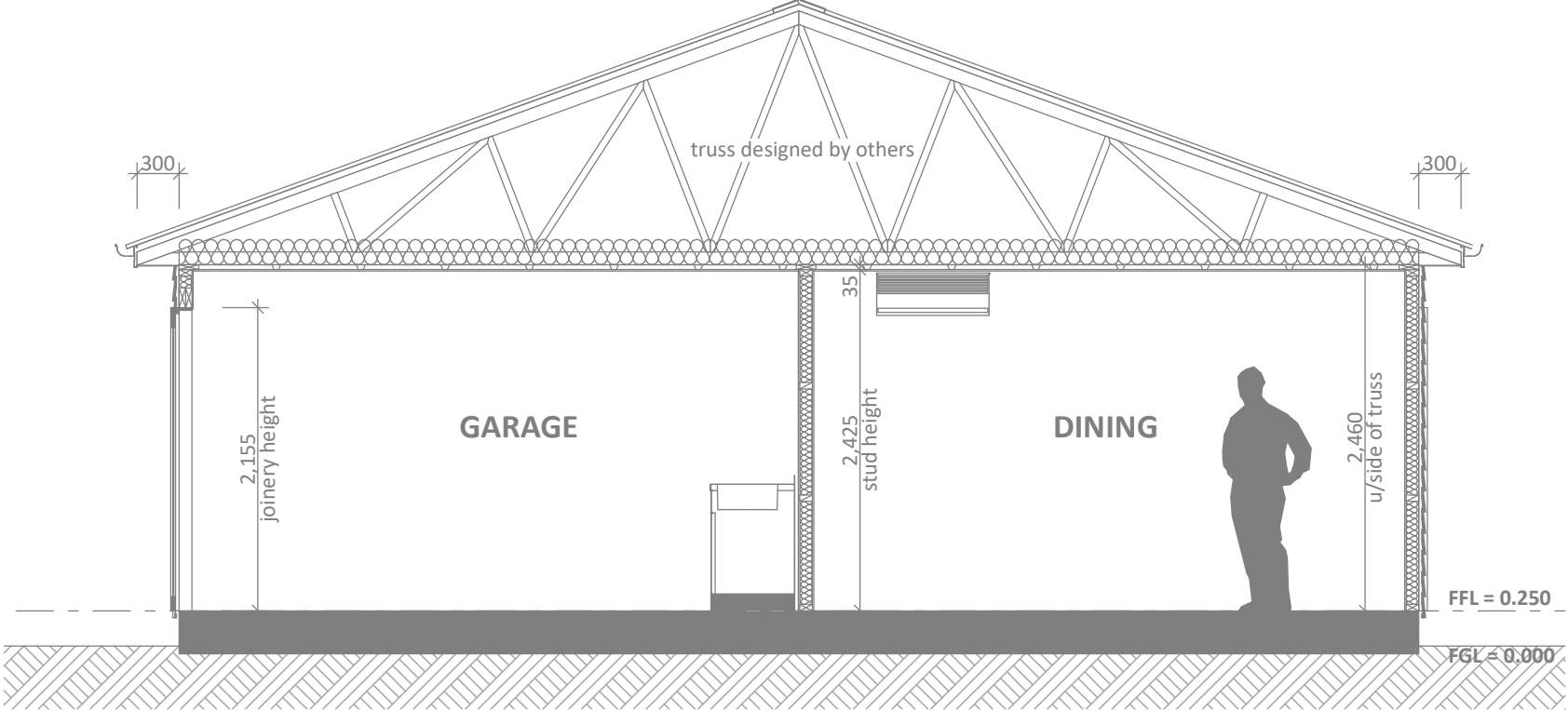
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Project No:	PARE194	Designed:	CY	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	20/05/2025
Plan:	Pukatea	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU LTD)	Rev:	
Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	5
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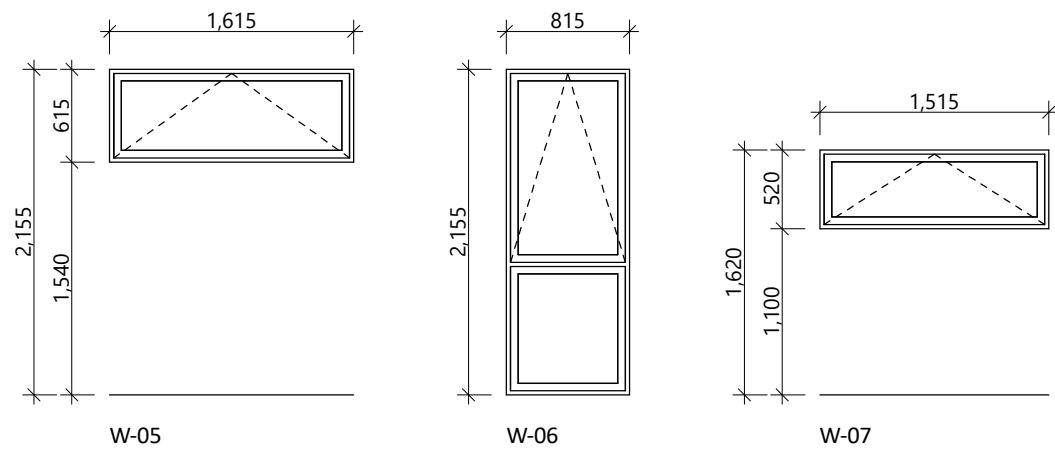
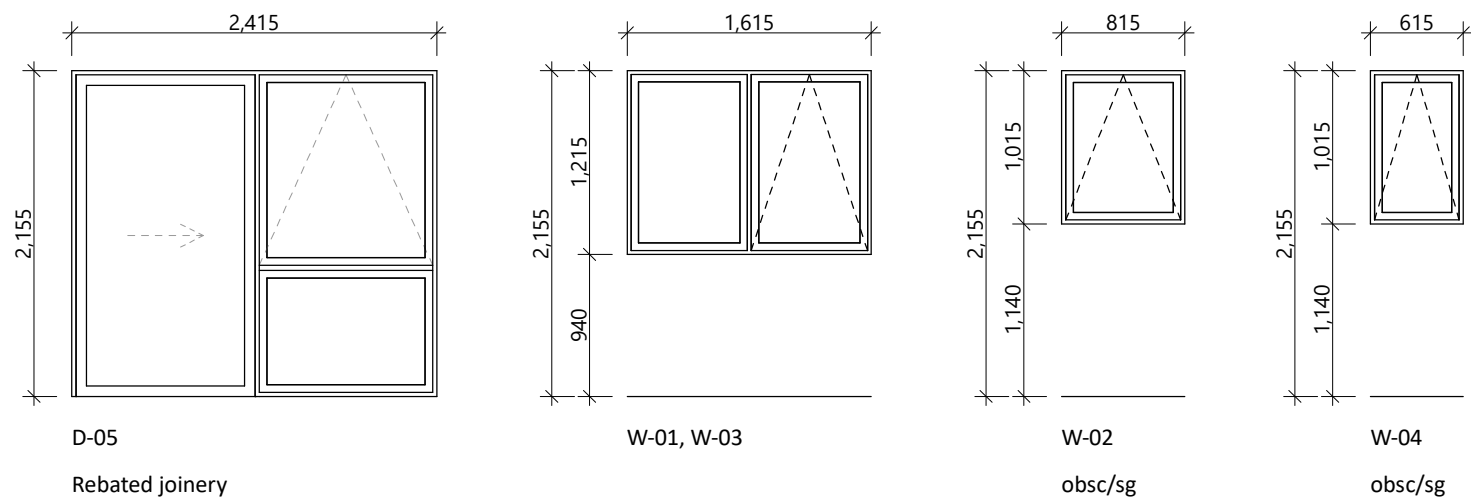
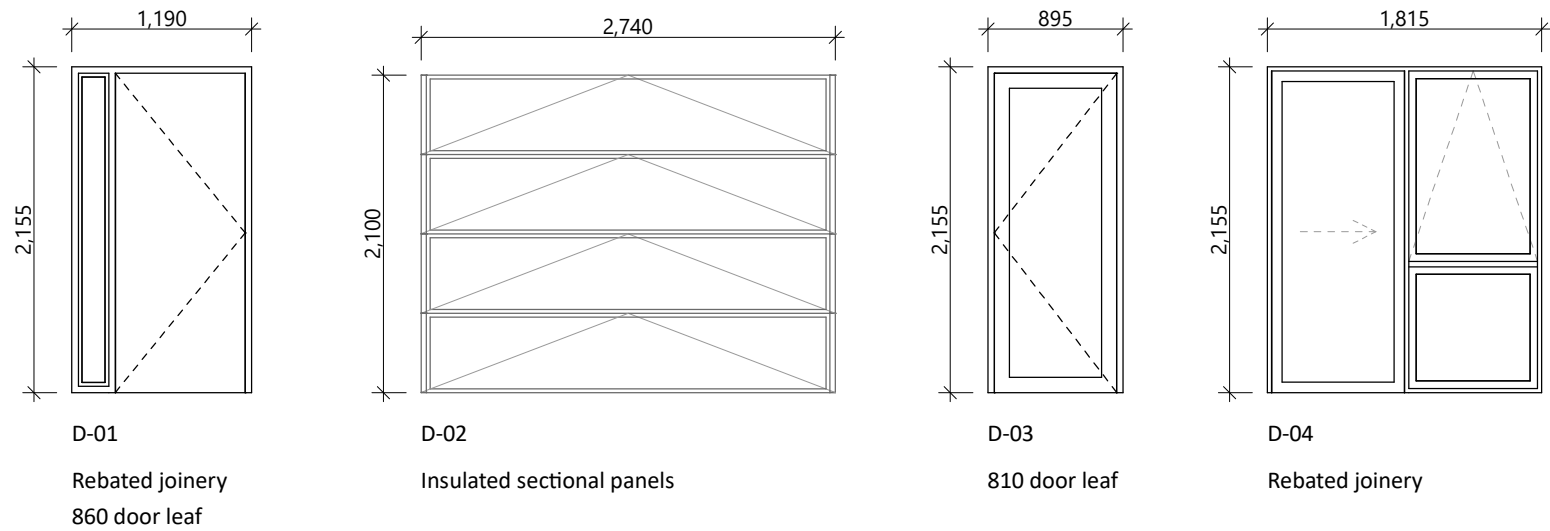
CONCEPT SECTION A
SCALE 1:50

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Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	6
				Council:	Taupo			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

Thermally improved double glazing to all window and door joinery including garage joinery.

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.

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Plan:	Pukatea	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL PLATEAU LTD)	Rev:	
Version:	1.0	Checked:	CY	Exposure:	B	Site Address:	LOT 77, 194 PAREKAAWA DRIVE	Sheet:	7
				Council:	Taupo		MOTUAPA, TURANGI	Scale:	1:50