



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (TARANAKI) LTD

ADDRESS:
LOT 7, COWLING ROAD
COWLING RIDGE ESTATE, TARANAKI



Barrett Homes

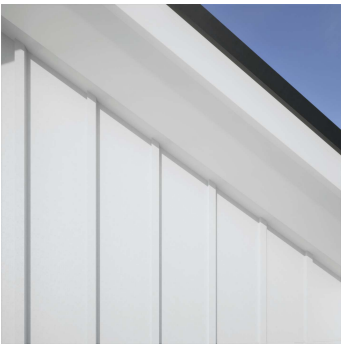
Project No:	CRE7	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	1/07/2025
Plan:	OAK7	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 7, COWLING ROAD	Sheet:	
				Council:	NPDC		COWLING RIDGE ESTATE, TARANAKI	Scale:	



Brick cladding
- White



Roof cladding
- Longrun roofing - Trapezoidal profile



Panel cladding
- BGC Duragroove Smooth Extra wide (400) panel cladding w/decorative battens



Joinery
- White

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

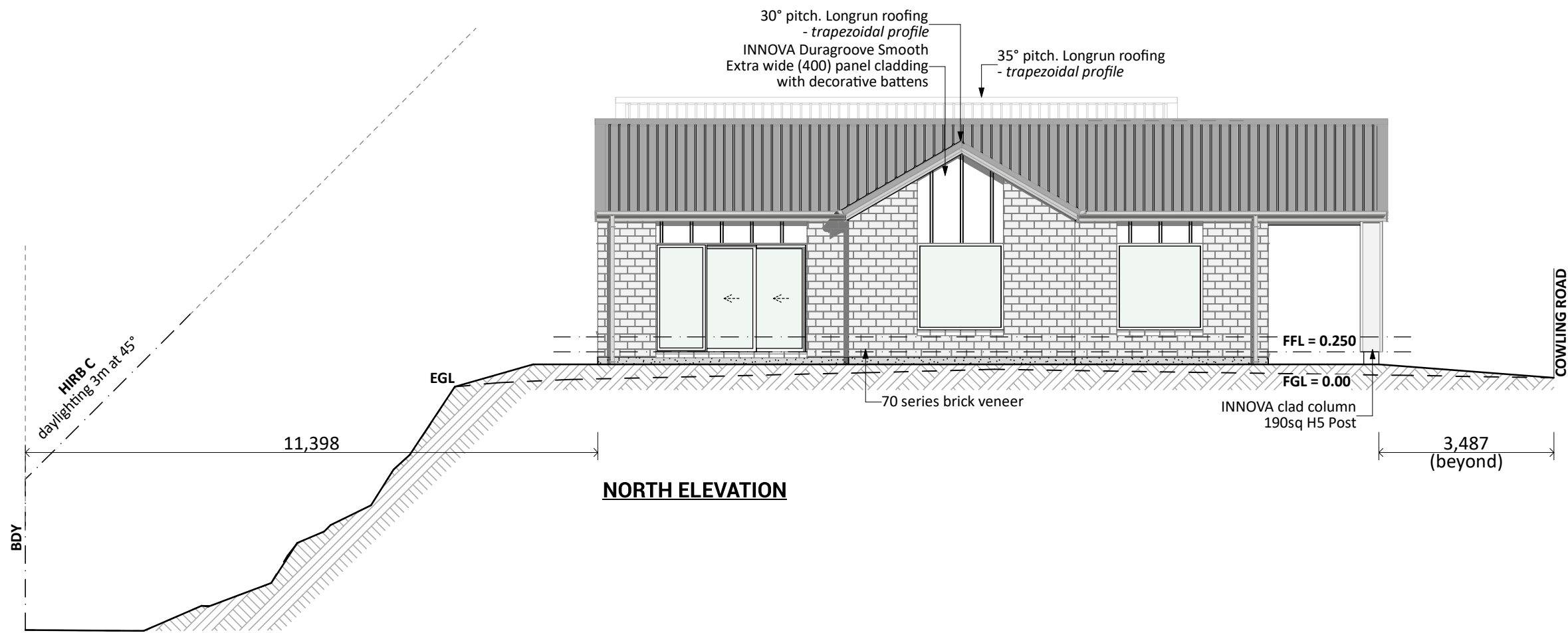
Y:\GM Projects\TARANAKI\Cowling Ridge Estate\CRE7-BO\Concept Plans\1.0\1.1\CRE7 - Concept 1.1.pln

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Project No:	CRE7	Designed:	CS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	1/07/2025
Plan:	OAK7	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD	Rev:	
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				Council:	NPDC		COWLING RIDGE ESTATE, TARANAKI	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

CJ = Control joint

Foundation:
Raft floor to engineers design (see plan notes and details)

Wall Cladding:
70 series brick veneer - ensure cavity and weep holes are free from excess mortar
BGC Duragroove Smooth Extra wide (400) panel cladding w/decorative battens

Roof Cladding:
35°, 30° & 15° pitch. Roofing - Trapezoidal profile

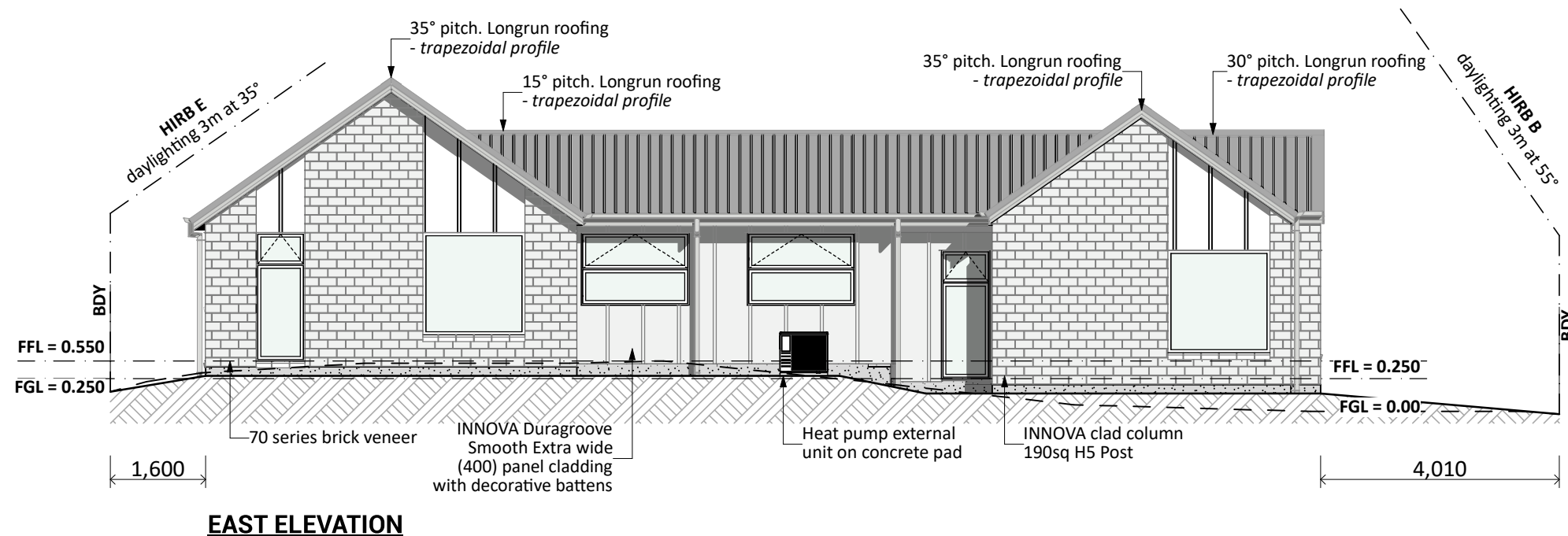
Fascia and Spouting:
COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:
Selected powder coated aluminium joinery

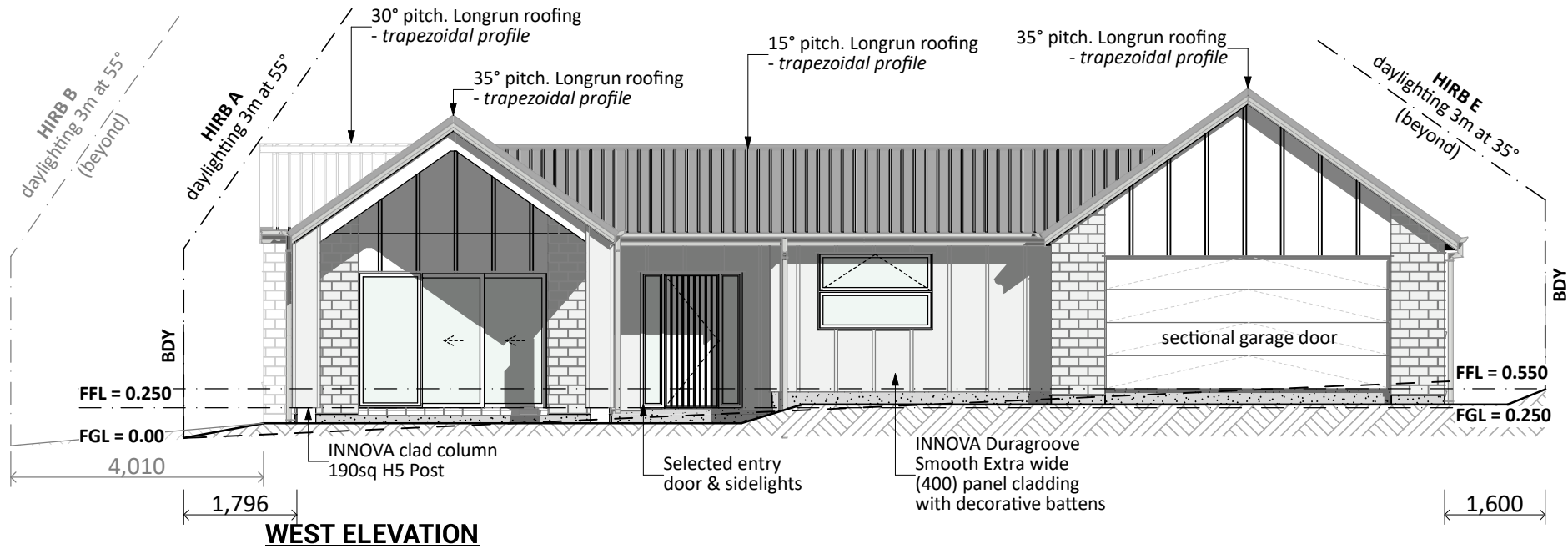
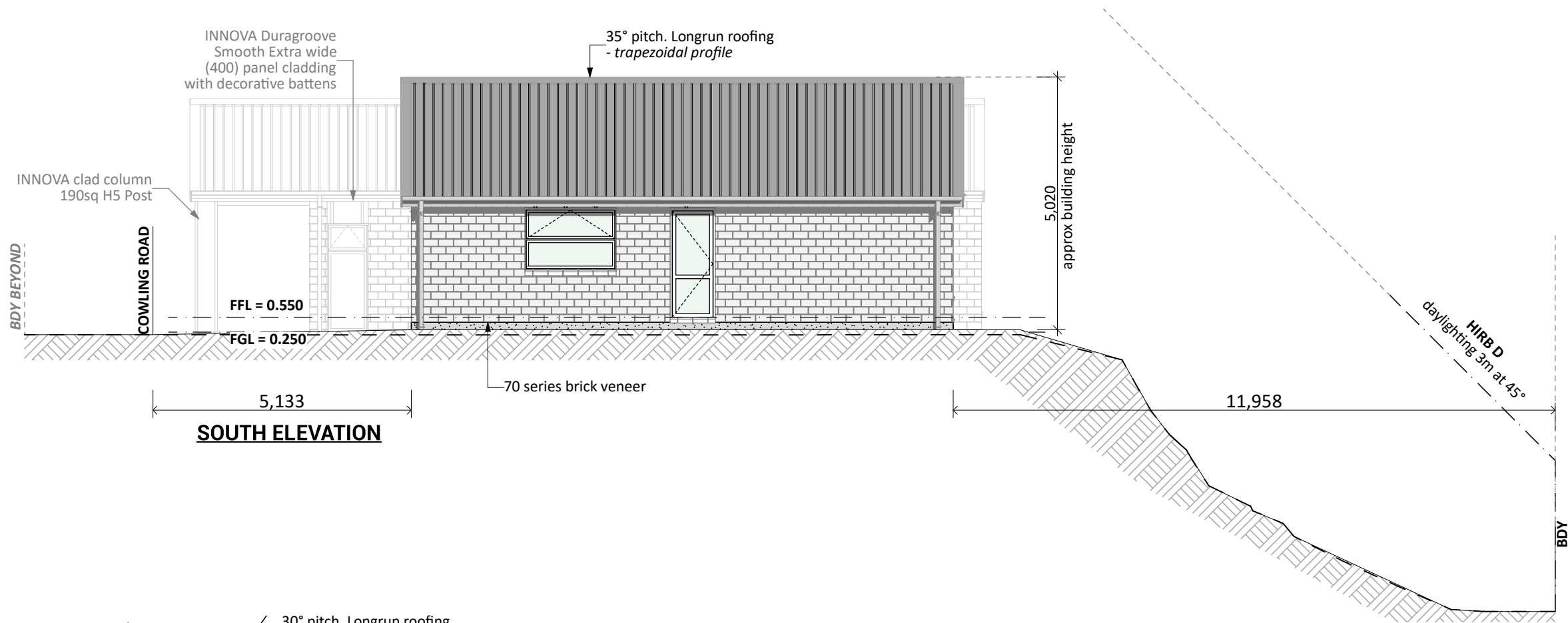
PRELIMINARY ONLY.
Elevations are subject to the following:
- Site Levels

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



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Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 7, COWLING ROAD	Sheet:	1
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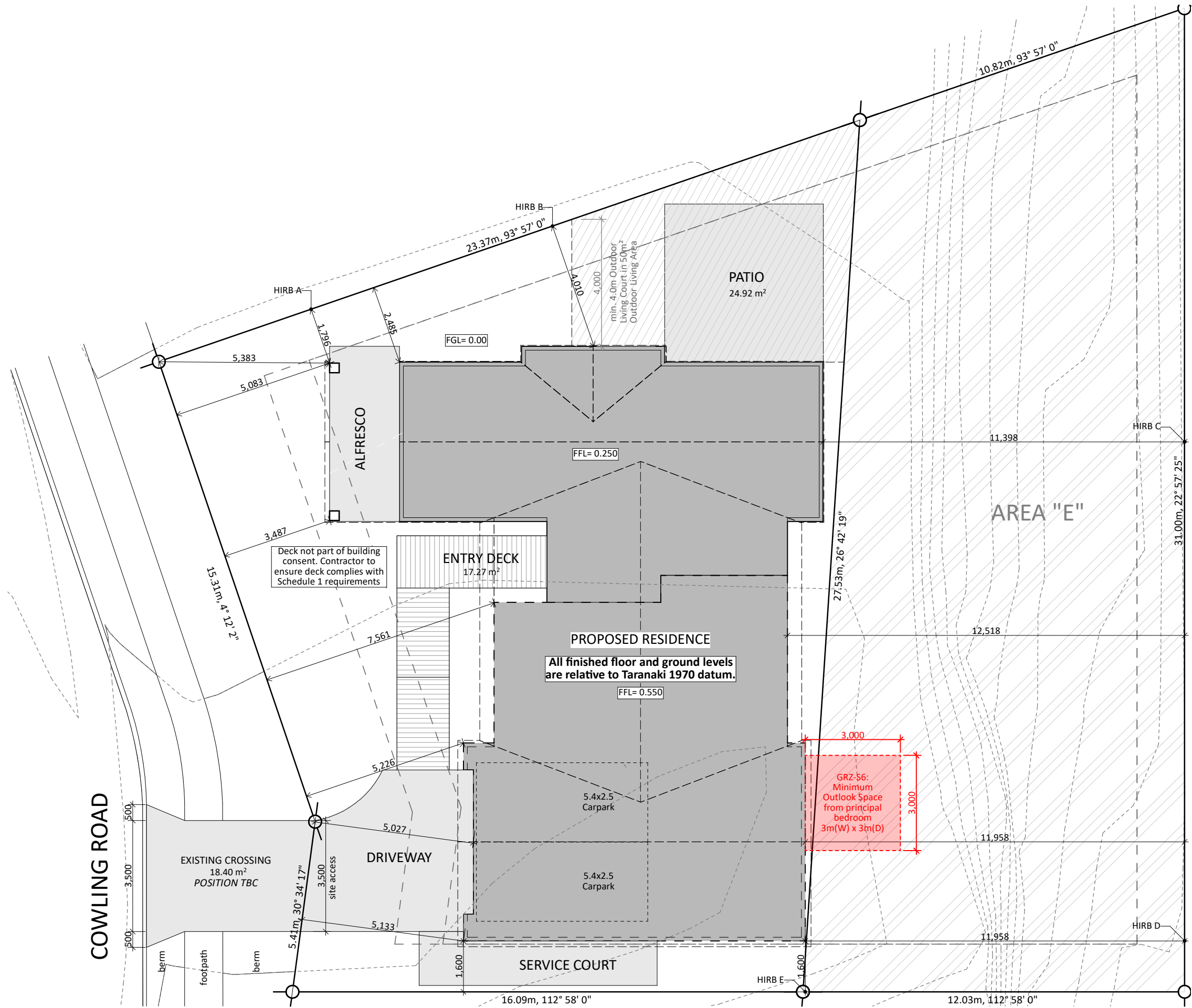
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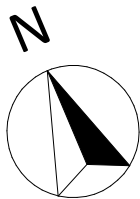


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				Council:	NPDC		COWLING RIDGE ESTATE, TARANAKI	Scale:	1:100



Information required/awaiting confirmation:

- Site levels/contours
- As Built information
- Service connection locations
- Septic / Storm water disposal design



Site Info:

LOT: 7
DP: 601776
AREA: 761m²

Site Coverage:

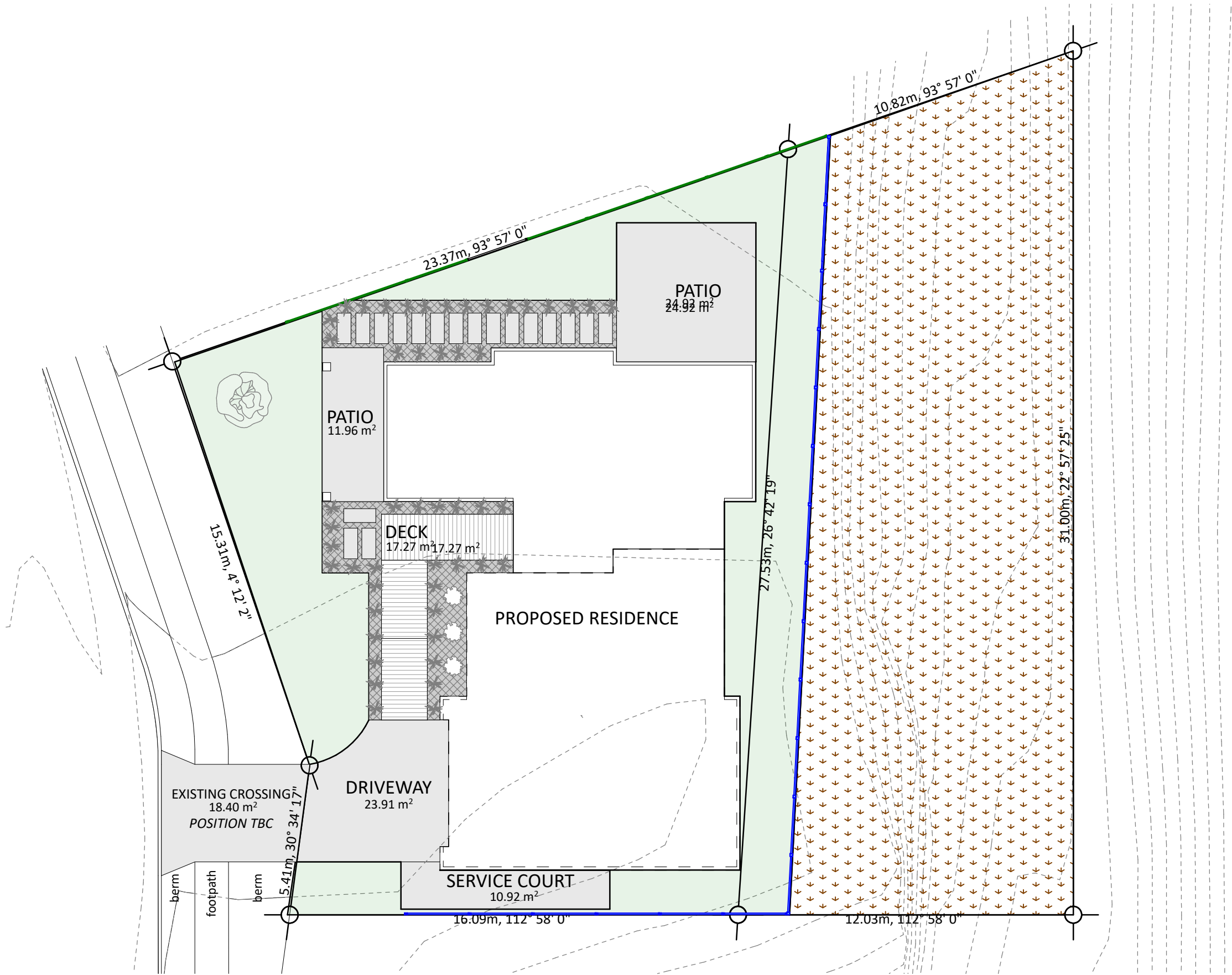
191.15m² (House area) / 761 (site area) = 27.11%
Living Zone = RES. C
Max coverage = 40%

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Landscaping Key

1.8m fence

1.2m fence

950x450 exposed aggregate concrete pavers
- 150mm spacing with schist gravel between

Hair Sedge

sleceted specimen tree no. 1

selected specimen tree no. 2

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Signature

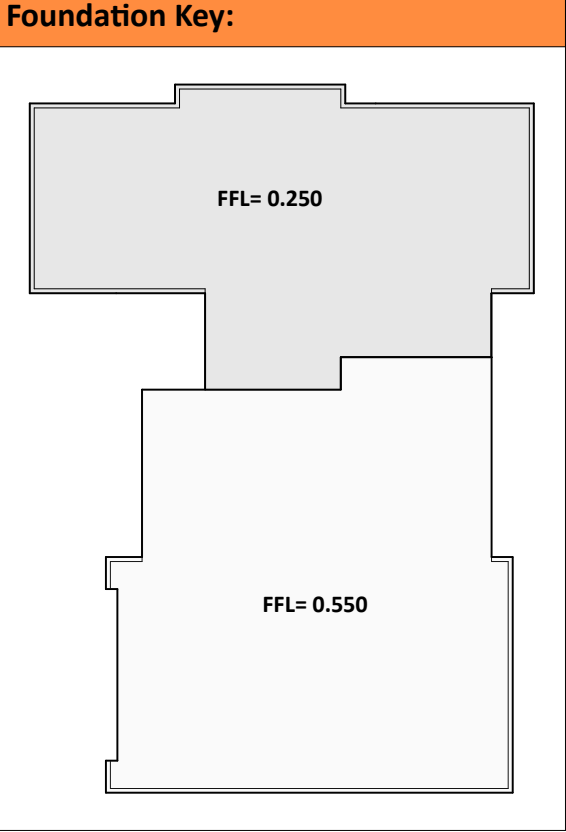
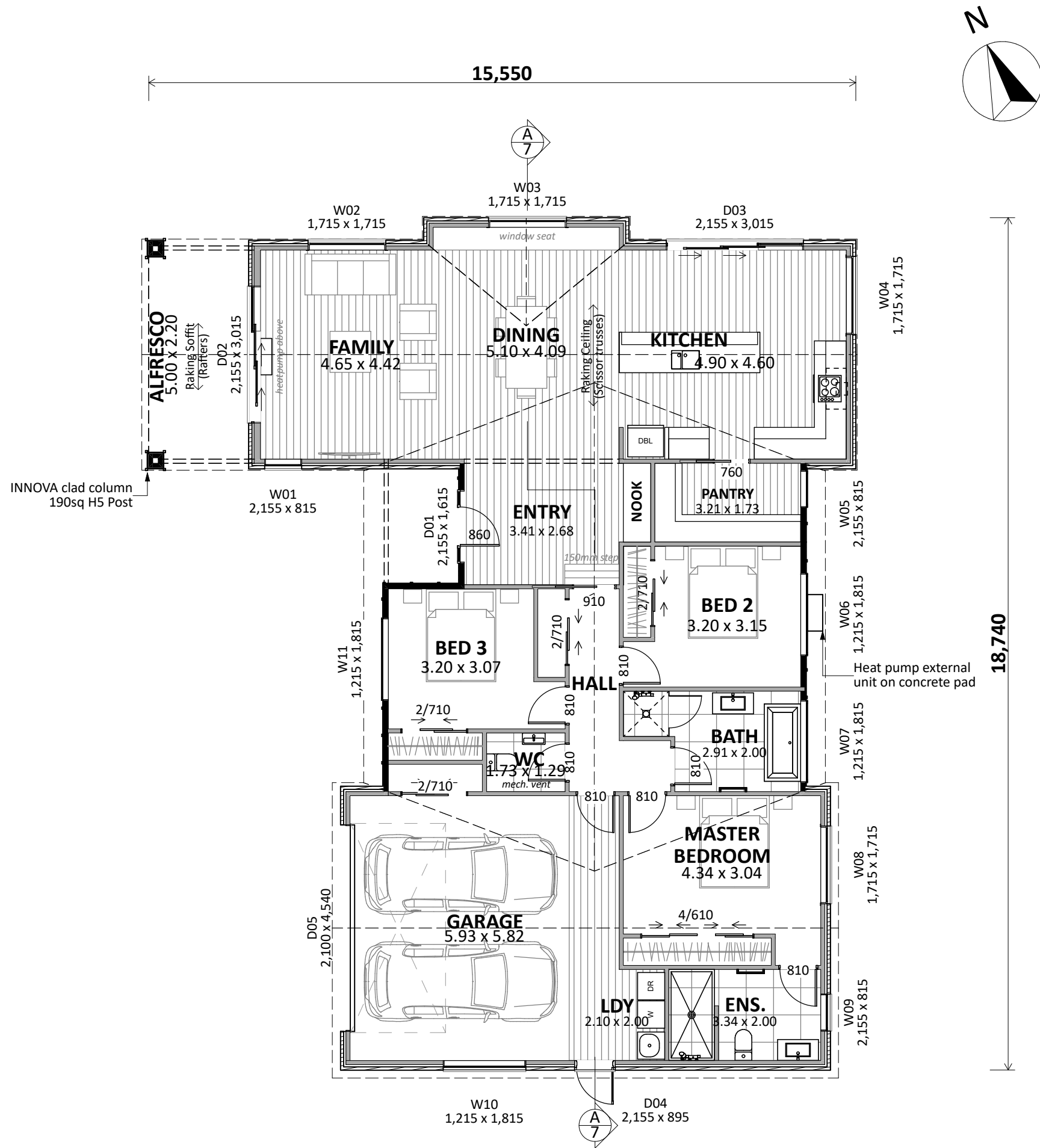
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Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 7, COWLING ROAD	Sheet:	4
			design@barrethomes.co.nz	Council:	NPDC		COWLING RIDGE ESTATE, TARANAKI	Scale:	



ENGINEERING REQUIRED:

- Alfresco bracing / Portal frame
- Foundation
- Ridge beam& fixings
- D02 Lintel (ridge beam loading)

Plan Notes:
Stepped foundation from entry to main living (see foundation key)
2.425 Stud height throughout upper level
2.725 Stud height throughout upper level
All full height joinery to soffit (2155)
Raking ceiling to Kitchen, Dining, Family (scissor trusses)
Raking soffit to Alfresco (rafters)

Floor Area:

Area o/frame: 185.69m²
Area o/foundation: 190.62m²

Cladding Key:

- INNOVA Stratum
- Brick Veneer

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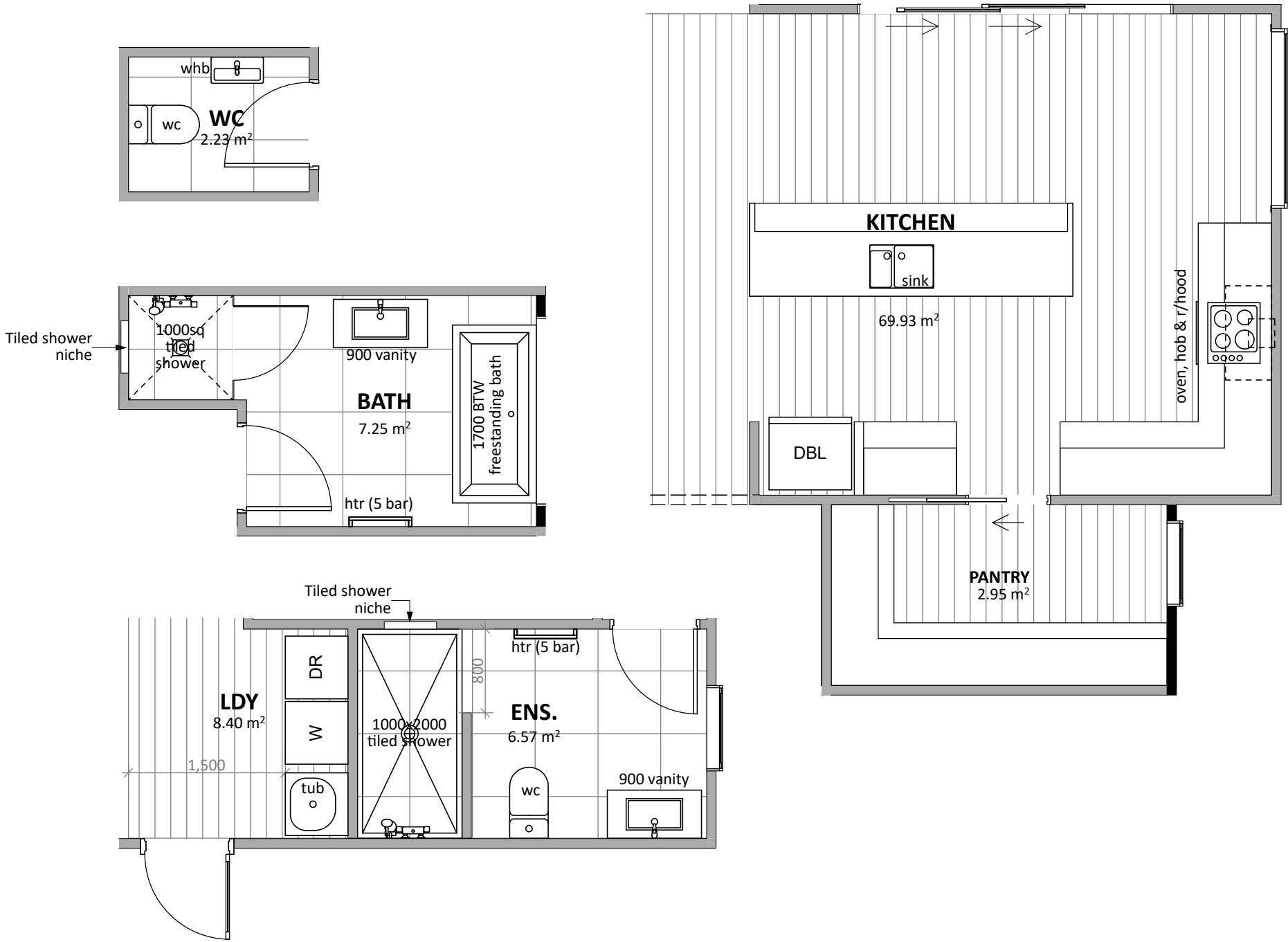


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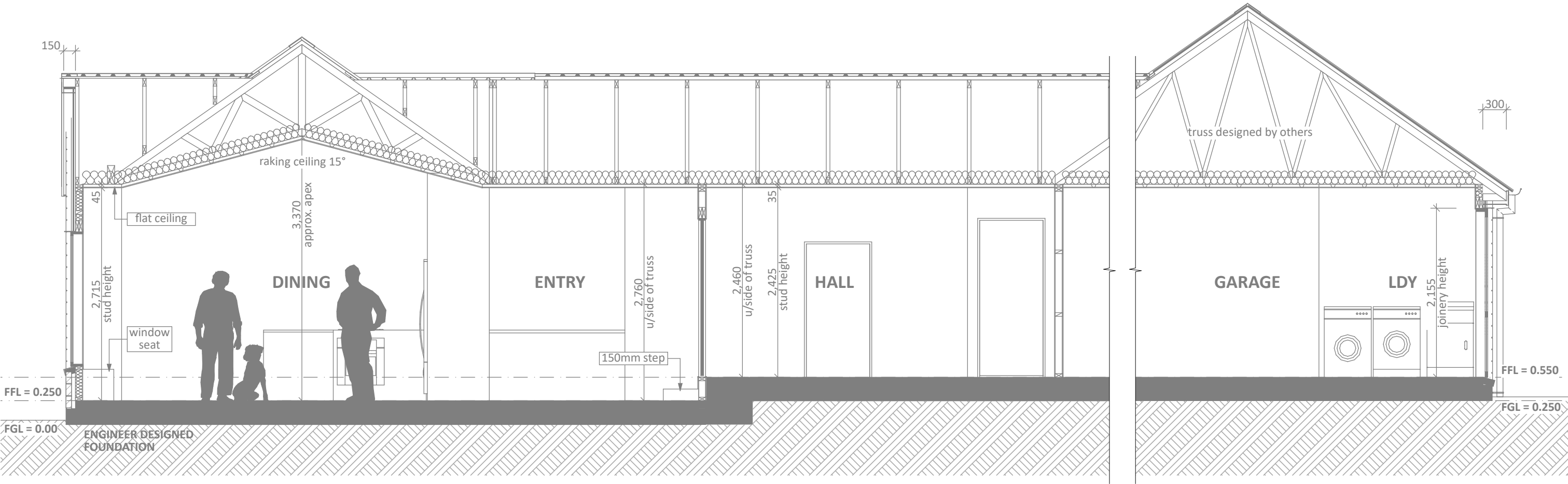


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Plan:	OAK7	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (TARANAKI) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 7, COWLING ROAD	Sheet:	6
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CROSS SECTION A

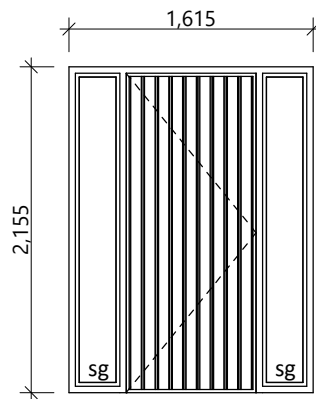
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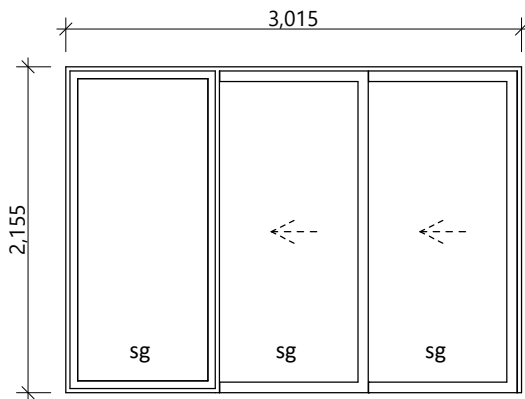
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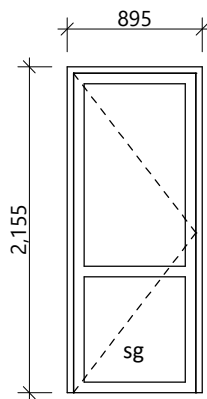
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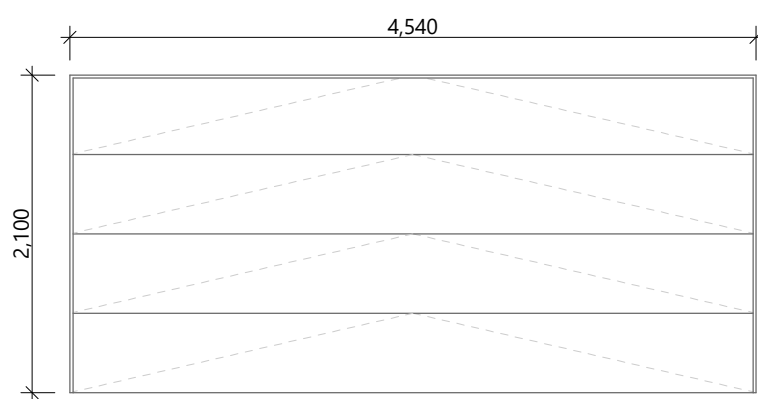
D01
*rebated joinery



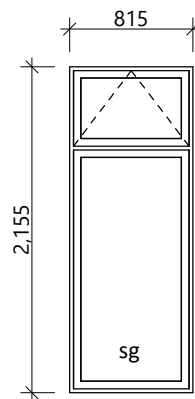
D02, D03
*rebated joinery



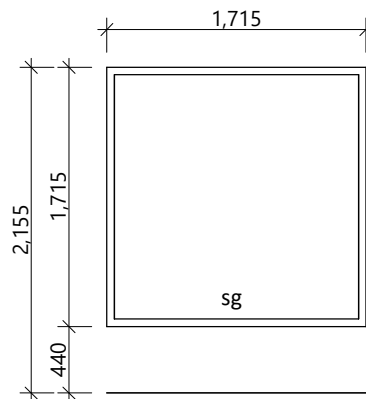
D04



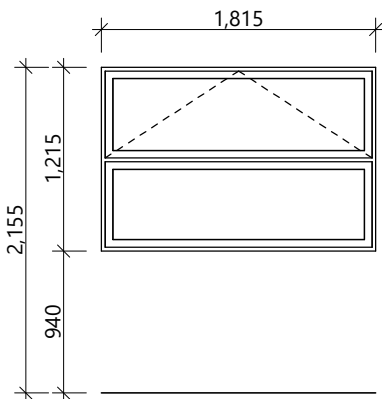
D05
*insulated sectional panels



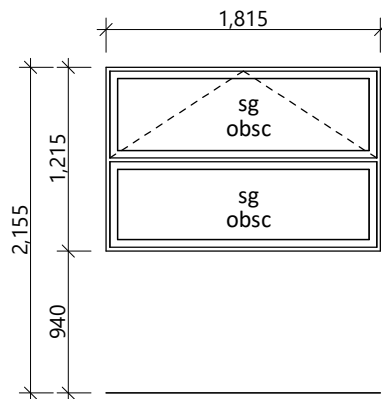
W01, W05



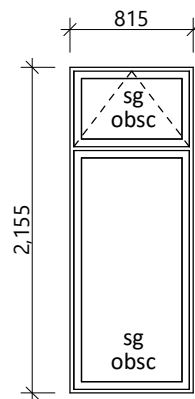
W02, W03, W04, W08



W06, W10, W11



W07



W09

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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