



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
JASON COPELAND

ADDRESS:
LOT 437, BOOTH DRIVE
WOOING TREE, STAGE 2C, CROMWELL



Barrett Homes

Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 2C, CROMWELL	Scale:	



Architectural Feature
- Boxed Chimney cowl



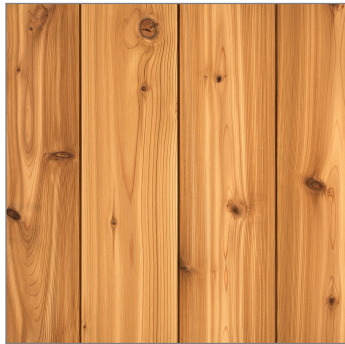
Architectural Feature
- Decorative Cedar Louvre



Metal cladding
- PCC Zinacore vertical cladding - trapezoidal profile



Panel cladding
- JH Axon panel (400) panel cladding



Natural cladding
- Vertical Knotted Cedar w/board cladding



Joinery

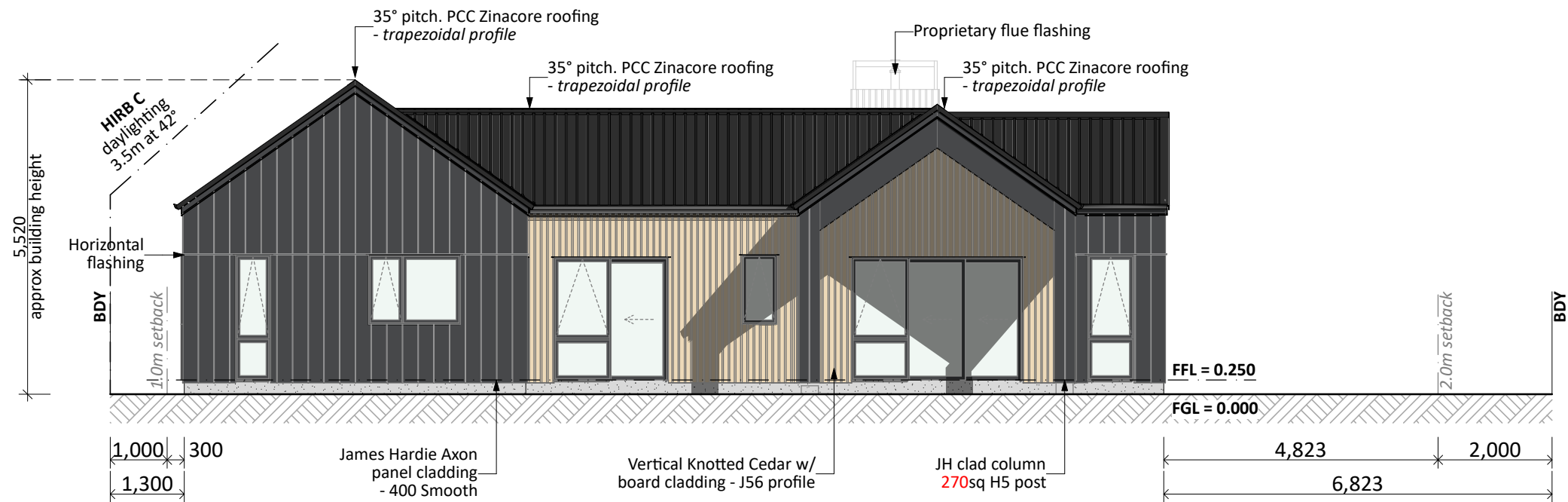
**The above materiality is for look & feel purposes only*

Y:\GM Projects\OTAGO\Wooing Tree\WT437 (Shaun)\Concept Plans\2.0\WT437 2.0.pln
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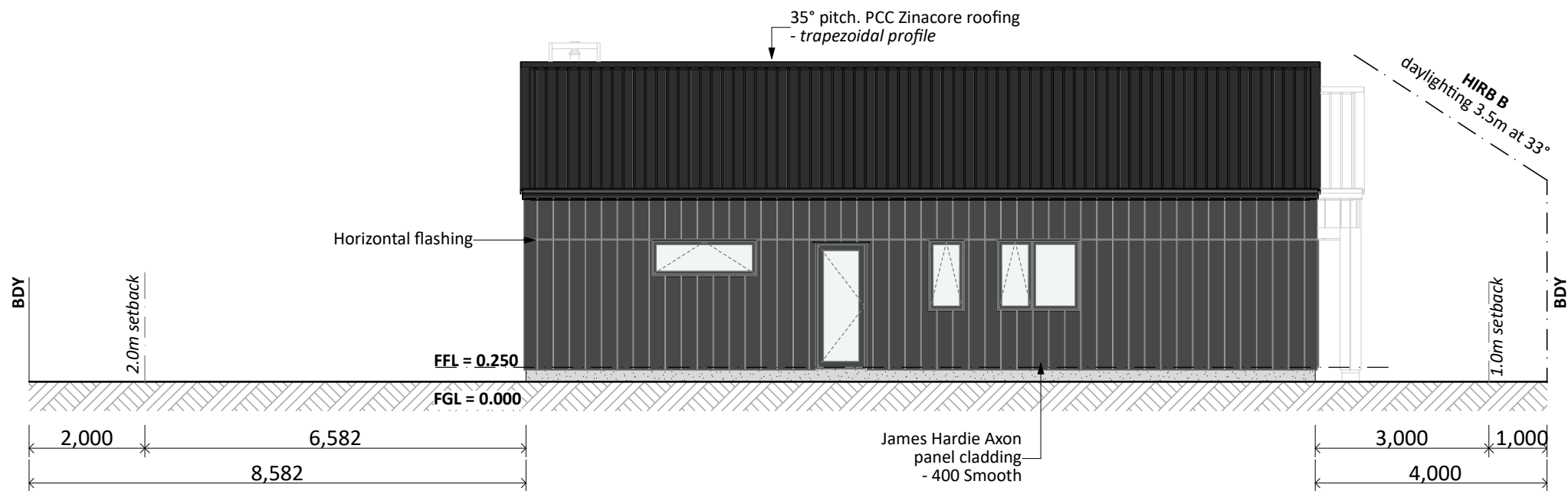


Barrett Homes

Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	
				Council:	CODC		WOOING TREE, STAGE 2C, 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
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

Foundation:

Engineered MaxRaft foundation (refer to notes and details)

Wall Cladding:

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

Roof Cladding:

35° & 20° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:

APL Residential series aluminium joinery with thermally improved double glazing

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

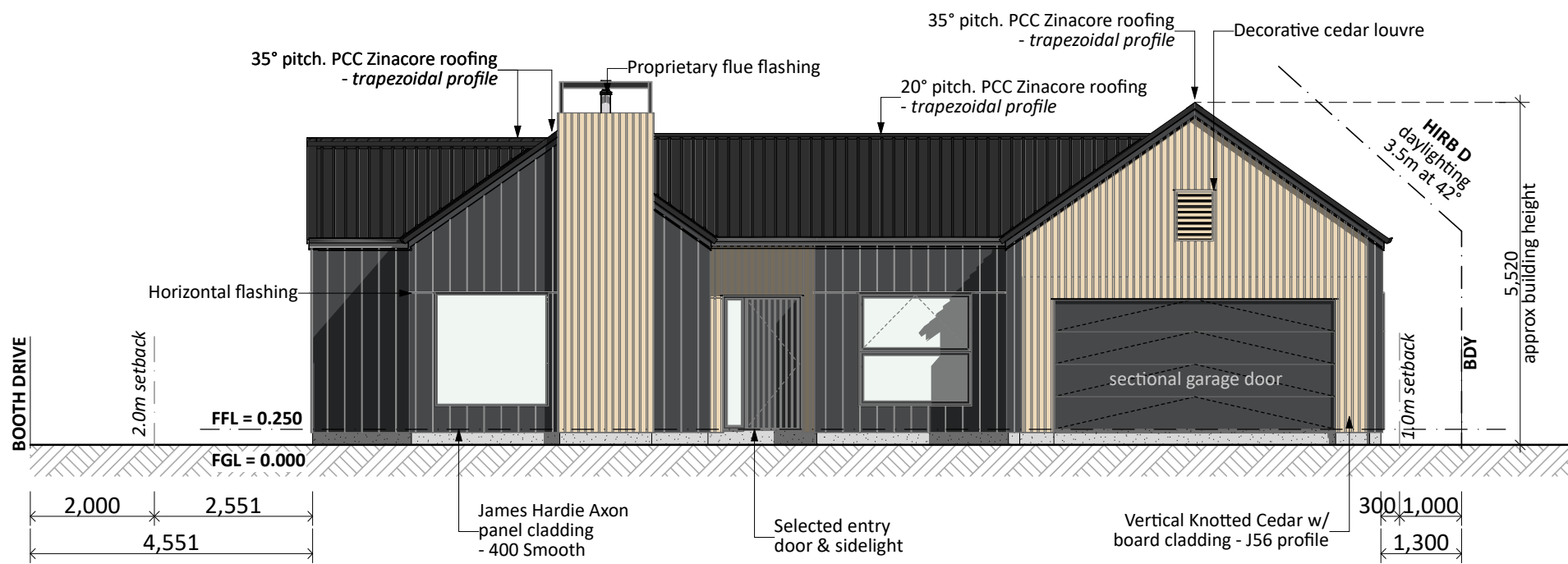
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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

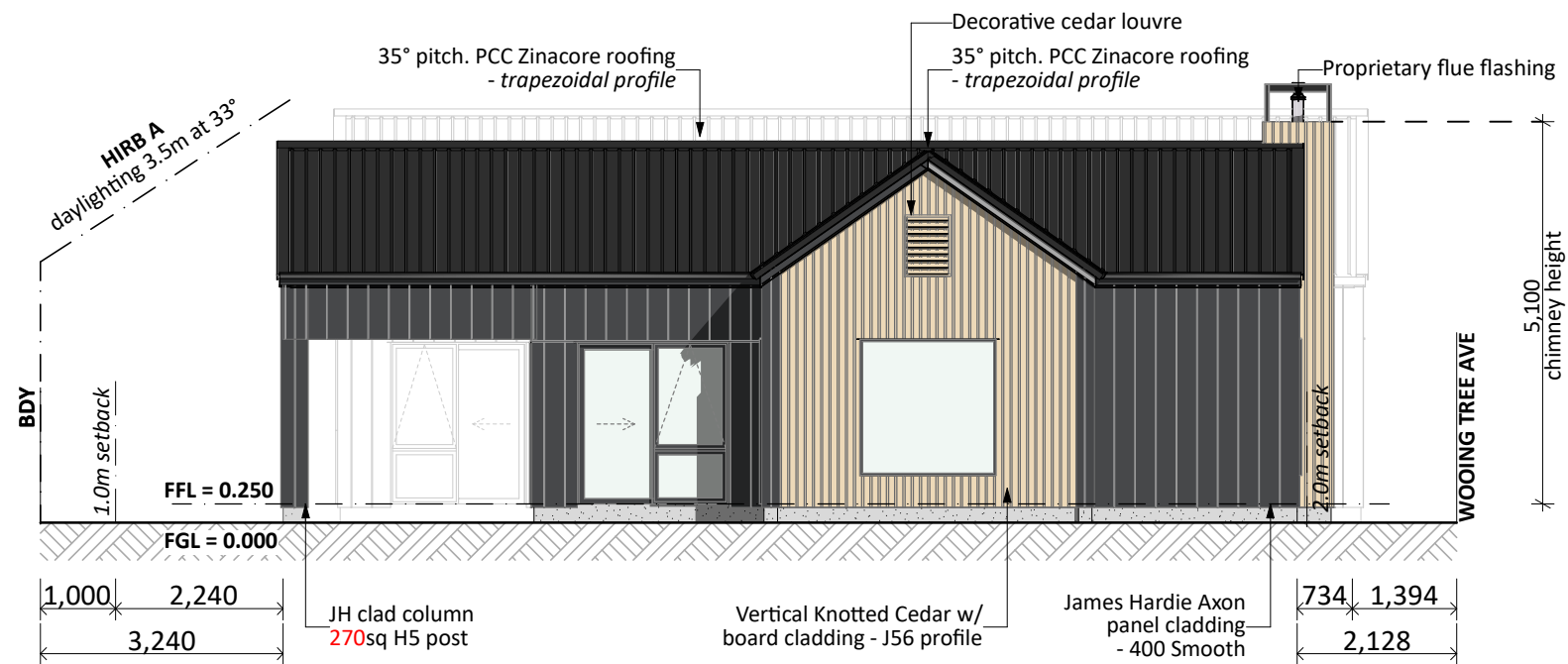


Barrett Homes

Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	1
				Council:	CODC		WOOING TREE, STAGE 2C, 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
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

Foundation:

Engineered MaxRaft foundation (refer to notes and details)

Wall Cladding:

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

Roof Cladding:

35° & 20° pitch. Longrun roofing - *Trapezoidal profile*

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:

APL Residential series aluminium joinery with thermally improved double glazing

PRELIMINARY ONLY.

Elevations are subject to the following:
- Site Levels

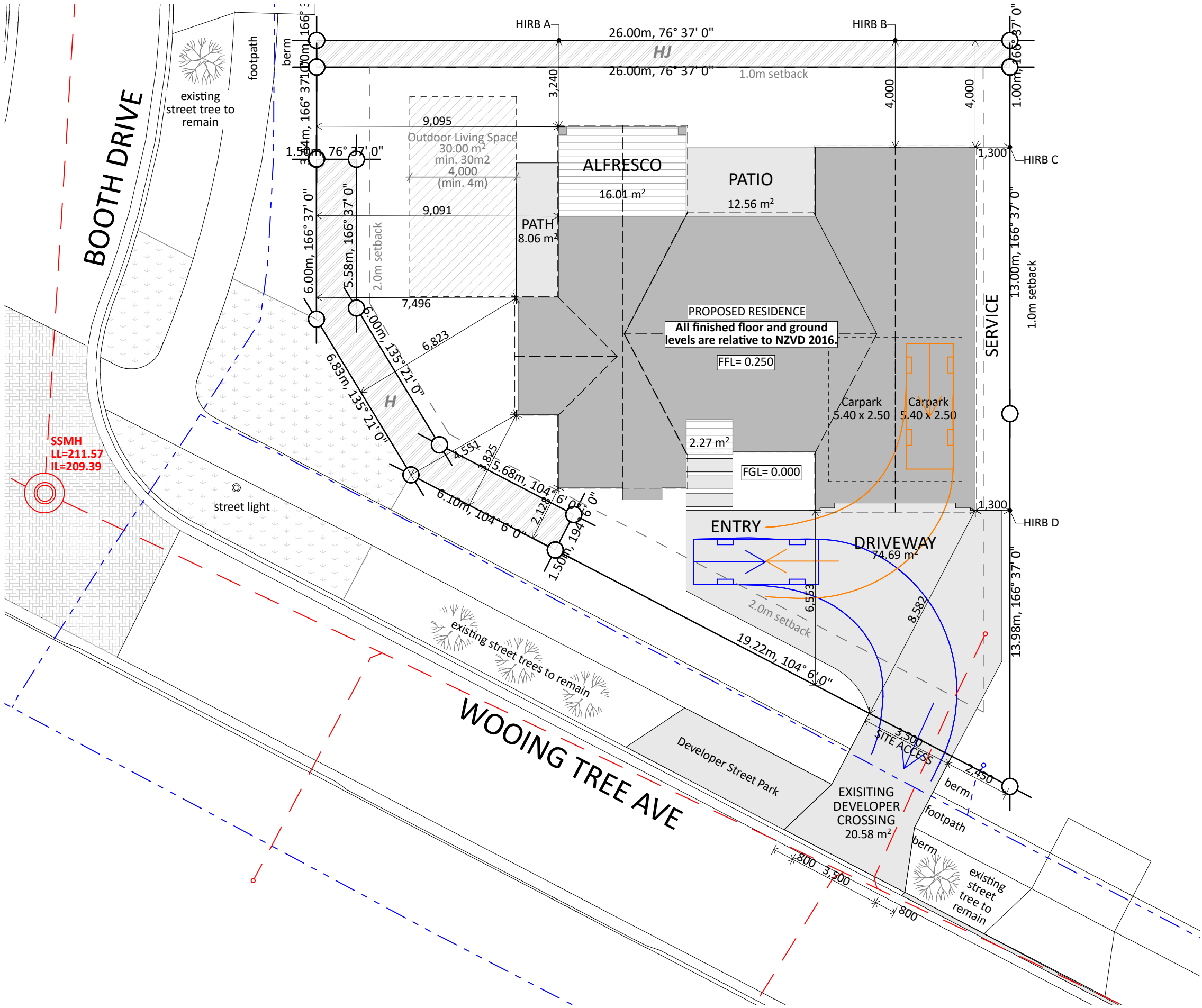
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature *Date*

CONCEPT ONLY

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



Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	2
				Council:	CODC		WOONG TREE, STAGE 2C, CROMWELL	Scale:	1:100



Site Info:

LOT: 437
DP: 590724
AREA: 544m²

Site Coverage:

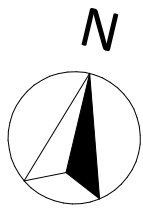
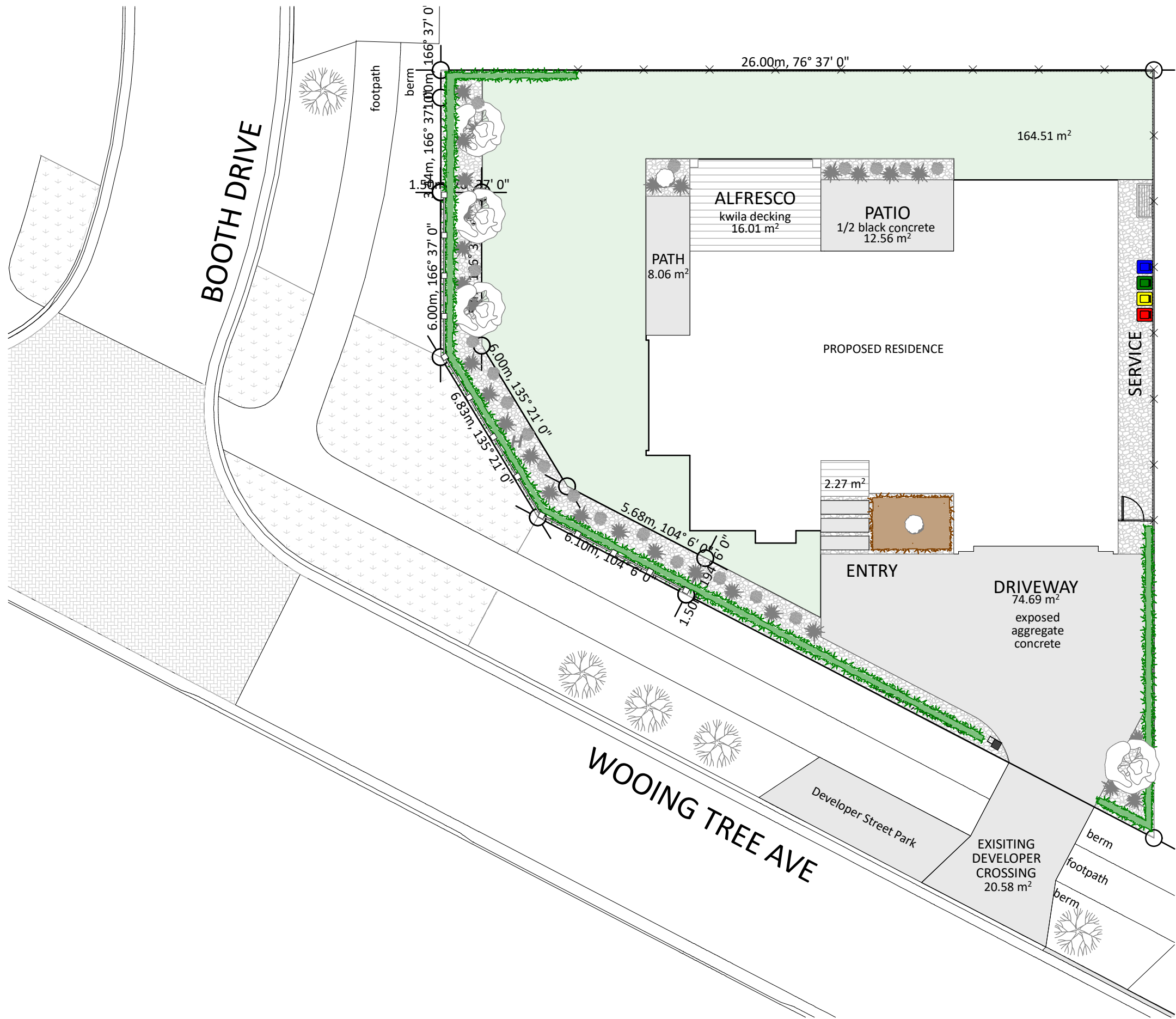
177.07 m² (House area) /
544m² (site area) = **32.54%** ✓
Living Zone = PC19
Max coverage = 45%

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	3
				Council:	CODC		WOOING TREE, STAGE 2C, CROMWELL	Scale:	1:150



Landscape Key:

Developer macrocarpa post and rail fence - unstained

Selected developer letter box

Smart wall wooden fence & gates -unstained

Schist gravel

800x500 exposed aggregate concrete pavers - 100mm spacing with schist gravel between

Hair Sedge & Hebes

Hedging - Pittosporum Kohuhu

Cherry tree

Japanese Maple

Muehlenbeckia

Washing line on posts

Permeable Areas:

HydroSeed Grass: 173.19m²

Schist: 78.59m²

Landscaping Coverage:

192.76m² (to tal planted areas) / 544m² (site area)
= 35.43% ✓

Living Zone = MRZ-S8
Min coverage = 25%

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature _____ Date _____

CONCEPT ONLY

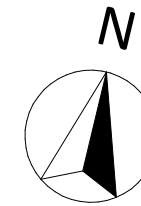
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Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	4
			design@barrethomes.co.nz	Council:	CODC		WOOING TREE, STAGE 2C, CROMWELL	Scale:	

- Foundation (Maxraft)
- Alfresco Posts
- Chimney Structure

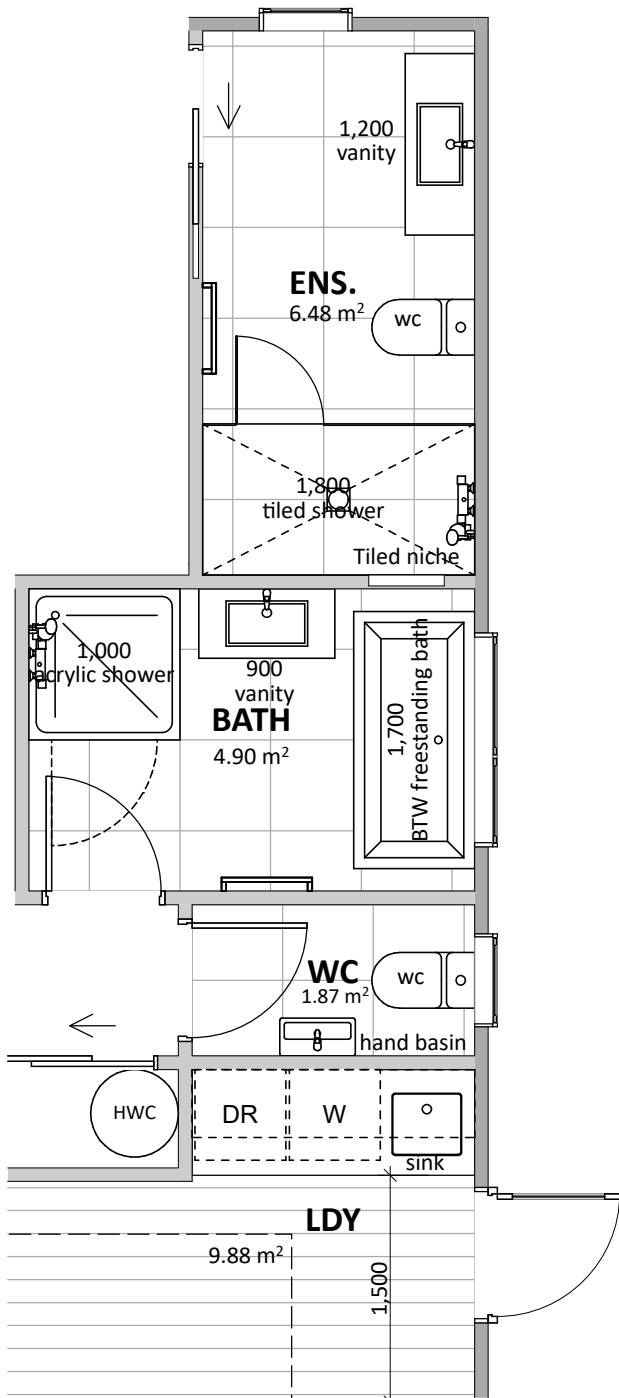
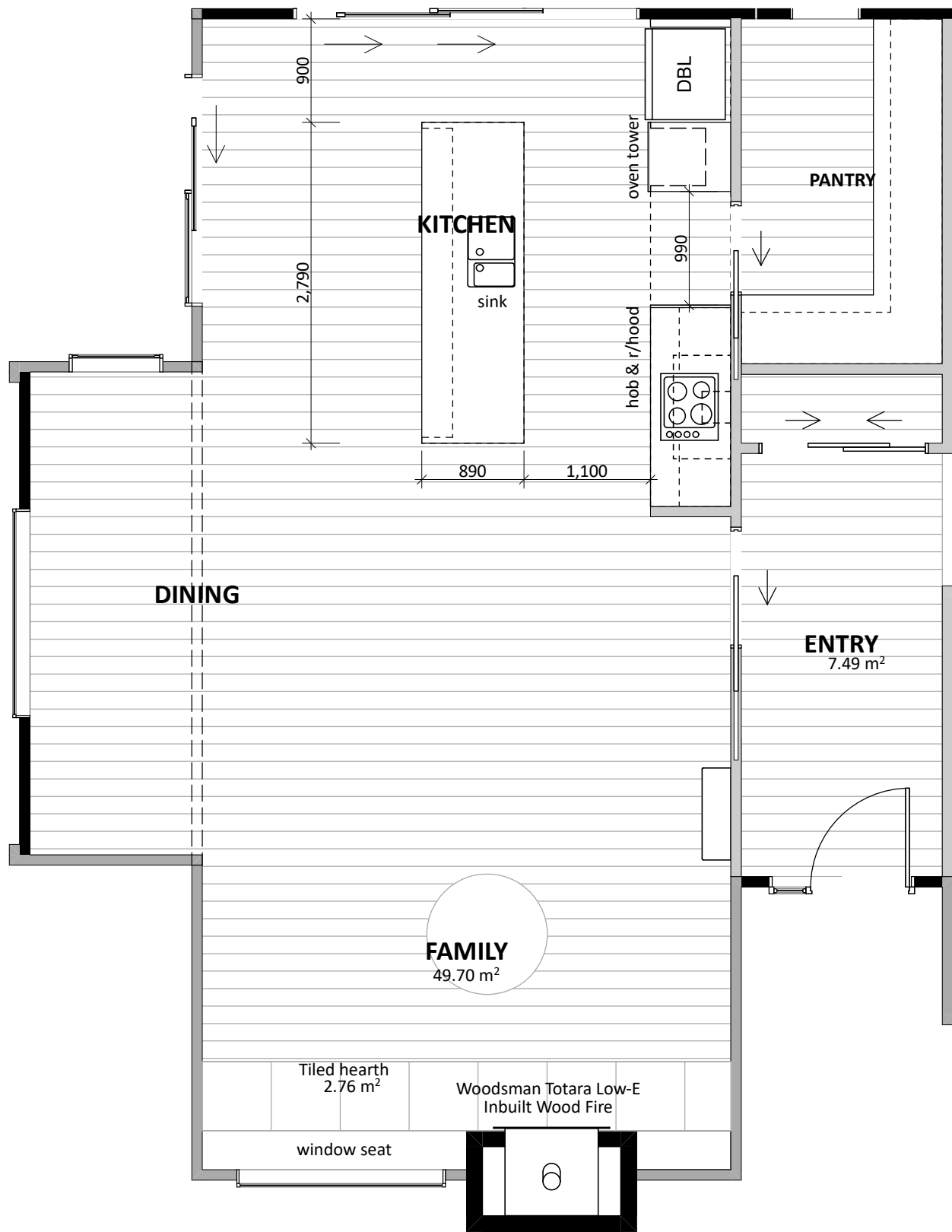
2.425 Stud height throughout
All joinery 2195 head height
Raking ceiling as shown (scissor)
Ducted Heating sytem
Attic truss storage to garage (*x6 attic trusses*)



 JH Axon panel (400)
 Vert. Knotted Cedar WB

Date _____

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



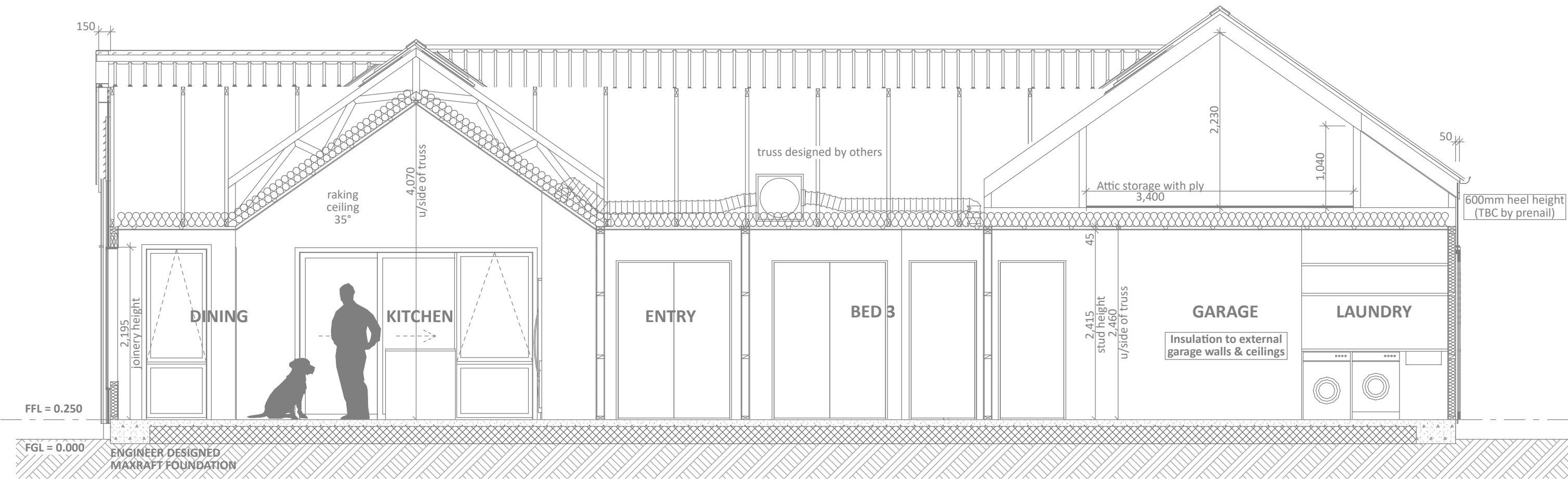
Floor Types Key:	
	= Tiled Floor
	= Vinyl Floor

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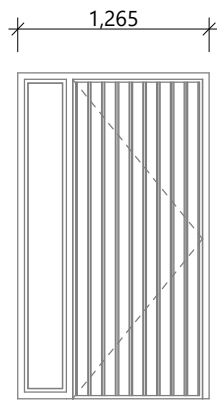
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Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	6
		design@barrethomes.co.nz		Council:	CODC	WOOING TREE, STAGE 2C, CROMWELL		Scale:	



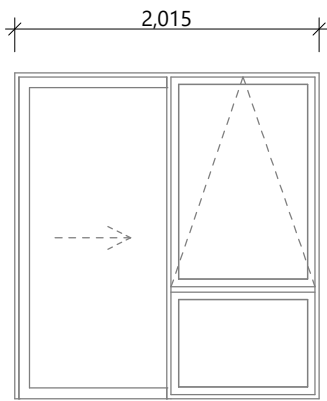
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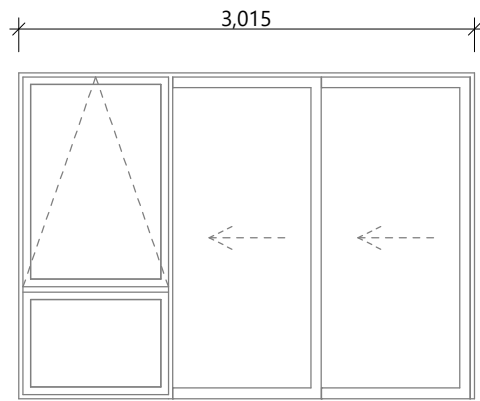
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Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	7
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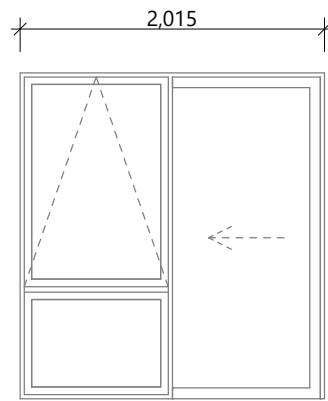
D01
rebated*
insulated door



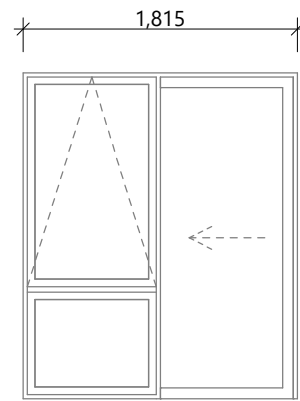
D02
rebated*



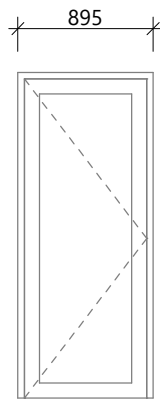
D03
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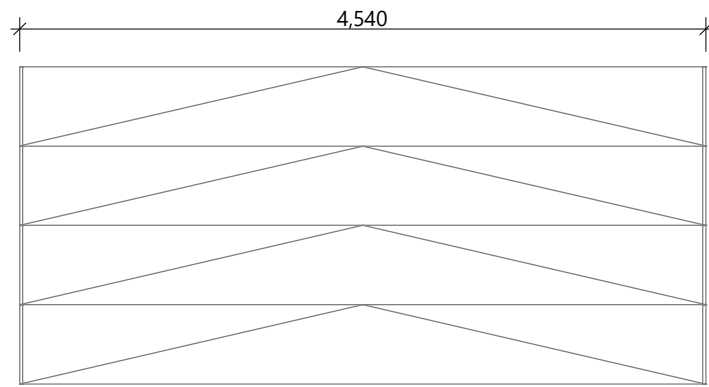
D04
rebated*



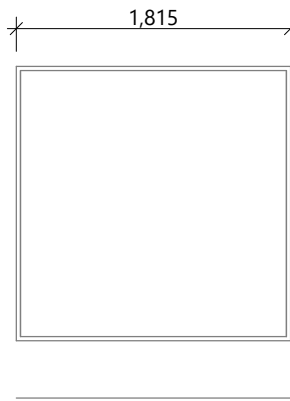
D05
rebated*



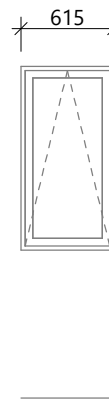
D06



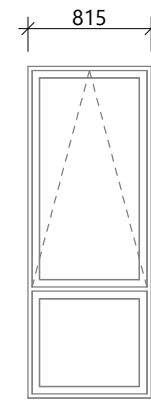
D07
insulated sectional panels



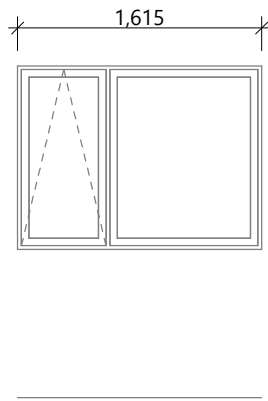
W01, W02



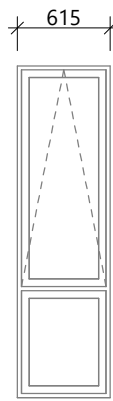
W03



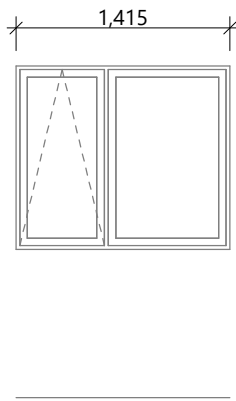
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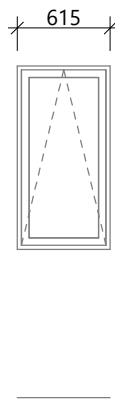
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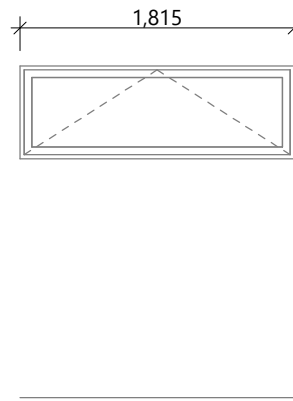
W05



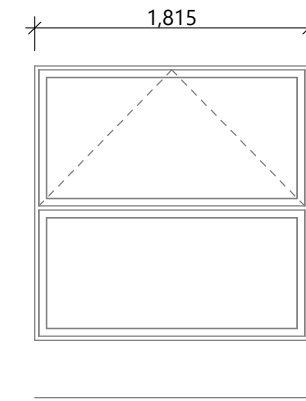
W06



W07



W08



W09

General notes:

Aluminium joinery head heights to be 2.195m (excludes rebated joinery units & include Garage door). Unless otherwise specified.
Refer to floor plan for door & window sizes. Joinery schedule & sizes to be confirmed on site PRIOR to manufacture

APL Residential series aluminium joinery with 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.

CONCEPT PLAN APPROVAL (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
CONCEPT ONLY MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS	



Project No:	WT437	Designed:	CS	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	3/09/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	JASON COPELAND	Rev:	
Version:	1.0	Checked:	KB	Exposure:	C	Site Address:	LOT 437, BOOTH DRIVE	Sheet:	8
				Council:	CODC		WOOING TREE, STAGE 2C, CROMWELL	Scale:	1:50