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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL OTAGO)

ADDRESS:
LOT 559 & 560
WOOING TREE ESTATE, STAGE 5 & 6,
CROMWELL

Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOOING TREE ESTATE, STAGE 5	Sheet:	
				Council:	CODC		& 6, CROMWELL	Scale:	1:1



Natural cladding
- JSC Vertical Knotted Cedar
w/board cladding - (Stained)



Joinery
- Non-Thermal Residential Series
with thermally enhanced double
glazing



Roofing
- PCC Zinacore cladding
- trapezoidal profile



Decorative Cedar Vent
- (Stained)



Panel cladding
- James Hardie Axon panel
cladding (400) Smooth
(painted)



Cedar Shroud
- Timber (Stained)

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.

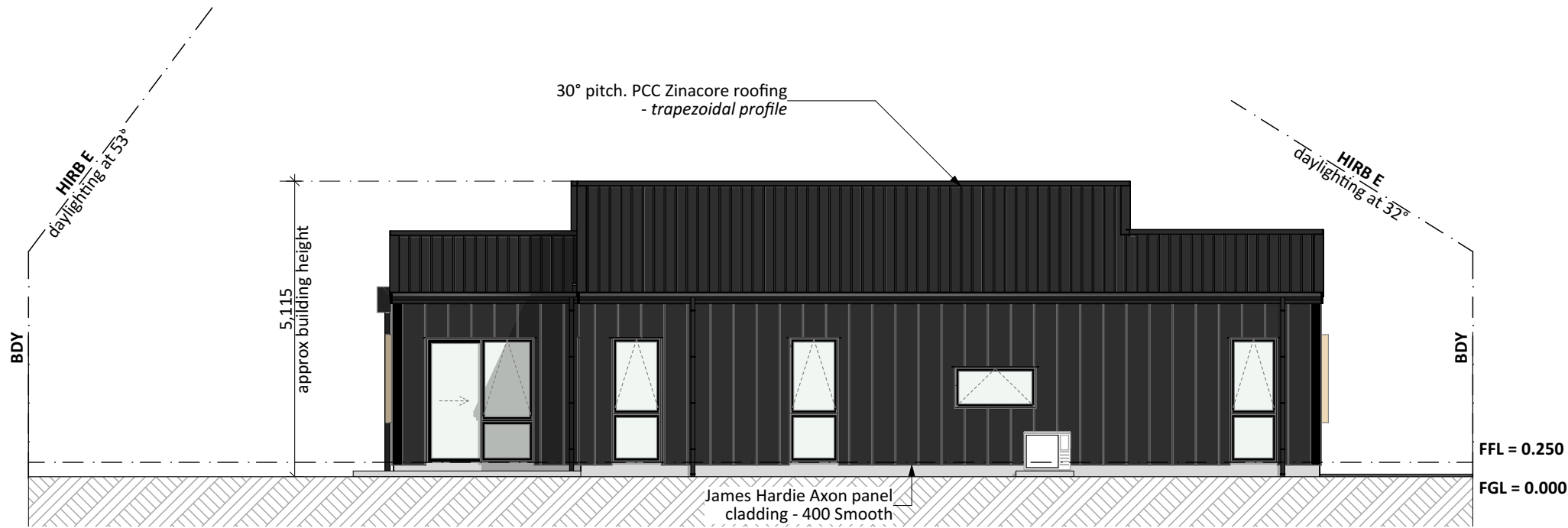
C:\Users\shaun\OneDrive\Barrett Homes\2025\Duplex\Duplex Design 1 CD - 3.0.pln

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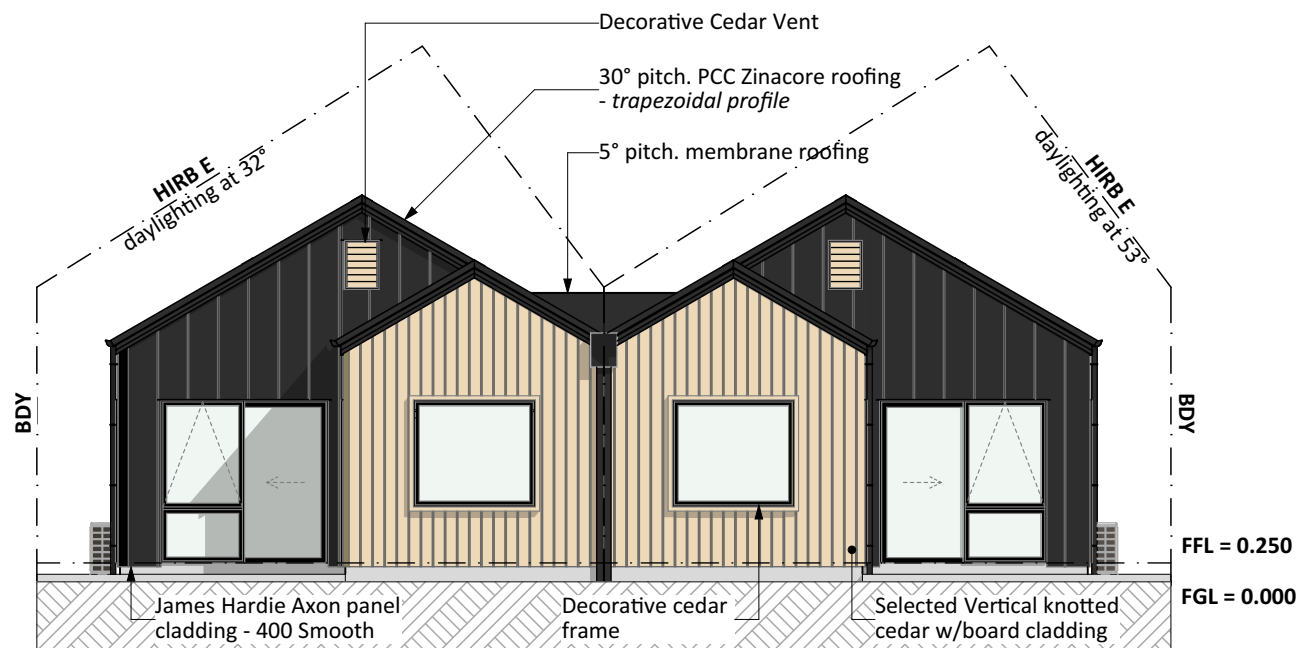


Barrett Homes

Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	MATERIALITY	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	
				Council:	CODC		& 6, CROMWELL	Scale:	



NORTH ELEVATION



EAST ELEVATION

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 in accordance with NZBC D1/AS1 Table 2. Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

Foundation:

Engineered MaxRaft foundation (refer to notes and details)

Wall Cladding:

James Hardie Axon panel cladding - 400 Smooth
Selected Vertical Knotted Cedar w/board cladding

Roof Cladding:

30° pitch. PCC Zinacore roofing - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:

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

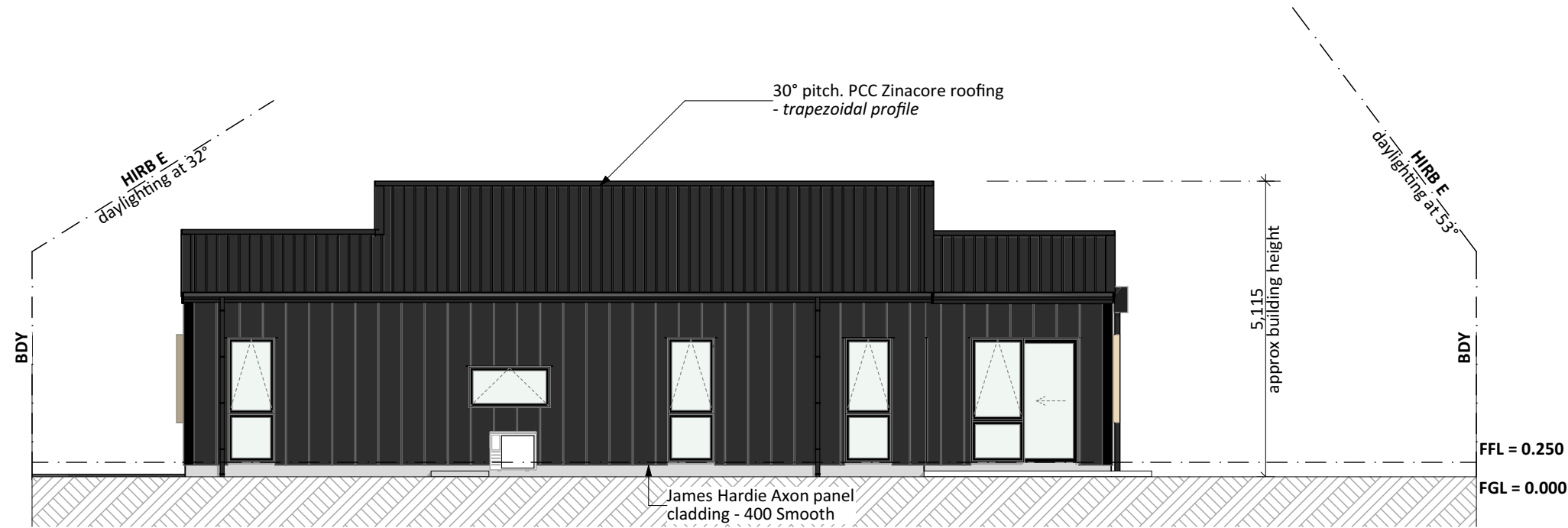
PRELIMINARY ONLY.
Elevations are subject to the following:
- Site Levels

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

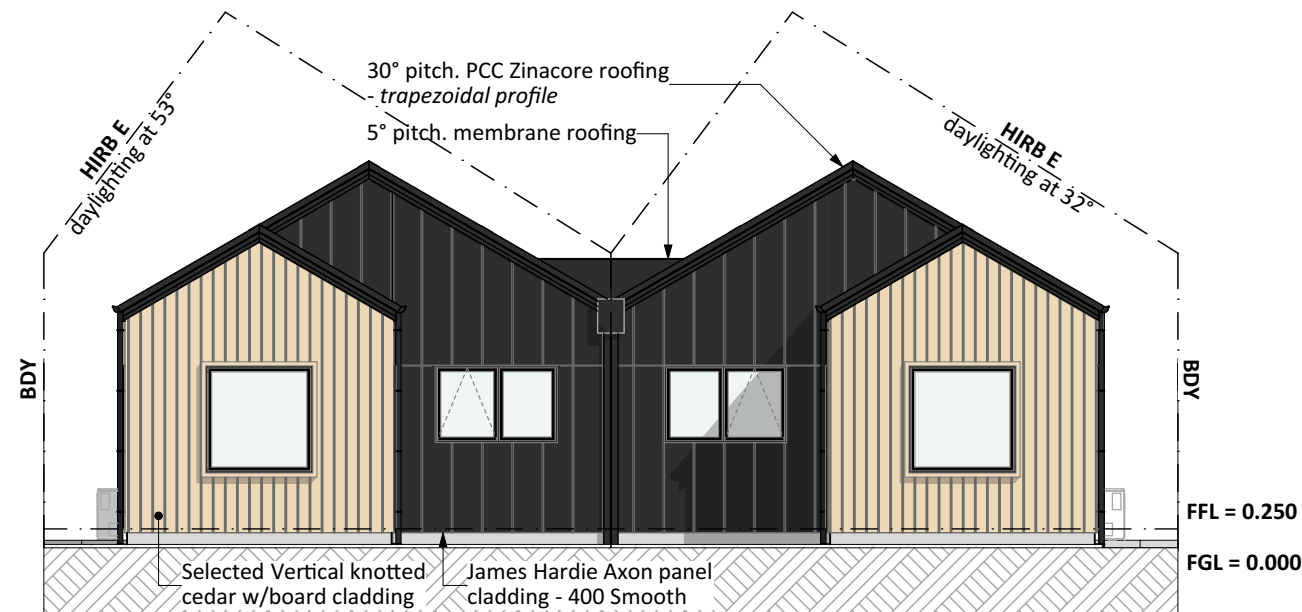
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	1
				Council:	CODC		& 6, CROMWELL	Scale:	1:100



SOUTH ELEVATION



WEST ELEVATION

General Notes:

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NZBC D1/AS1 Access

Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Table 2. Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

Foundation:

Engineered MaxRaft foundation (refer to notes and details)

Wall Cladding:

James Hardie Axon panel cladding - 400 Smooth
Selected Vertical Knotted Cedar w/board cladding

Roof Cladding:

30° pitch. PCC Zinacore roofing - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:

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

PRELIMINARY ONLY.

Elevations are subject to the following:
- Site Levels

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

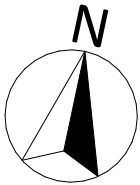
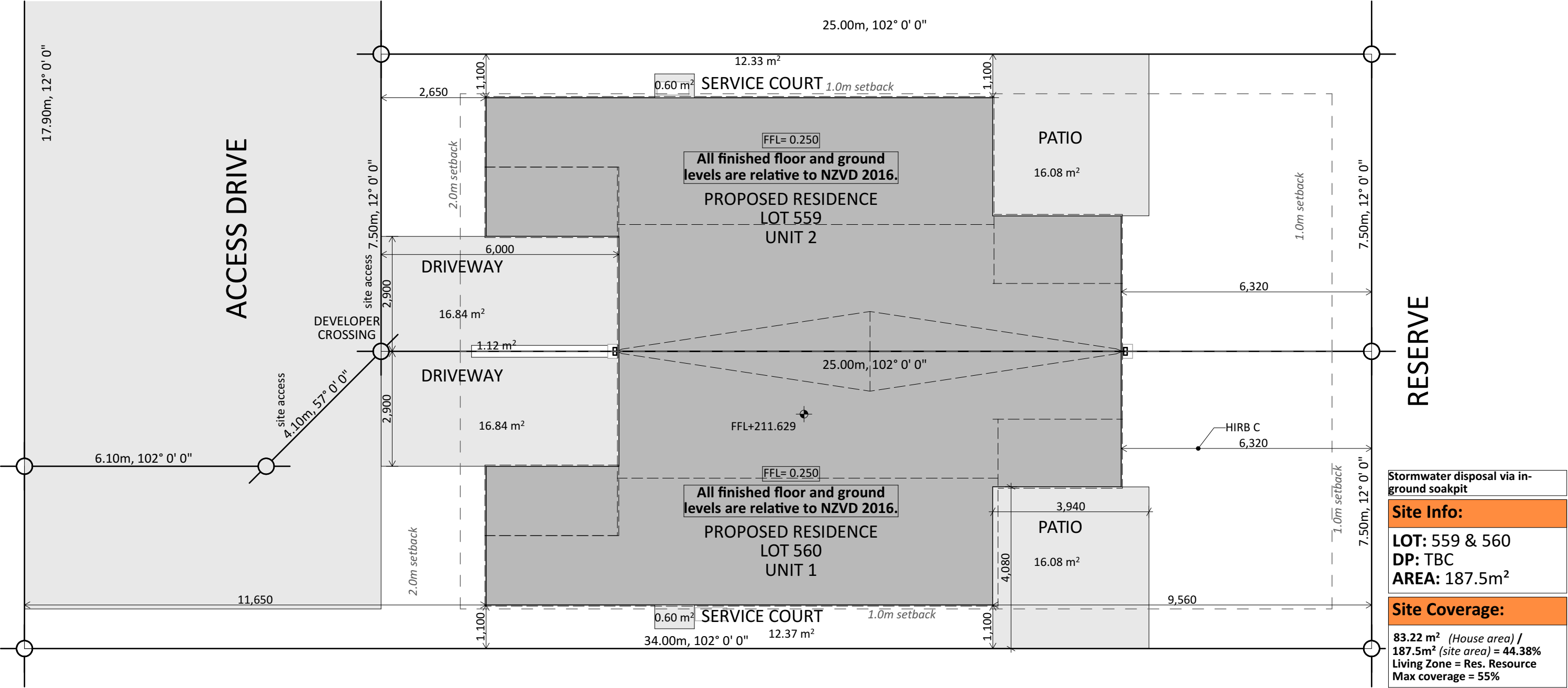
CONCEPT ONLY

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



Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	2
				Council:	CODC		& 6, CROMWELL	Scale:	1:100

Information required/awaiting confirmation:
•Site levels/contours



CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	SITE PLAN	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	3
				Council:	CODC		& 6, CROMWELL	Scale:	1:100

Landscape Key:

Smart wall (Unstained) access gate

clothes line

Specimen tree no. 1: Cherry Tree

Specimen tree no. 2: Standardized Laurels

Hair sedge

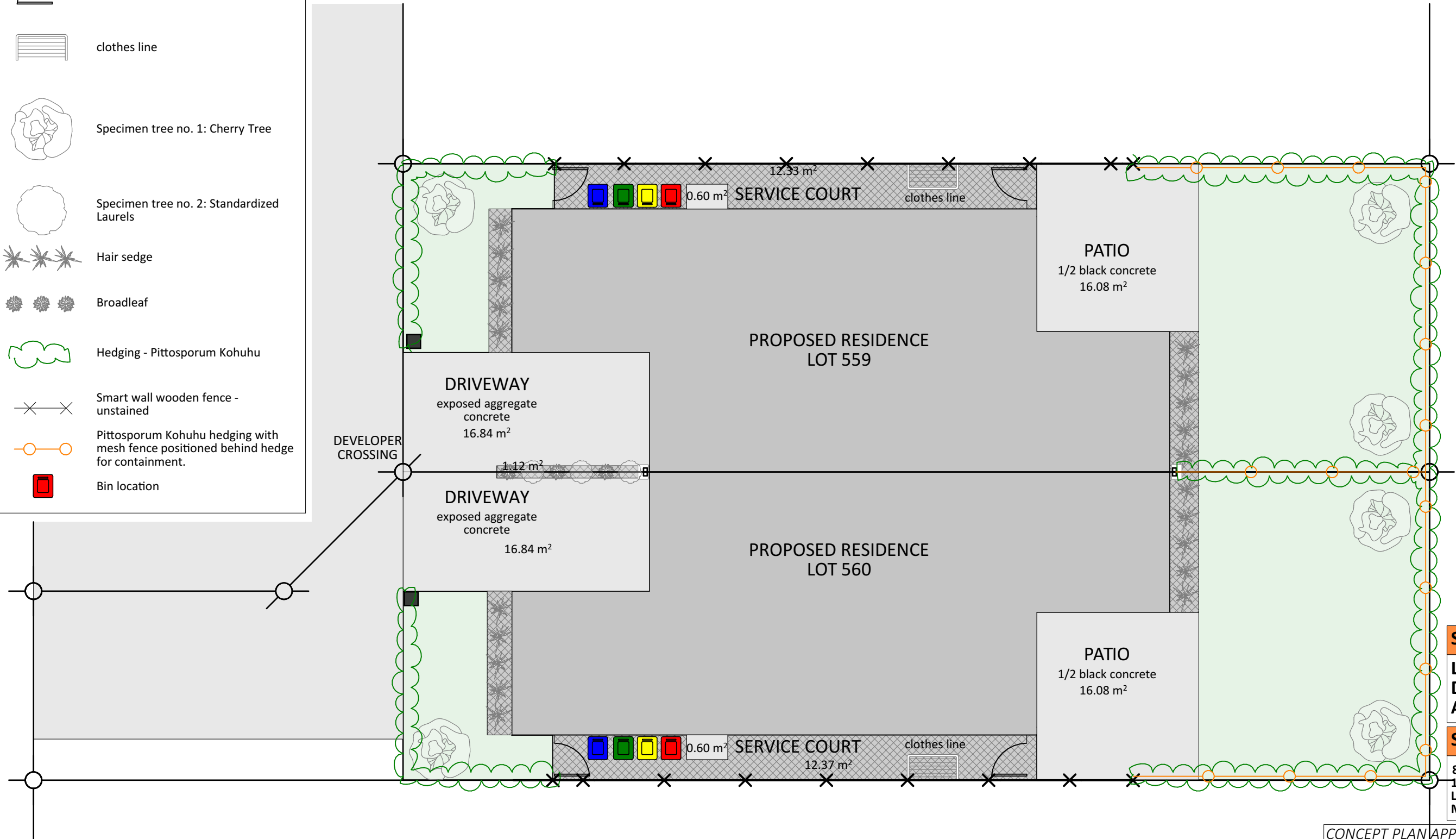
Broadleaf

Hedging - Pittosporum Kohuhu

Smart wall wooden fence - unstained

Pittosporum Kohuhu hedging with mesh fence positioned behind hedge for containment.

Bin location



Site Info:

LOT: 559 & 560
DP: TBC
AREA: 187.5m²

Site Coverage:

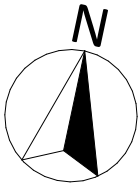
83.22 m² (House area) /
187.5m² (site area) = 47.78%
Living Zone = Res. Resource
Max coverage = 55%

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature _____ Date _____

CONCEPT ONLY

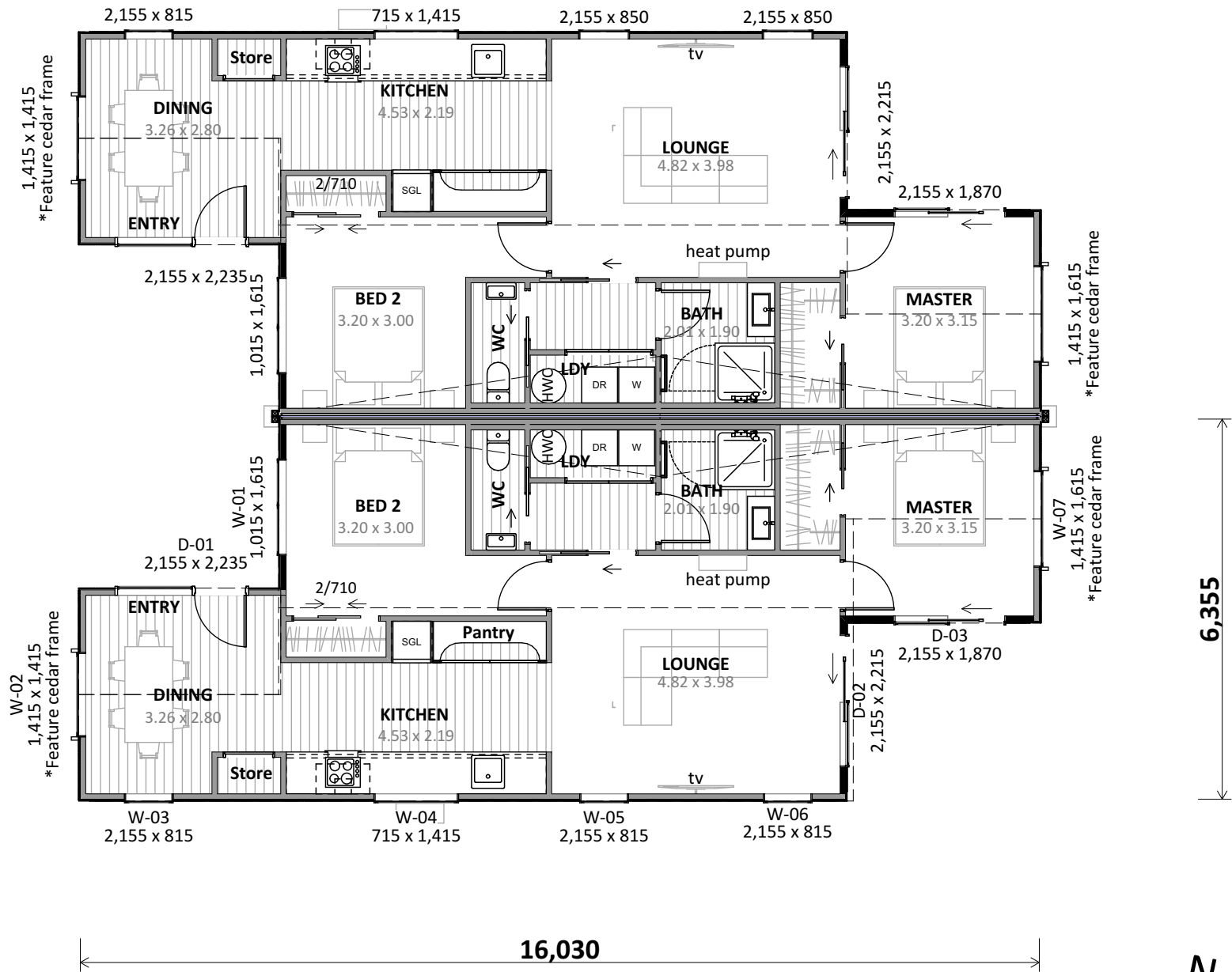
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Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	4
				Council:	CODC		& 6, CROMWELL	Scale:	1:100

ENGINEERING REQUIRED:
- Foundation

Plan Notes:
2.415 Stud height throughout
All joinery 2155 head height
Provisions allowed for water softener to Garage



Floor Area:
Area o/foundation: 83.22 m²
Cladding Key:
<div></div> Knotted Cedar
<div></div> James Hardie Axon

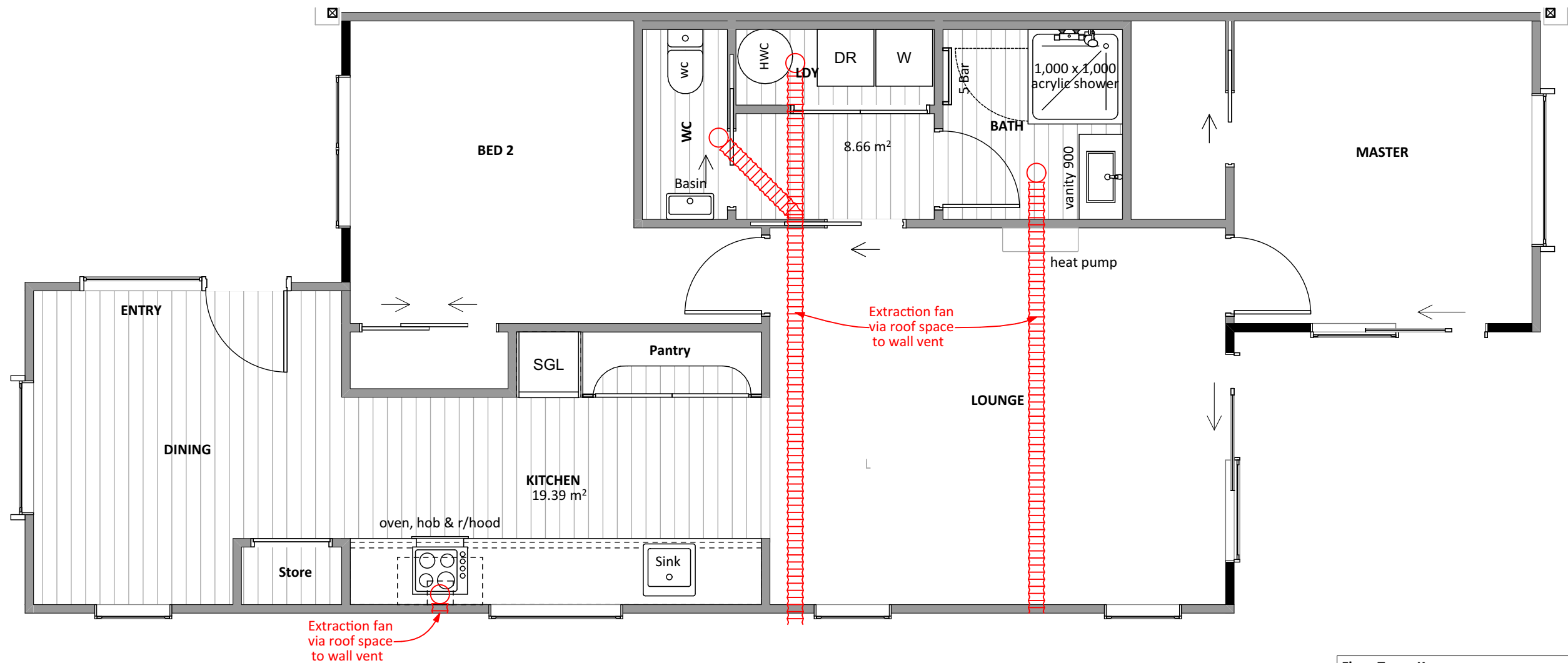
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Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	5
				Council:	CODC		& 6, CROMWELL	Scale:	1:100



Floor Types Key:

= Vinyl Floor

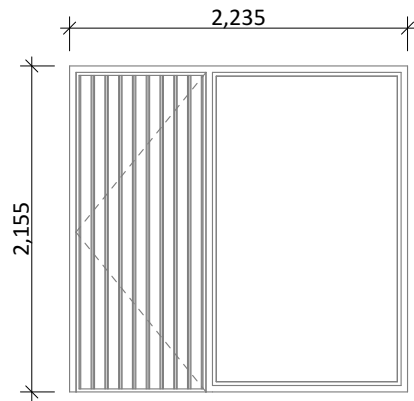
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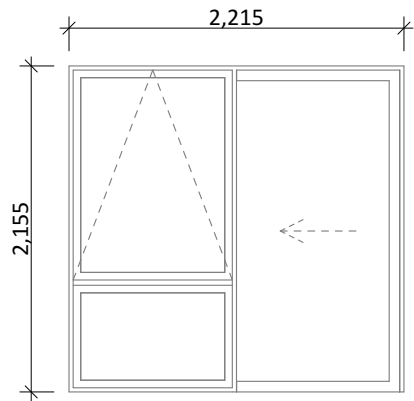
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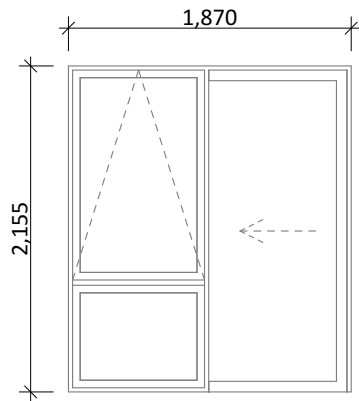
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Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:		Exposure:	B	Site Address:	LOT 559 & 560 WOONG TREE ESTATE, STAGE 5	Sheet:	6
				Council:	CODC		& 6, CROMWELL	Scale:	1:50



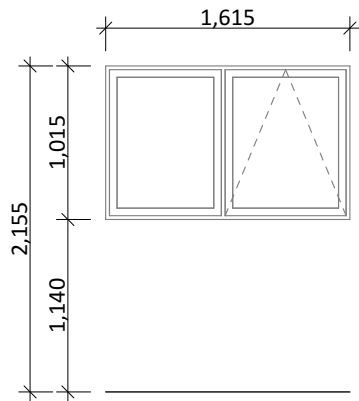
D-01
*Axis Door
*Rebated Joinery
*Insulated



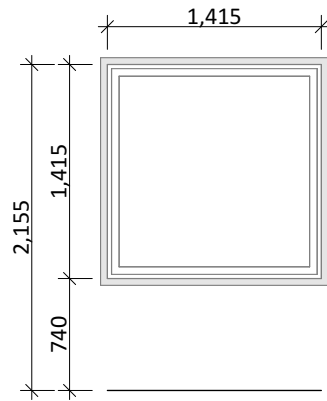
D-02
*Rebated Joinery



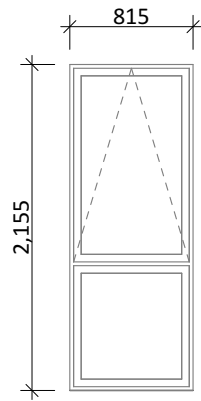
D-03
*Rebated Joinery



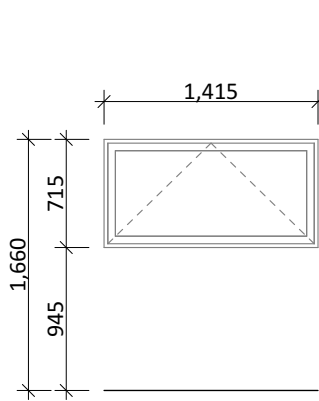
W-01



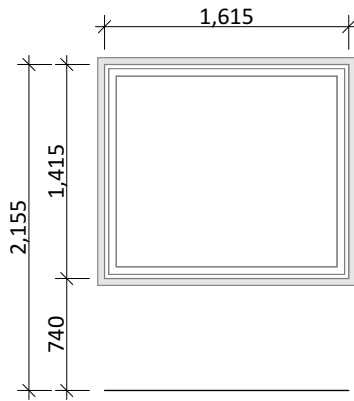
W-02
*Feature cedar frame
- Stained



items as shown (W-05, W-06); item handed (W-03)



W-04



W-07
*Feature cedar frame
- Stained

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.



Project No:	WT DP	Designed:	DP	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	19/08/2025
Plan:	Duplex WT	Drawn:	SG	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO)	Rev:	
Version:	1.3	Checked:	-	Exposure:	B	Site Address:	LOT 559 & 560 WOOING TREE ESTATE, STAGE 5	Sheet:	7
				Council:	CODC		& 6, CROMWELL	Scale:	1:50