



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL OTAGO) LTD

ADDRESS:
KAWARIKI LANE
WOOING TREE CENTRAL STAGE,
CROMWELL



Barrett Homes

Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:1



Panel cladding
- James Hardies Stria (405) panel cladding



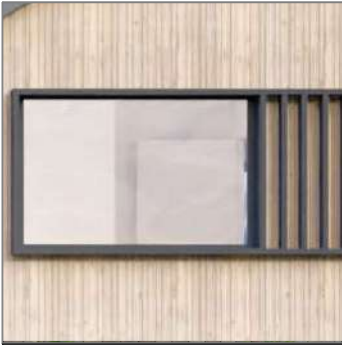
Roofing
- PCC Zinacore cladding
- trapezoidal profile



Natural cladding
- JSC TMT Vertical w/board cladding



Joinery
- Black



Aluminium slatted screen and shroud
- Black

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.

Y:\GM Projects\OTAGO\Wooing Tree\WT942-947\Concept Plans\GABLE MOD\Gable V1.1 - WT.pln
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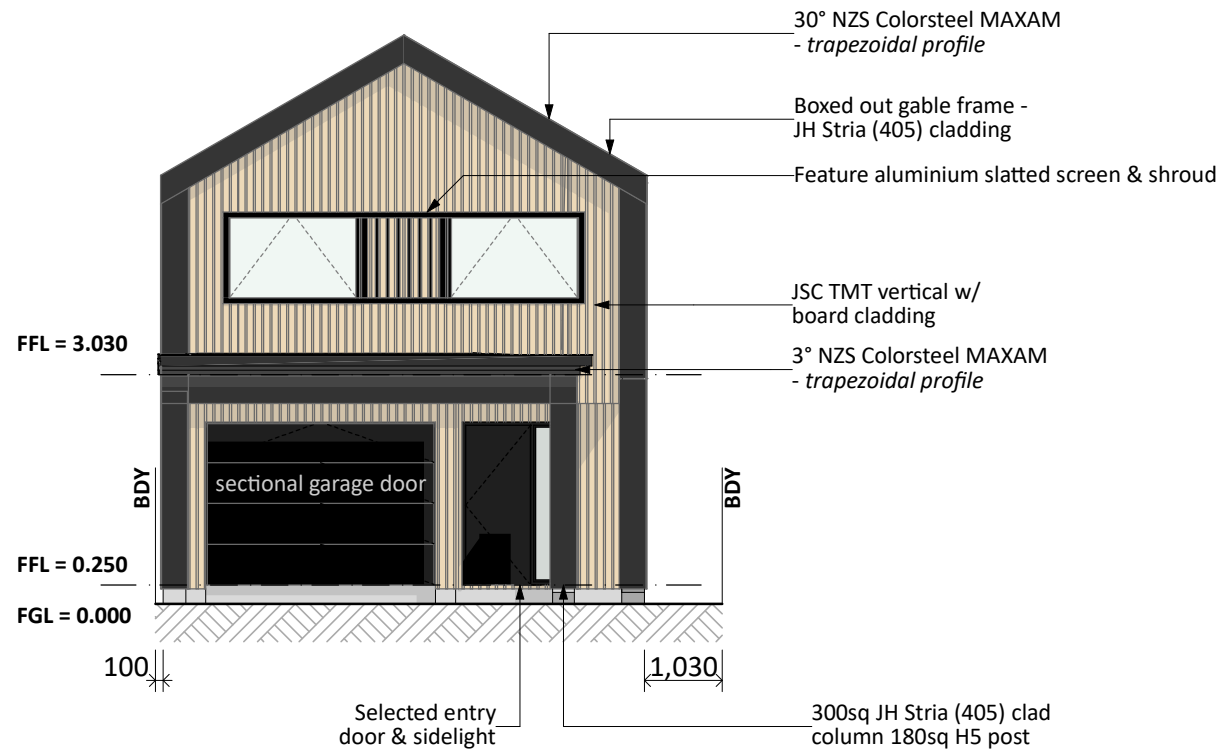


Barrett Homes

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Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	
				Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:1



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

CJ = Control joint

Foundation:

Engineered MaxRaft foundation
(refer to notes and details)

Wall Cladding:

James Hardie Stria panel cladding - 405
JSC TMT vertical w/board cladding

***All claddings to be installed over Masons UNI Flexible Air Barrier System. Masons UNI Flexible Air Barrier System to be installed over timber framing strictly as per manufacturers specification.**

Roof Cladding:

30°, & 3° pitch. NZS Colorsteel MAXAM
- Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

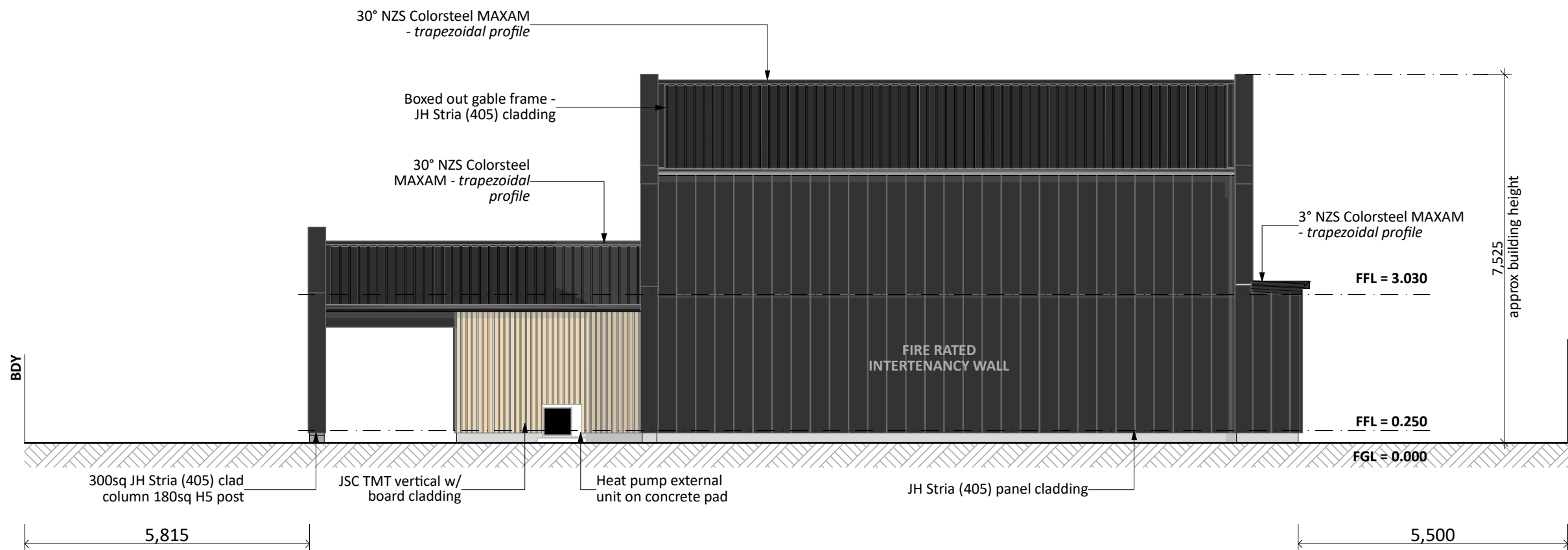
Joinery:

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

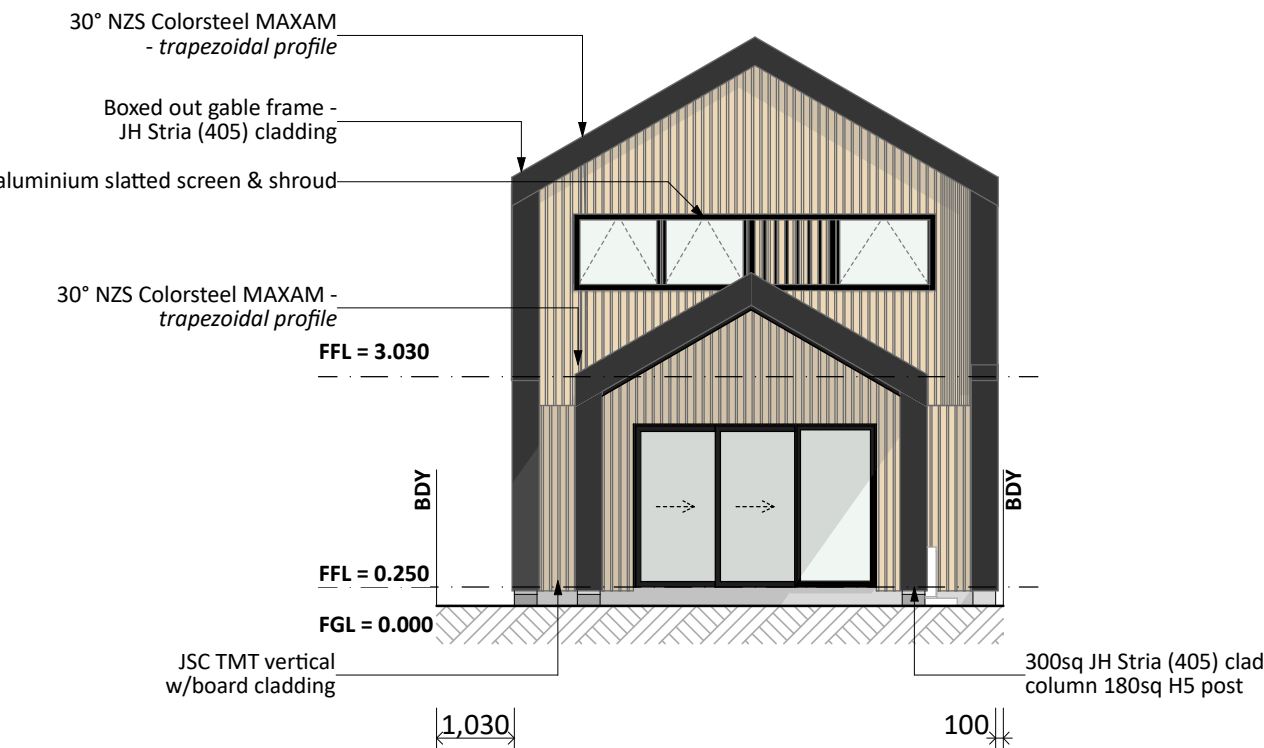


Barrett Homes

Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	1
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



SOUTH ELEVATION



WEST 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

CJ = Control joint

Foundation:

Engineered MaxRaft foundation
(refer to notes and details)

Wall Cladding:

James Hardie Stria panel cladding - 405
JSC TMT vertical w/board cladding

***All claddings to be installed over Masons UNI Flexible Air Barrier System. Masons UNI Flexible Air Barrier System to be installed over timber framing strictly as per manufacturers specification.**

Roof Cladding:

30° & 3° pitch. NZS Colorsteel MAXAM
- Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø downpipes

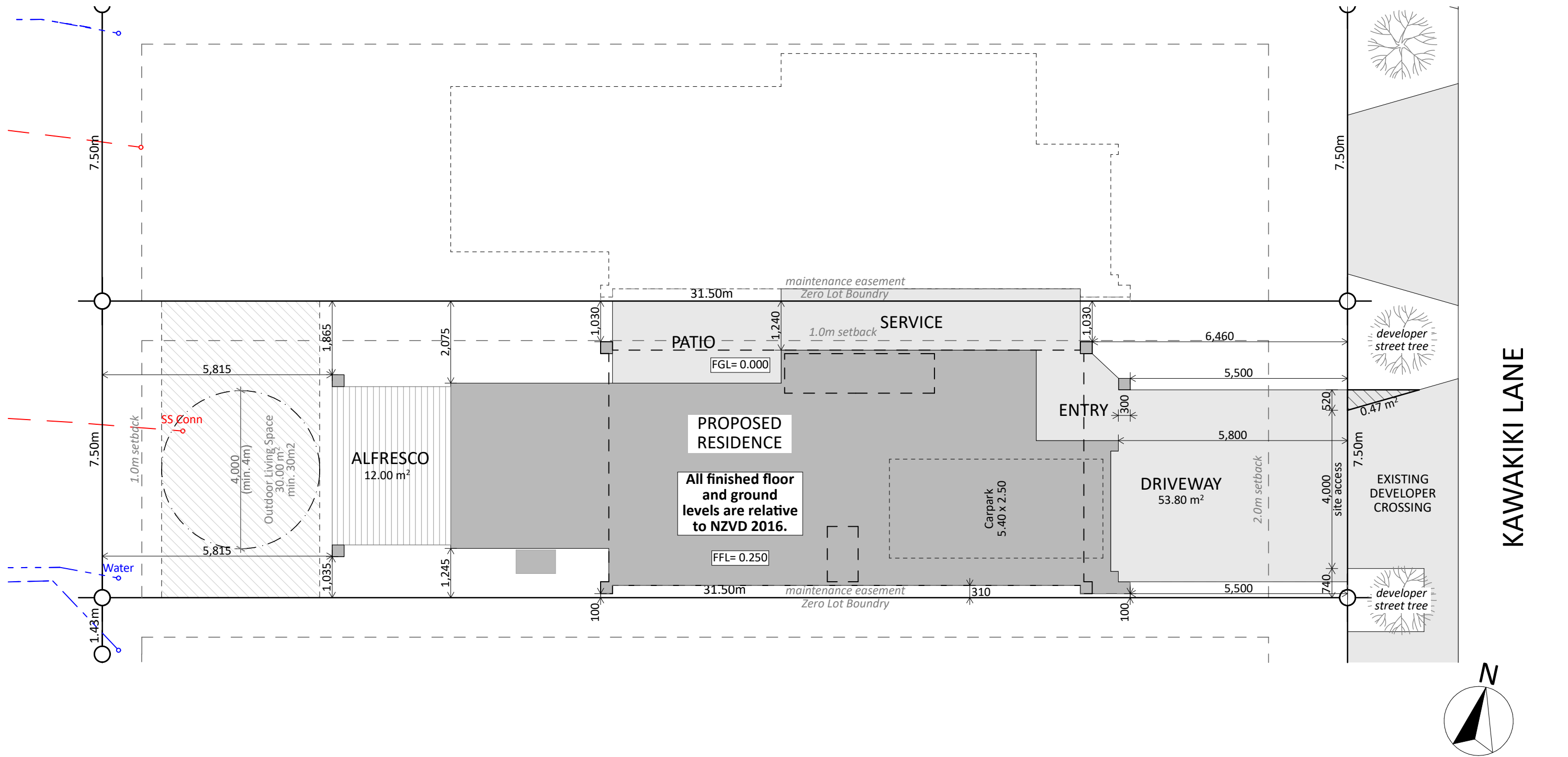
Joinery:

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



Barrett Homes

Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	23/01/2026
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Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	2
			design@barrethomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Site Coverage:

84.79 m² (House area)
/ 262m² (site area)
= 32.36% ✓
Living Zone = PC19 MRZ
Max coverage = 45%

Site Info:

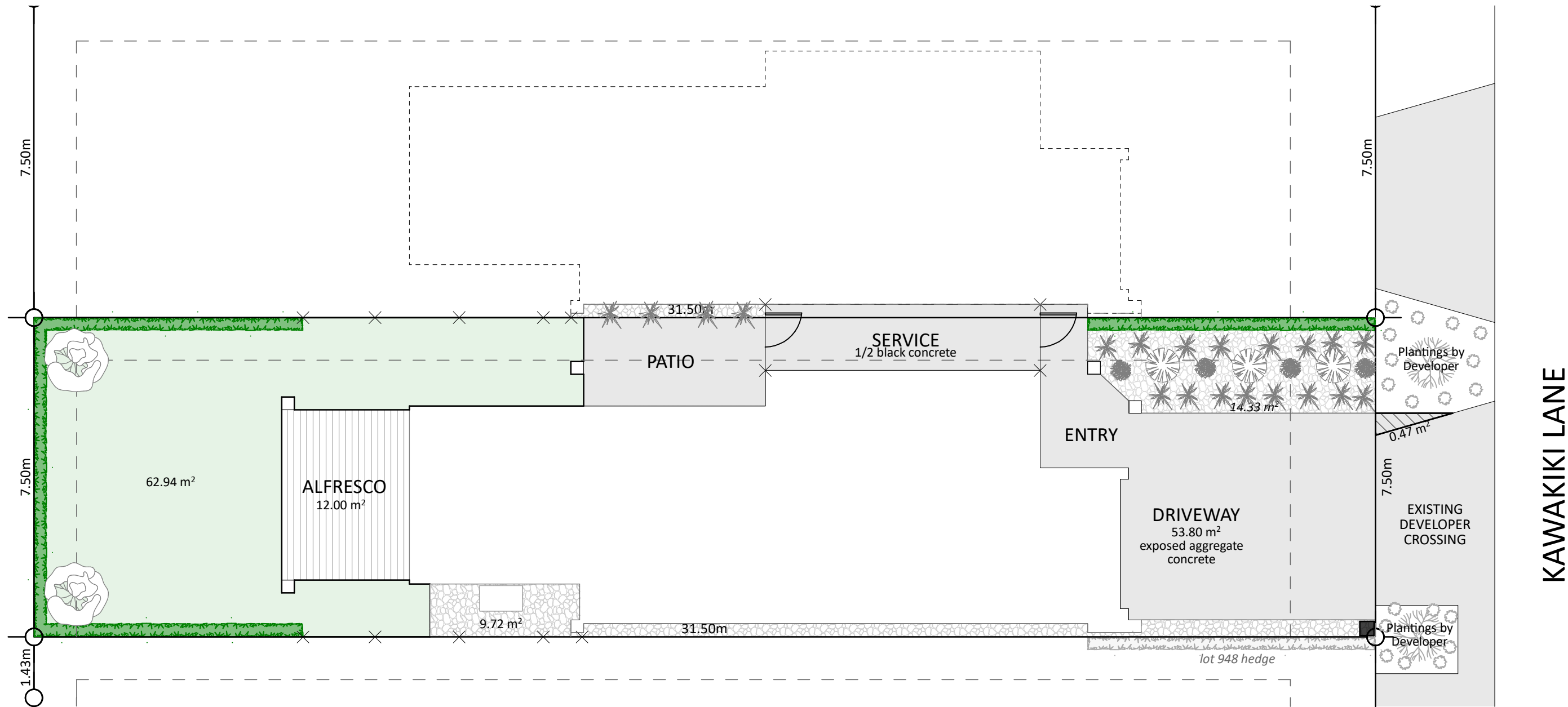
LOT: 947
DP: TBC
AREA: 262m²m²

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:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	3
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Landscape Key:

Smart Wall fence
- with gate

Low level plantings

Hedging
- Pittosporum

specimin tree
- Upright Hornbeam

specimin tree
- Japanese Maple

Permeable Areas:

Grass: 62.94m²

Schist*: 24.05m²
schist not included in MRZ-S8 coverage

Landscaping Coverage:

77.27m² (total planted areas) / 262m²m² (site area)
= 29.49% ✓

Living Zone = MRZ-S8
Min coverage = 25%

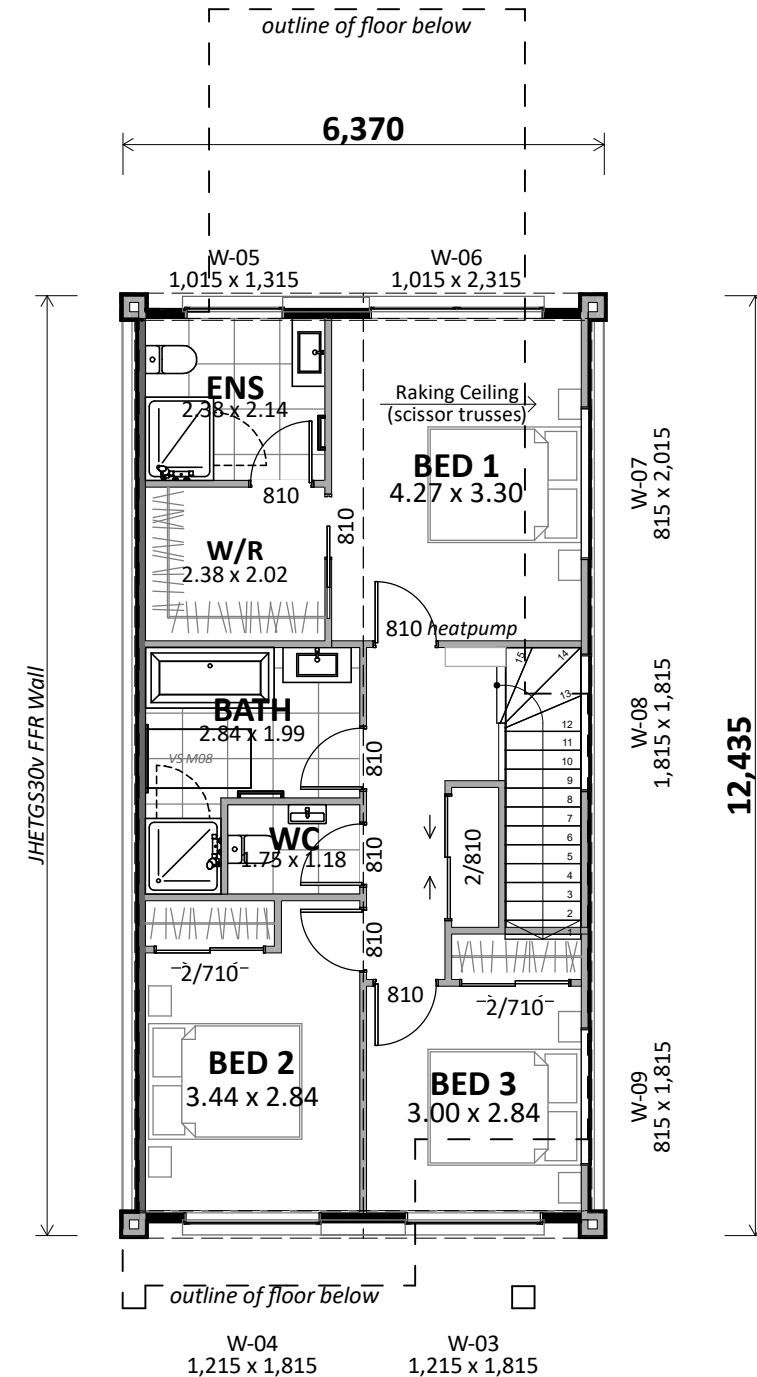
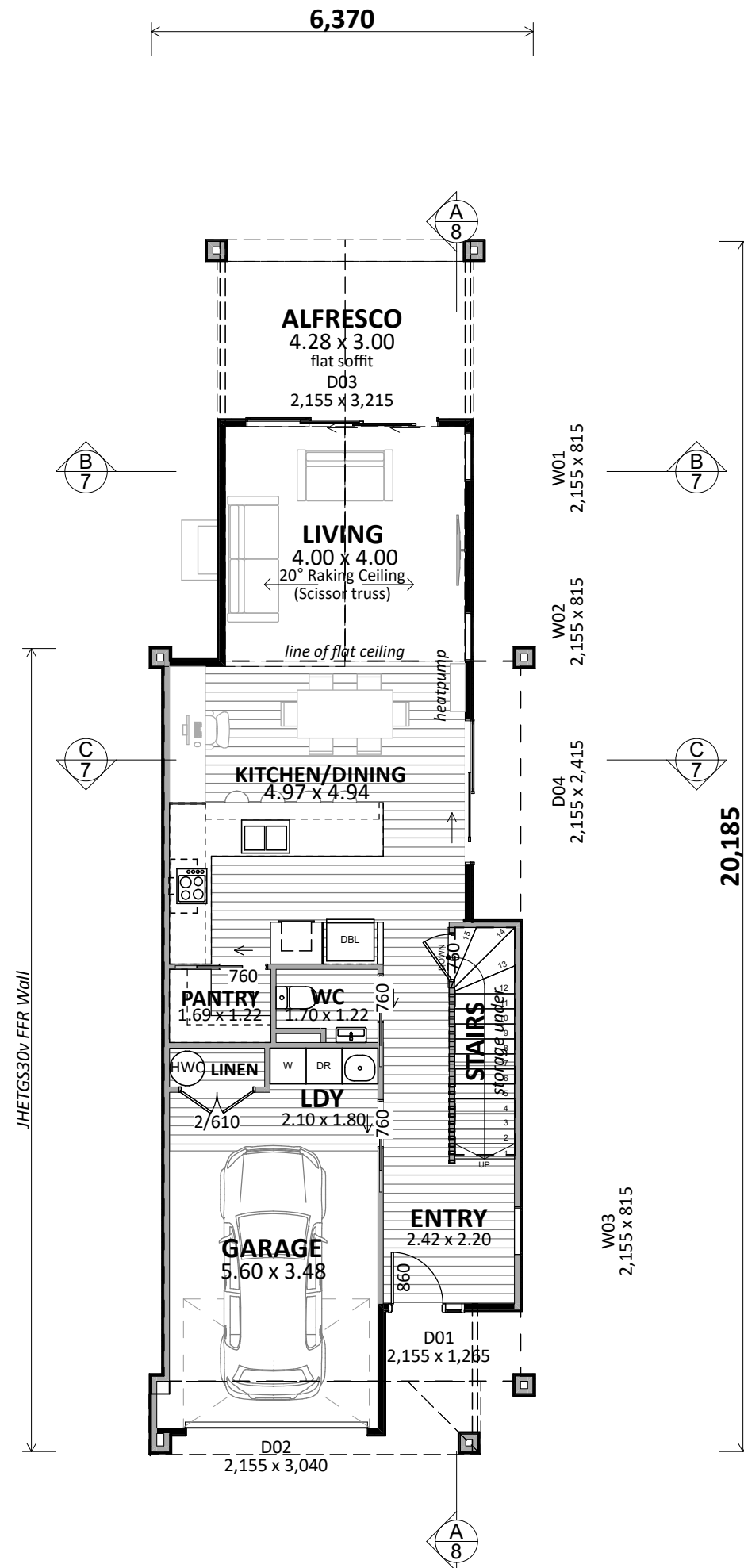
CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature _____ Date _____

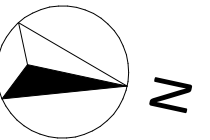
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Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	4
			design@barrethomes.co.nz	Council:	CODC		WOORING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height
Raking ceiling to Alfresco/Living/Master bedroom (scissor trusses)
JHETS30v Fire rated wall to zero lot boundary
VS M08 skylight to bathroom



Floor Area:	
Ground floor:	Area o/frame: 84.79 m ²
First floor:	Area o/frame: 66.82 m ²
Total:	Area o/frame: 151.61 m ²

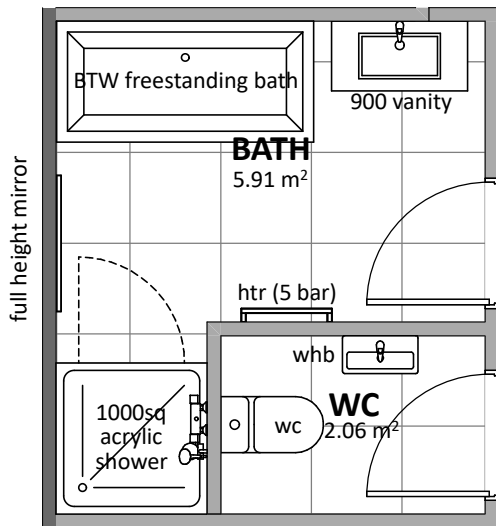
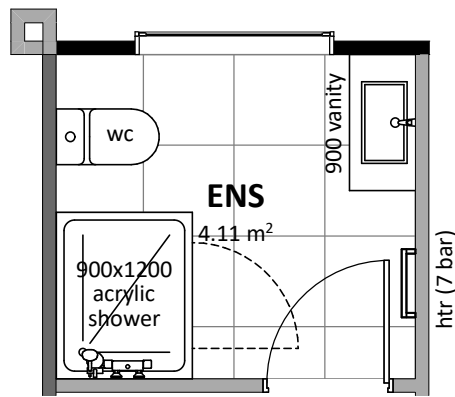
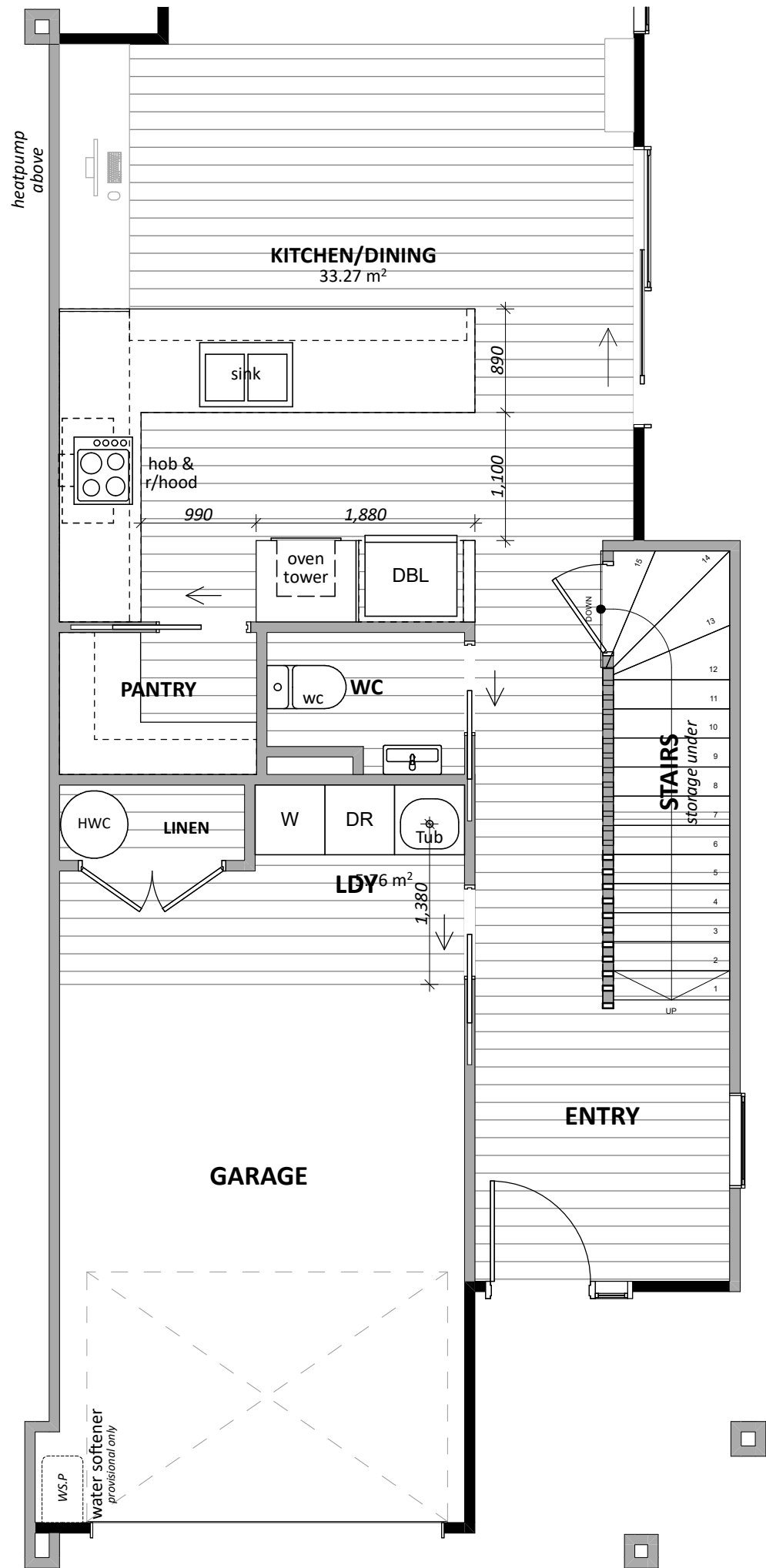
Cladding Key:	
	Selected Cedar WB
	JH Stria (405)

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Signature _____ Date _____

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Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	FLOOR PLANS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:		EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	5
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:100



Floor Types Key:

= Vinyl Floor

= Tiled Floor

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

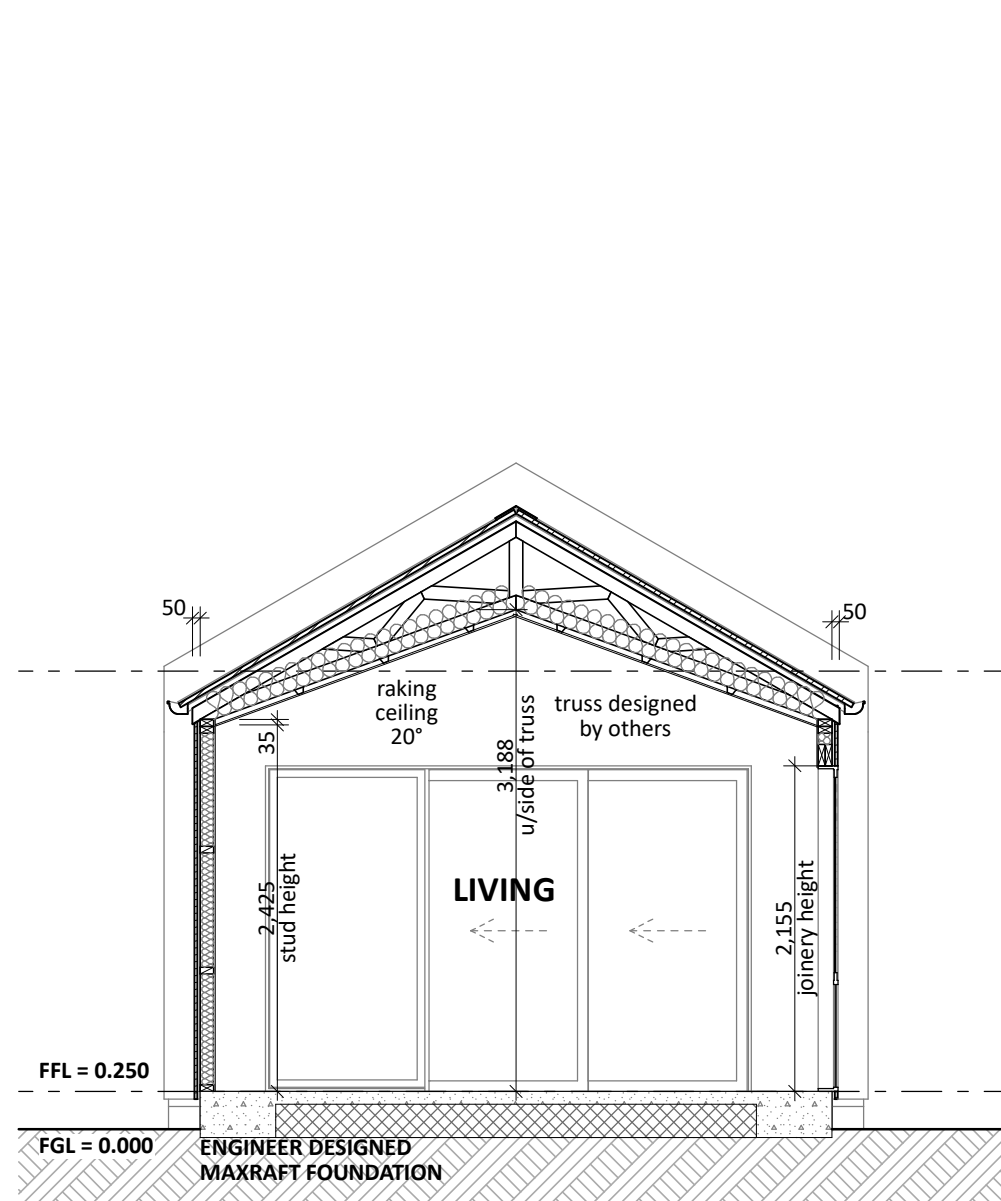
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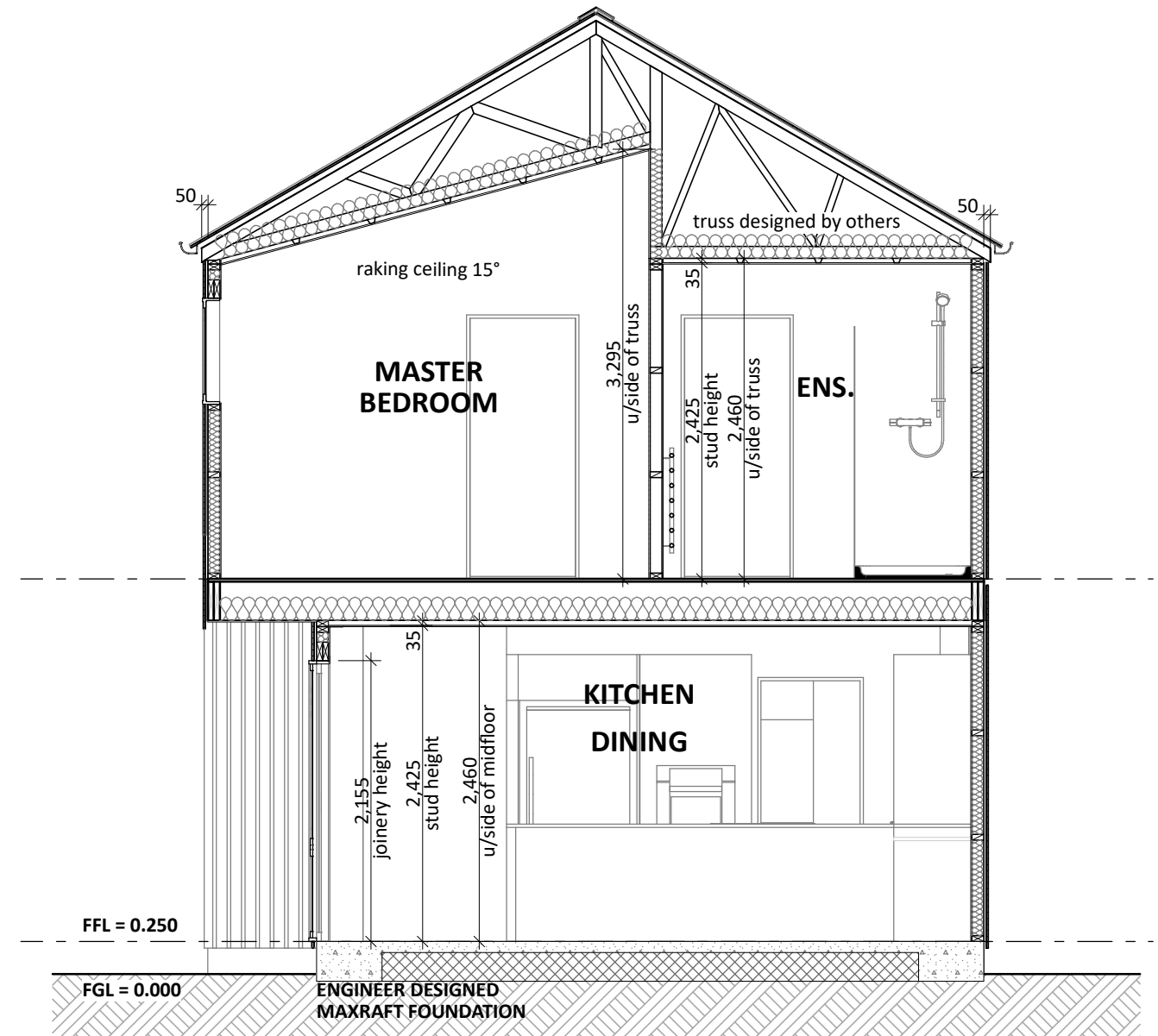
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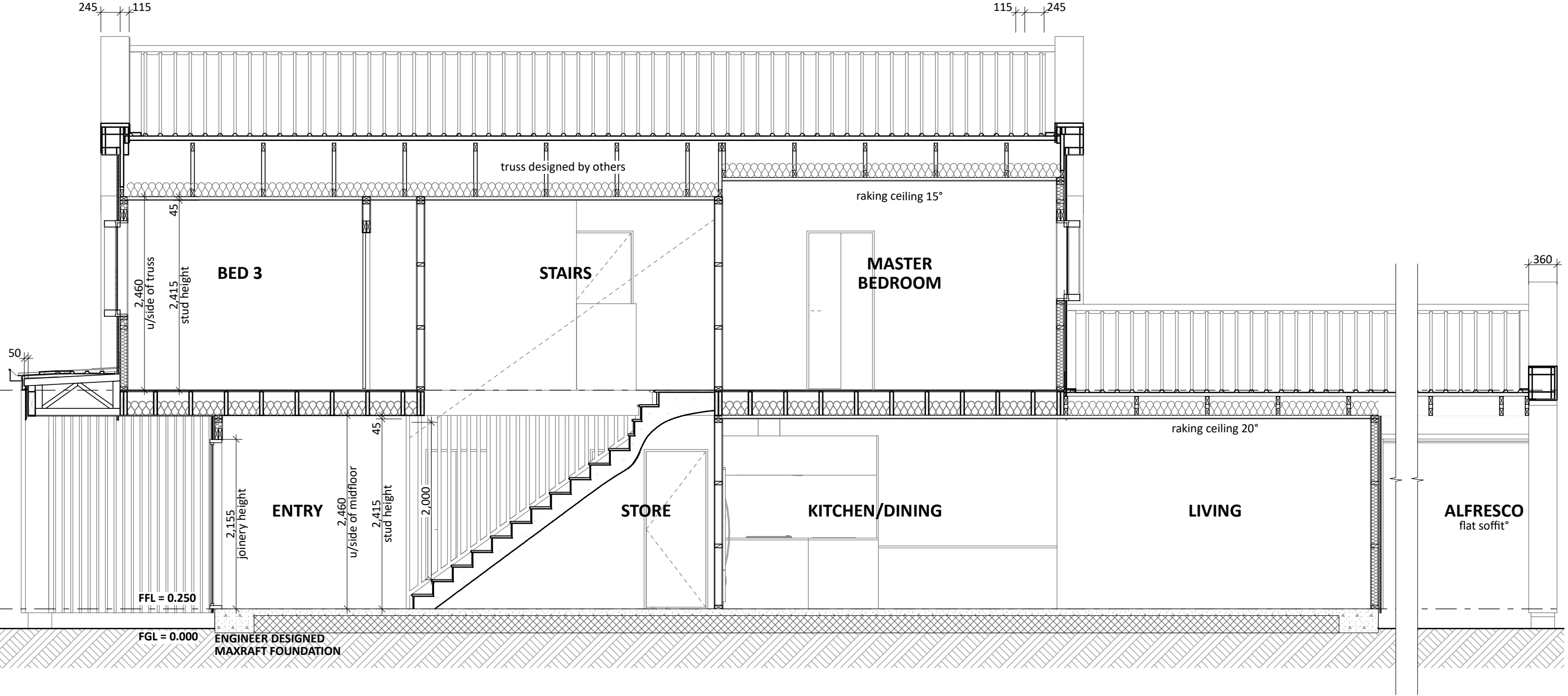
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Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT #Lot No. #2, #Site Address #2	Sheet:	6
				Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:50



CROSS SECTION A
SCALE 1:50



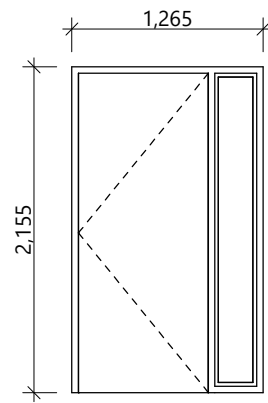
CROSS SECTION B
SCALE 1:50



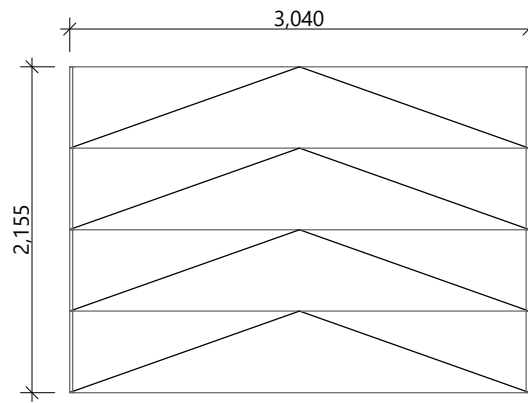
CROSS SECTION C
SCALE 1:50



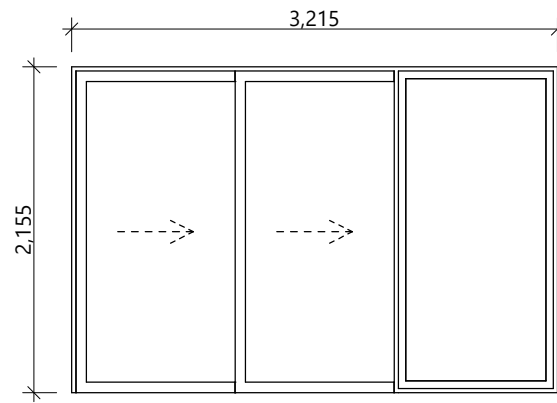
Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	LOT #Lot No. #2, #Site Address #2	Sheet:	8
				Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:50



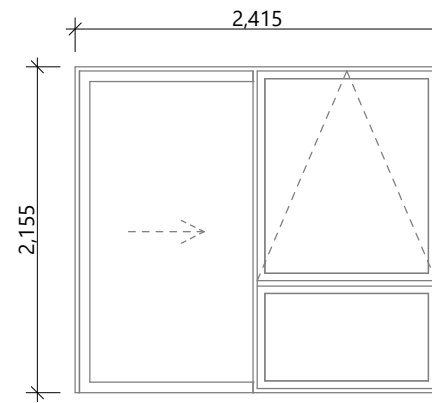
D01
*rebated joinery



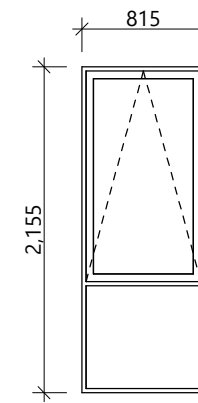
D02
*insulated sectional panels



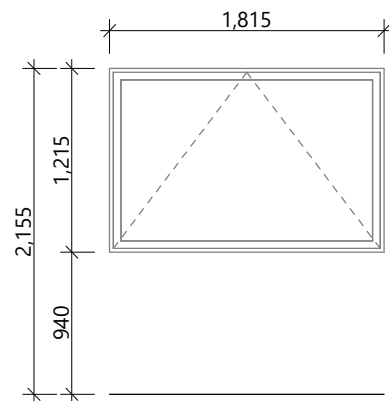
D03
*rebated joinery



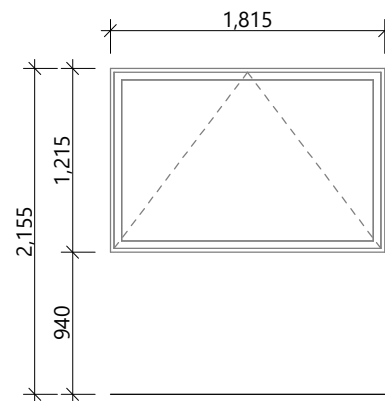
D04
*rebated joinery



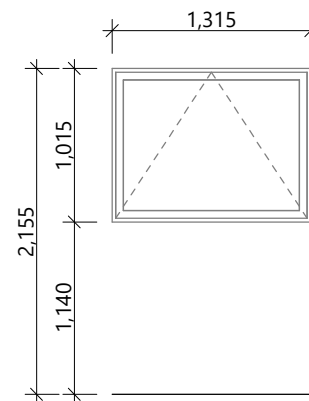
W01, W02, W03
*rebated joinery



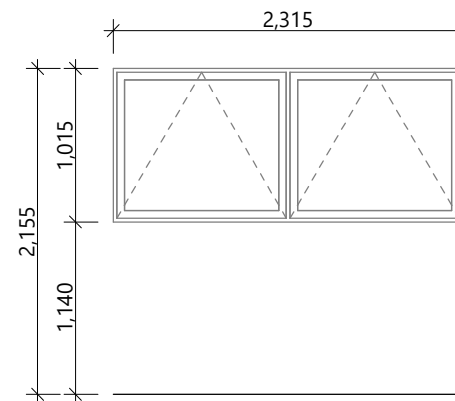
W-03



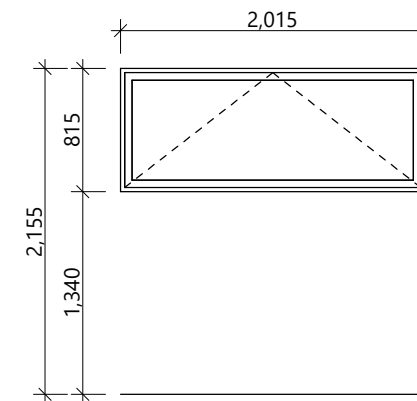
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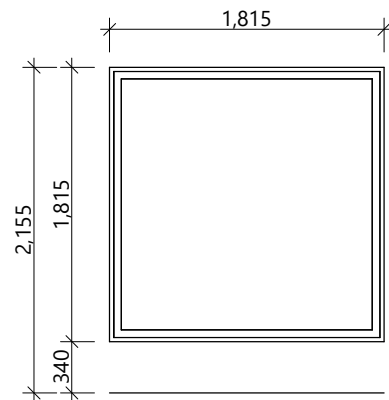
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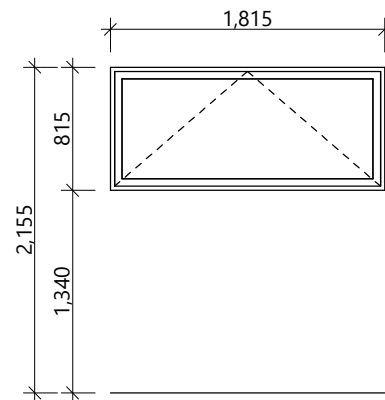
W-06



W-07



W-08



W-09

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 & thermally broken aluminium framing 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)

Signature

Date

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Project No:	WT947	Designed:	CS	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	23/01/2026
Plan:	NEW DESIGN	Drawn:	-	EQ:	2	Client Name:	BARRETT HOMES (CENTRAL OTAGO) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	B	Site Address:	KAWARIKI LANE	Sheet:	9
			design@barretthomes.co.nz	Council:	CODC		WOOING TREE CENTRAL STAGE, CROMWELL	Scale:	1:50