

Stage: Concept AM4^{27/05/2026}

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spacelab.

The following design elements have been specified by other designers:

- Truss Design
- Engineered Foundation

All documentation copyright to BARRETT HOMES

Proposed Project for:
Barrett Homes
Address:
5/3 Kawariki Court
Cromwell

Job no:
WT946/WT947

Date: 27/05/2026



Barrett Homes



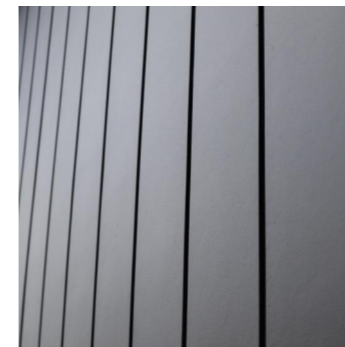
Natural cladding
 - Vertical Knotted Cedar
 w/board cladding



Roof Cladding
 - PCC Zinacore Roofing - trapezoidal
 profile



Joinery
 - Thermally improved double glazing to
 all window and door joinery



Panel cladding
 - James Hardie Axon panel cladding -
 400 smooth
 - Painted

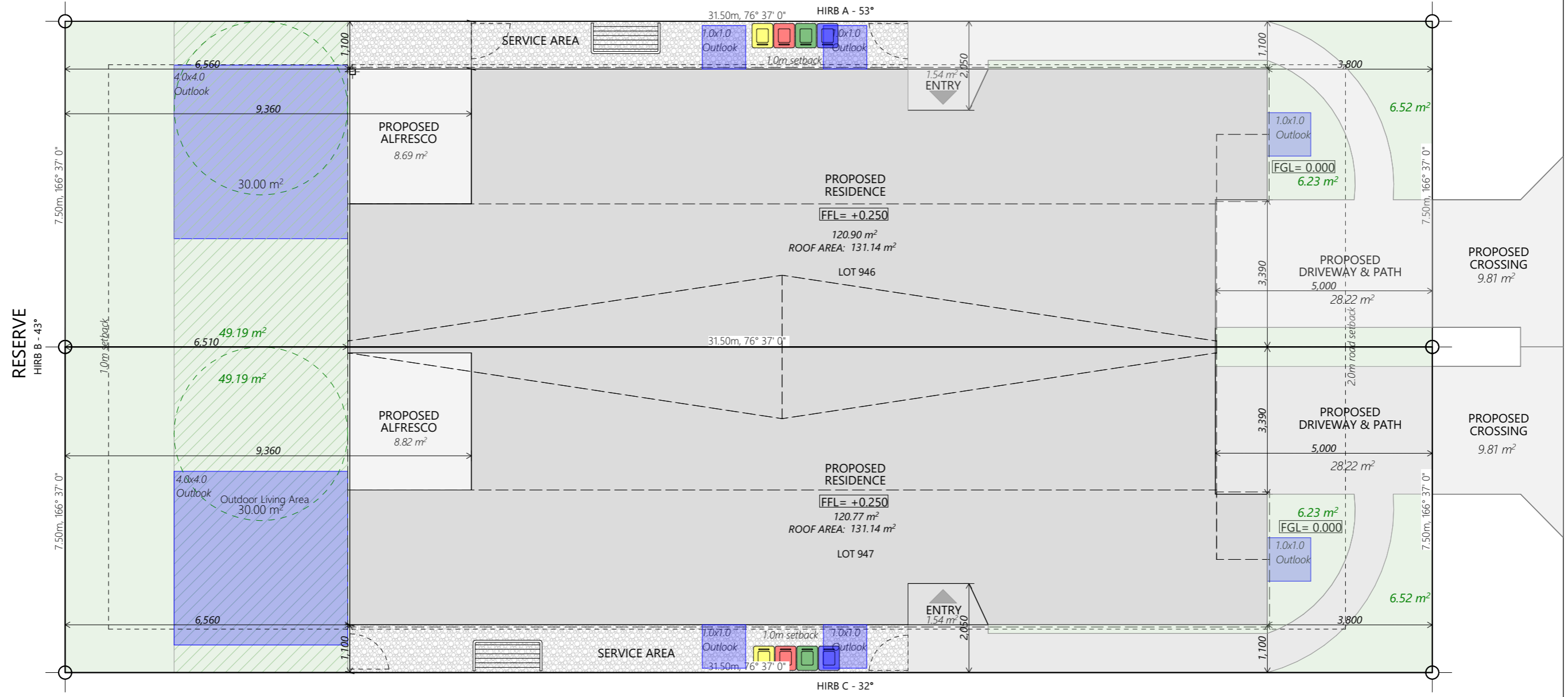


Cedar Shroud
 - Timber (Stained)

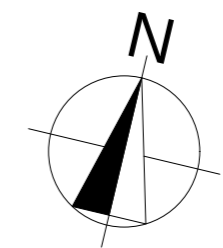
**The above materiality is for look & feel purposes only*

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	Design: spacelab. Drawn: Masa P.Plajh LBP: Uros Plajh					Rev:			
	Wind: HIGH	Earthq: 2	Exposure: B	Snow: NS	Climate: 6	Date: 27/05/2026			

Lot: 946
 DP: 621377
 Site Area: 236 m²
 Gross Plan Area: 120.90 m² (excl. covered alfresco & entry),
 131.14m² (incl. covered alfresco & entry)
 Site Coverage: 55.57% (45% maximum)
 Lanscaped Area: 61.94m² = 26.25% (25% minimum)
 Maximum Building Ht: 7.5m
 Territorial Authority: Central Otago District Council
 Planning Zone: MDRS



NON COMPLIANCE
 - site coverage
RESOURCE CONSENT REQUIRED!



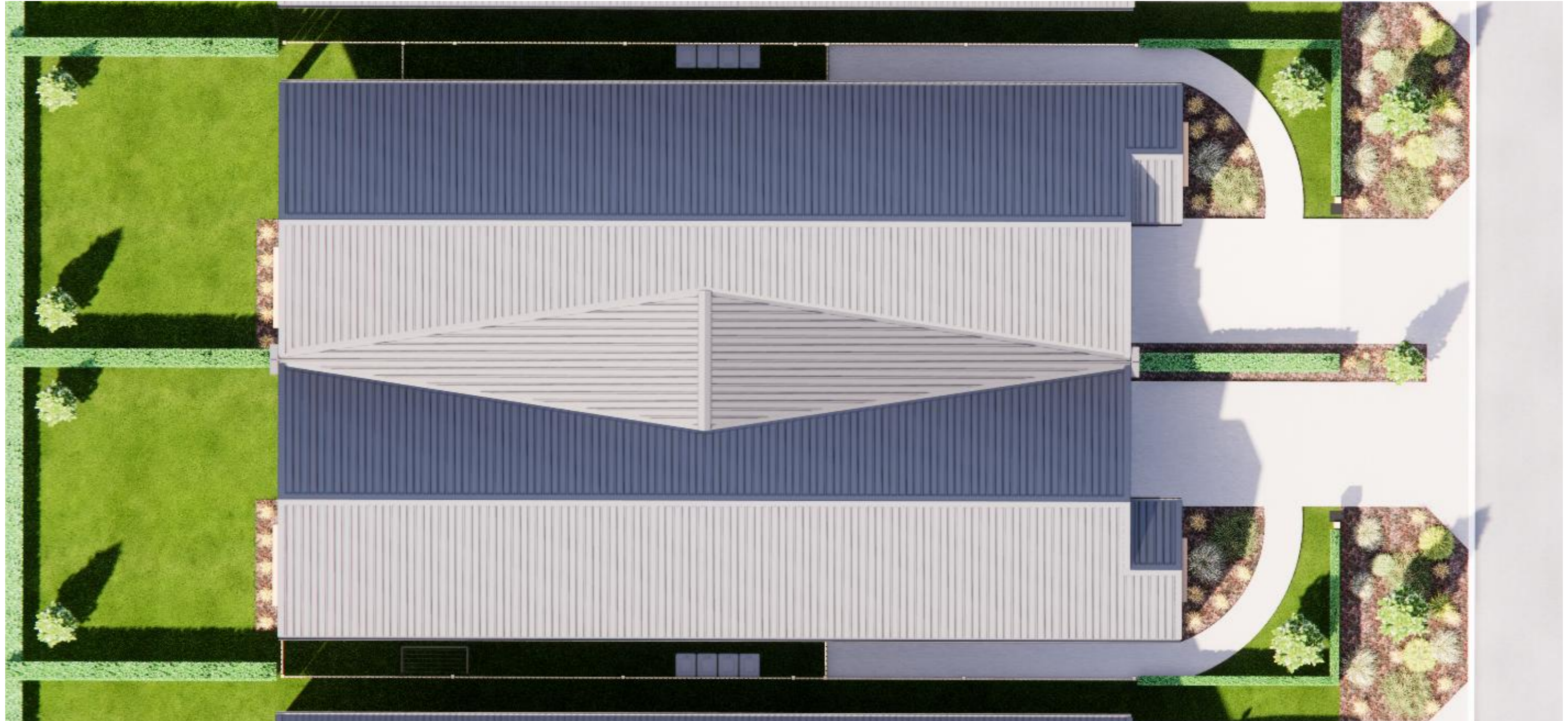
Lot: 947
 DP: 621377
 Site Area: 236 m²
 Gross Plan Area: 120.77 m² (excl. covered alfresco & entry),
 131.14 m² (incl. covered alfresco & entry)
 Site Coverage: 55.57% (45% maximum)
 Lanscaped Area: 61.94m² = 26.25% (25% minimum)
 Maximum Building Ht: 7.5m
 Territorial Authority: Central Otago District Council
 Planning Zone: MDRS

spacelab.

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					Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026	Address: 5/3 Kawariki Court Cromwell	New Design
Wind: HIGH	Earthq: 2	Exposure: B	Snow: NS	Climate: 6						



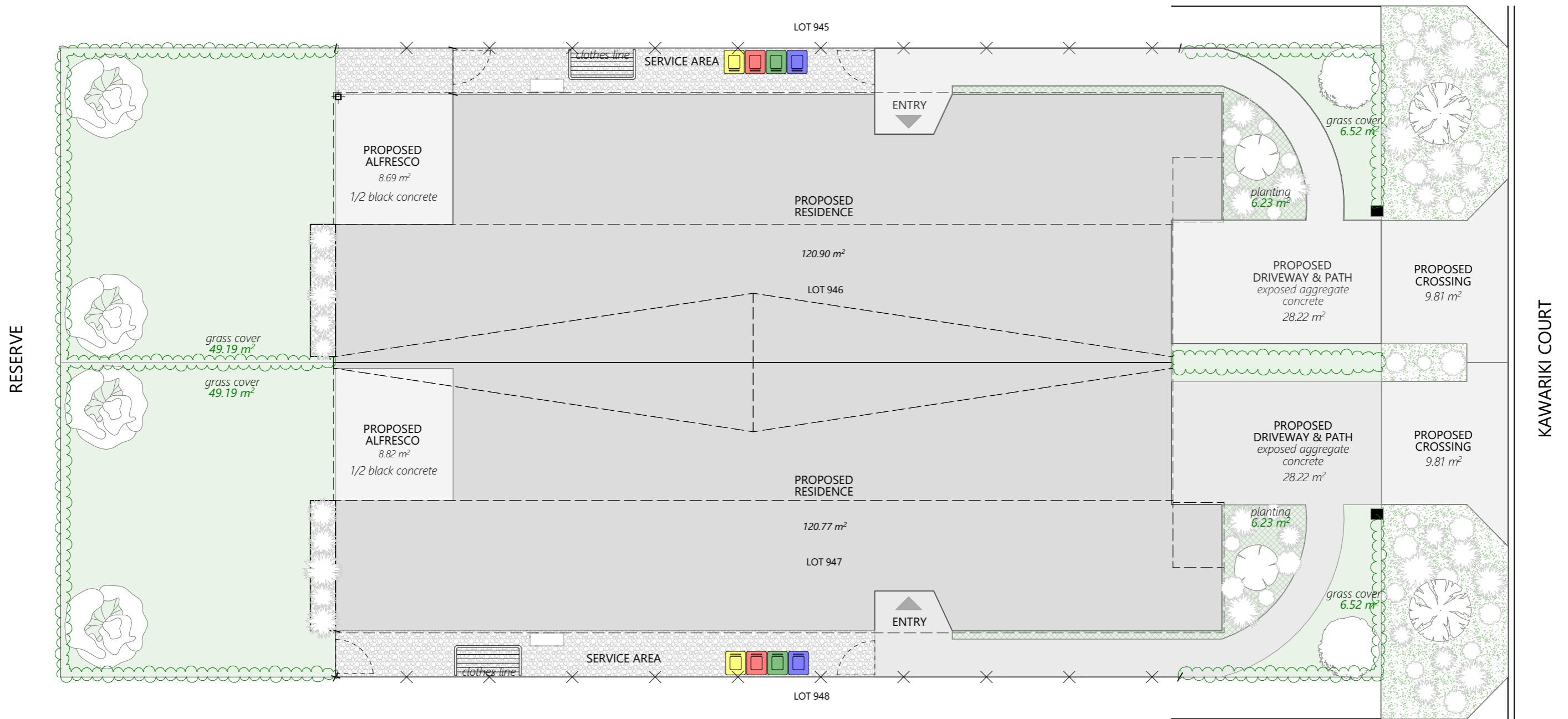
Barrett Homes



spacelab.

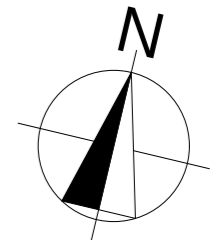
<small>DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of BARRETT HOMES, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from BARRETT HOMES.</small>	3D Site Plan					Scale: 1:1	Sheet no: 03	Client Details: Barrett Homes Address: 5/3 Kawariki Court Cromwell	Job no: WT946/WT947 New Design
						Rev:			
	Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026					
	Wind: HIGH	Earthq: 2	Exposure: B	Snow: NS	Climate: 6				





LANDSCAPE KEY:

	Specimen tree no. 1: Cherry Tree		Specimen tree no. 4: Magnolia Tree		Smart wall (Unstained) access gate		clothes line on posts
	Specimen tree no. 2: Upright Hornbeam		Carass Grasses		Schist gravel		Bin location
	Specimen tree no. 3: Japanese Maple		1.2m - 1.5m high Hedging - Pittosporum		Low level plantings		Selected developer letter box
			1.8m high Smart wall wooden fence - unstained				



Lot: 946 DP: 621377 Site Area: 236 m ² Grass cover & planting Area: 61.94 m ² = 26.25% (25% min)
Lot: 947 DP: 621377 Site Area: 236 m ² Grass cover & planting Area: 61.94 m ² = 26.25% (25% min)


spacelab.

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	Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026				Address: 5/3 Kawariki Court Cromwell	
	Wind: HIGH	Earthq: 2	Exposure: B	Snow: NS	Climate: 6				
									New Design



Barrett Homes

FLOOR FINISHES:



-  Carpet
 - Living
 - Dining
 - Master Bedroom
 - Bedroom 2, 3
 - W/R
 - Hall
 - Storage

-  Vinyl
 - Entry
 - Laundry
 - Kitchen
 - Dining
 - Linen
 - Bath
 - Ens

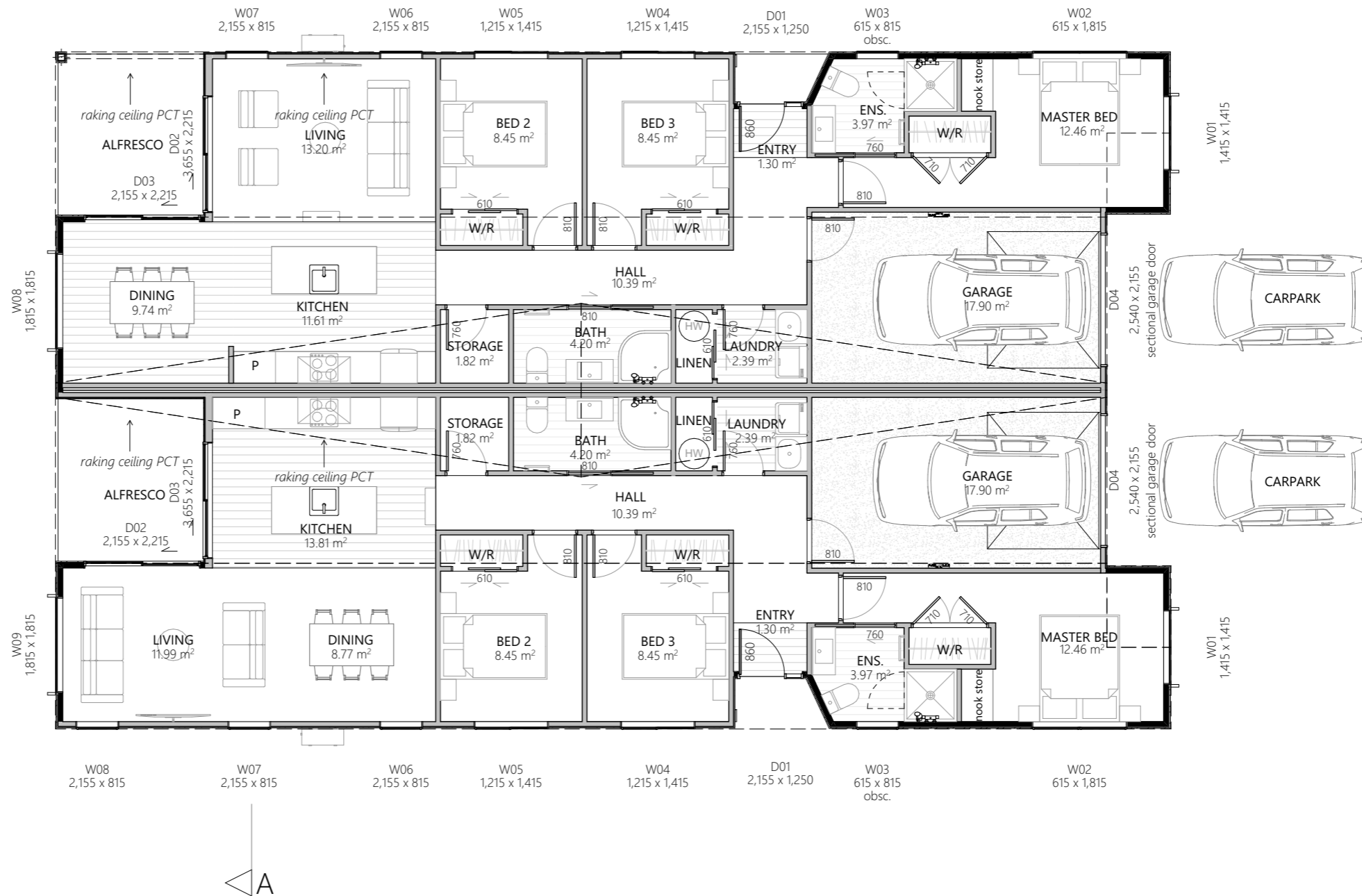
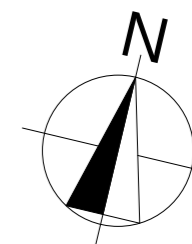
-  Concrete
 - Garage

FLOOR AREAS:
o/frame area = 120.99 m² LOT 946

FLOOR AREAS:
o/frame area = 120.84 m² LOT 947

- CLADDING KEY:
-  JH Axon Smooth 400mm
 -  Vertical Knotted Cedar w/board

Note:
2415 stud ht. throughout except raking ceiling to hatched areas

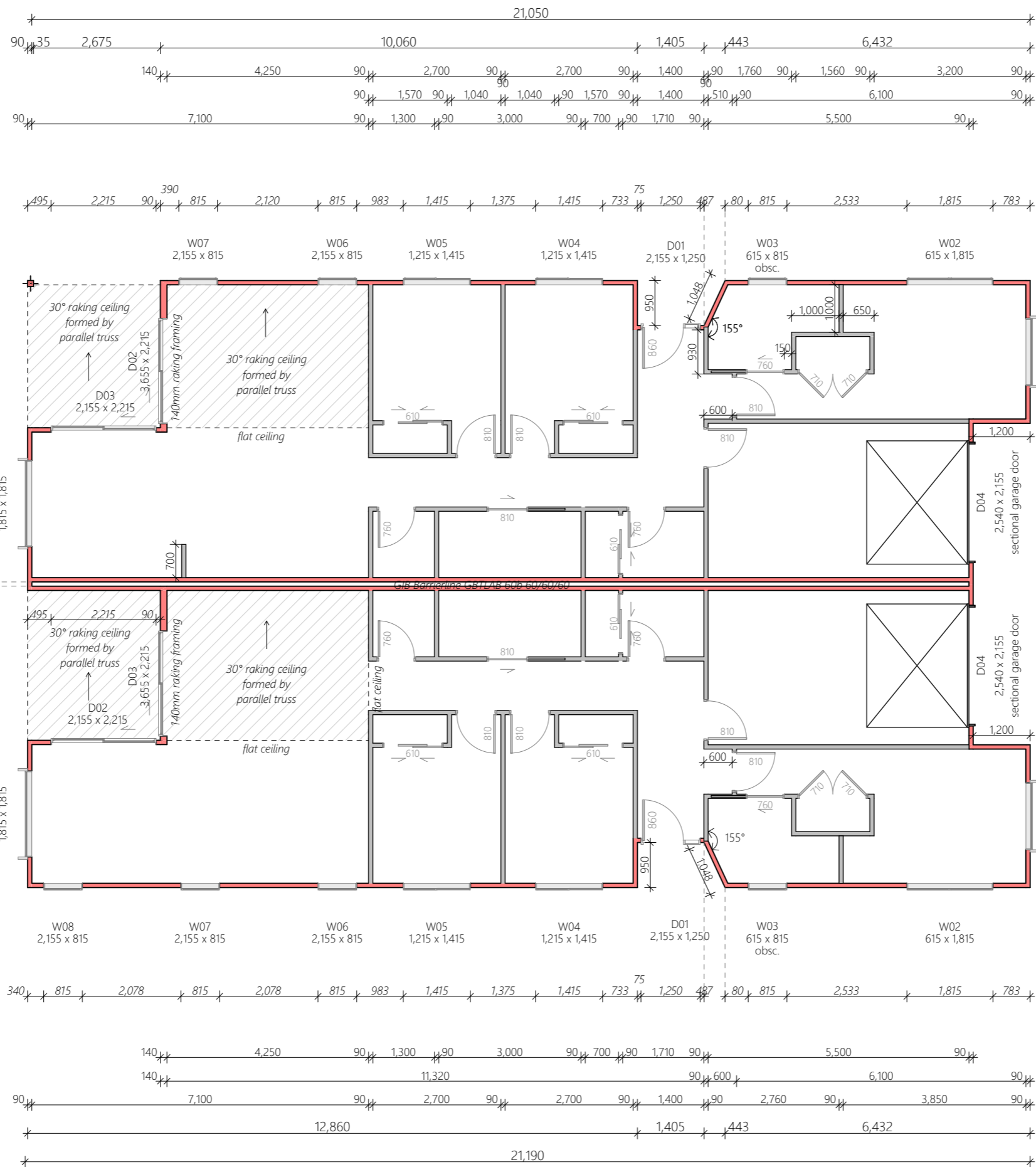


spacelab.

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							Rev:	05	Barrett Homes	WT946/WT947
Design: spacelab.		Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026						
Wind:	Earthq:	Exposure:	Snow:	Climate:			Address:			
HIGH	2	B	N5	6			5/3 Kawariki Court Cromwell			
							New Design			



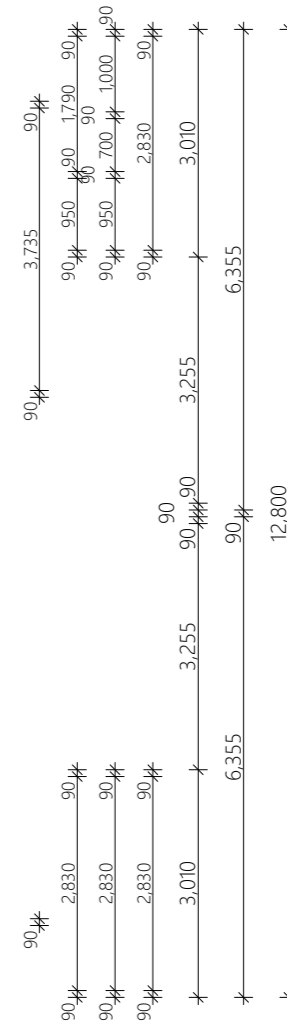
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Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out

Joinery sizes shown are box sizes & are preliminary only.
Site measure and confirm all joinery sizes, reporting to designer any changes, PRIOR to ordering joinery. No liability shall be held by designer for incorrect supply of joinery.

Refer to all written dimensions, DO NOT scale off drawings.



Always cross reference the foundation plan with the floor plan prior to setting out.
In the case of ANY discrepancies, contact designer for clarification!

Note:
2415 stud ht. throughout except raking ceiling to hatched areas

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of BARRETT HOMES, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from BARRETT HOMES.					Framing Plan		Scale: 1:100	Sheet no: 06	Client Details: Barrett Homes	Job no: WT946/WT947
					Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026	Address: 5/3 Kawariki Court Cromwell	New Design
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6						





Cross Section AA

spacelab.

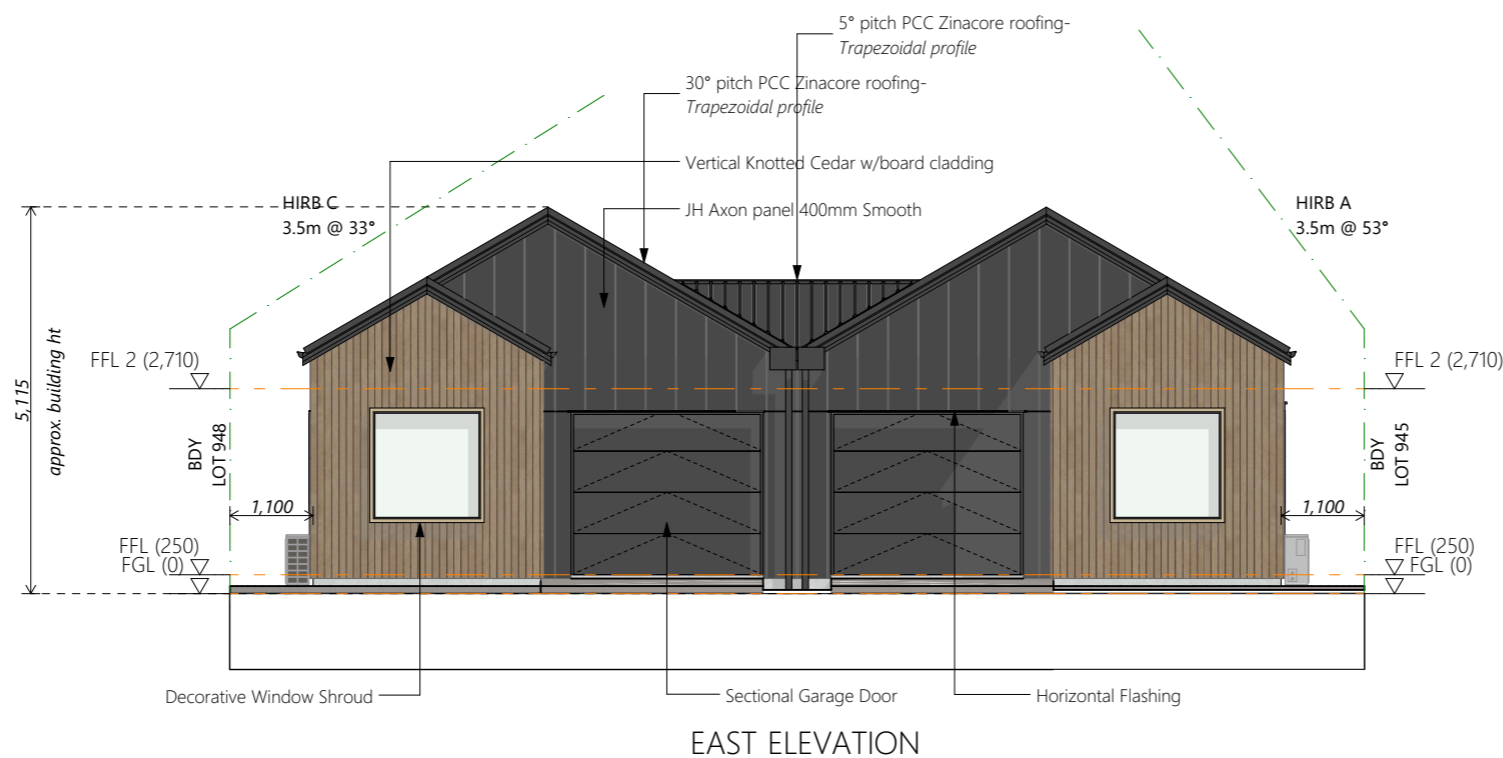
<small>DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of BARRETT HOMES, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from BARRETT HOMES.</small>					Cross Section AA					Scale: 1:50, 1:1	Sheet no:	Client Details:	Job no:
										Rev:	07	Barrett Homes	WT946/WT947
Design: spacelab.		Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 27/05/2026		Address:		New Design			
Wind:	Earthq:	Exposure:	Snow:	Climate:				5/3 Kawariki Court					
HIGH	2	B	NS	6				Cromwell					



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.



NORTH ELEVATION



EAST ELEVATION

Foundation:
 Engineered Maxraft 300 Foundation

Wall Cladding:
 James Hardie Axon Panel Cladding - 400 Smooth
 JSC Vertical Shiplap Cedar w/board cladding

Roof Cladding:
 5° & 30° pitch. PCC Zinacore Roofing - Trapezoidal profile

Fascia and Spouting:
 Colorcote fascia
 1/4 round spouting - Roofing Industries
 Colorcote 80mmØ round downpipes

Joinery:
 Vantage Residential Series Aluminium joinery

spacelab.

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					Design: spacelab.		Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026	Address: 5/3 Kawariki Court Cromwell
Wind: HIGH	Earthq: 2	Exposure: B	Snow: NS	Climate: 6						

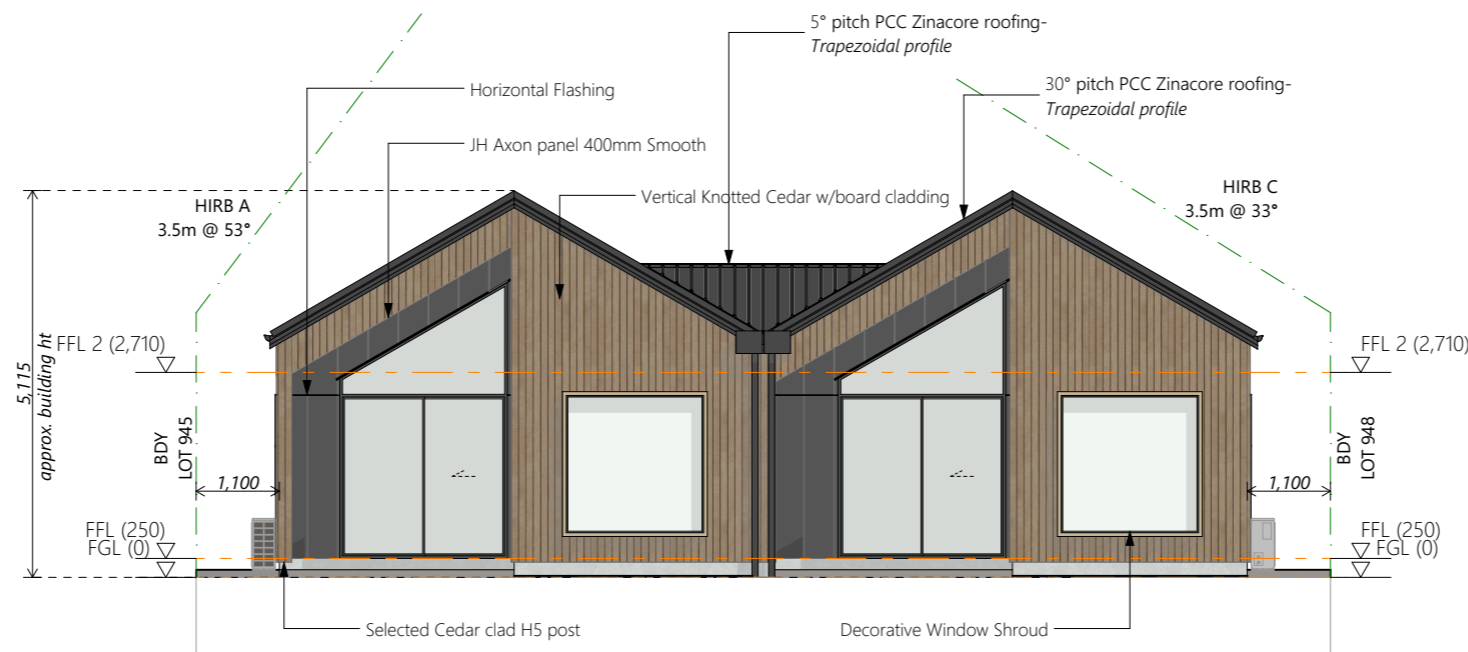


Barrett Homes

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.



SOUTH ELEVATION



WEST ELEVATION

Foundation:
 Engineered Maxraft 300 Foundation

Wall Cladding:
 James Hardie Axon Panel Cladding - 400 Smooth
 JSC Vertical Shiplap Cedar w/board cladding

Roof Cladding:
 5° & 30° pitch. PCC Zinacore Roofing - Trapezoidal profile

Fascia and Spouting:
 Colorcote fascia
 1/4 round spouting - Roofing Industries
 Colorcote 80mmØ round downpipes

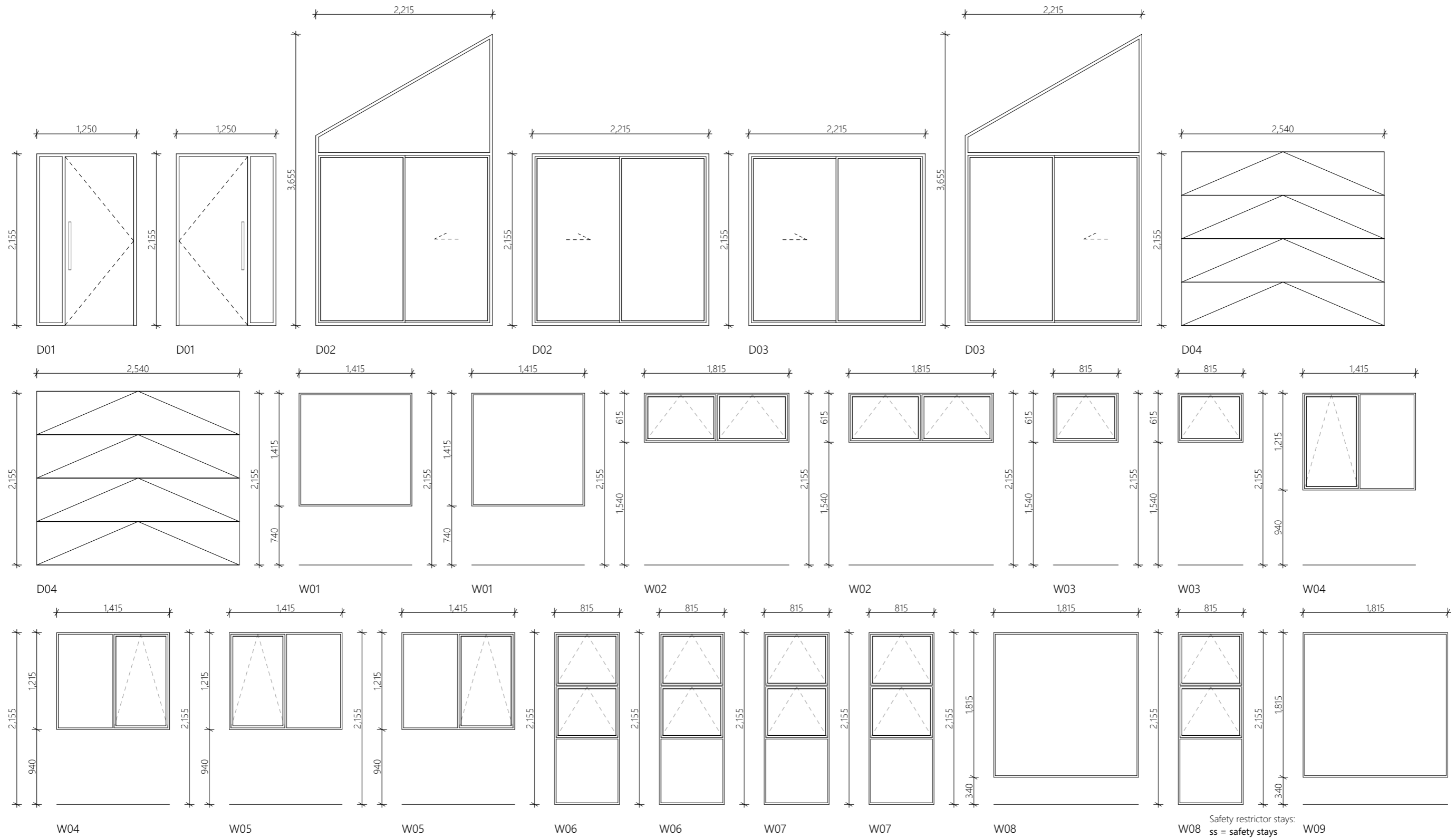
Joinery:
 Vantage Residential Series Aluminium joinery

spacelab.

DO NOT scale off drawings. Cross reference all drawings. Any discrepancies MUST be clarified with the designer immediately before commencing works or ordering. NO construction or site works are to commence until Building Consent becomes unconditional. COPYRIGHT: Any and all drawings commissioned remain the property of BARRETT HOMES, including all copyright and similar rights subsisting in those drawings, and are solely for use as described on the drawings, and may not be used for any other purpose or reproduced in whole or in part without written permission obtained from BARRETT HOMES.	Elevations					Scale: 1:100, 1:1	Sheet no:	Client Details:	Job no:
						Rev:	09	Barrett Homes	WT946/WT947
	Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026					
Wind:	Earthq:	Exposure:	Snow:	Climate:					
HIGH	2	B	N5	6					
							Address:		New Design
							5/3 Kawariki Court		
							Cromwell		



Barrett Homes



Safety restrictor stays:
ss = safety stays
 - a restrictor fitted to limit the maximum opening so that a 100mmø sphere cannot pass through

Window restrictors are required to the following sized openings where the adjacent Ground Level is 1.0m below FFL or greater;
 - openings less than 1.0m wide with sill ht within 760mm of FFL
 - openings more than 1.0m wide with sill ht within 1000mm of FFL

Window restrictors are also required to outward opening windows that may protrude into walk paths
 - Refer to Site plan for 'walk paths'
sg = safety glass

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					Design: spacelab.	Drawn: Masa P.Plajh	LBP: Uros Plajh	Date: 27/05/2026	Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6

