Stage: Concept AM3 20/05/2026

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spacelab.

The following design elements have been specified by other designers:

- Truss Design
- Engineered Foundation

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Proposed Project for:
Barrett Homes

Address:
5/3 Kawariki Court
Cromwell

Job no:
WT946/WT947

Date: 20/05/2026

Barrett Homes

Natural cladding

-Vertical Knotted Cedar w/board cladding

Joinery

- Thermally improved double glazing to all window and door joinery

Roof Cladding

- PCC Zinacore Roofing - trapezoidal profile

Panel cladding

- James Hardie Axon panel cladding - 400 smooth
- Painted

Bagged Brick

- Painted in an approved dark colour or bagged with a concrete finish

Cedar Shroud

- Timber (Stained)

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

spacelab.

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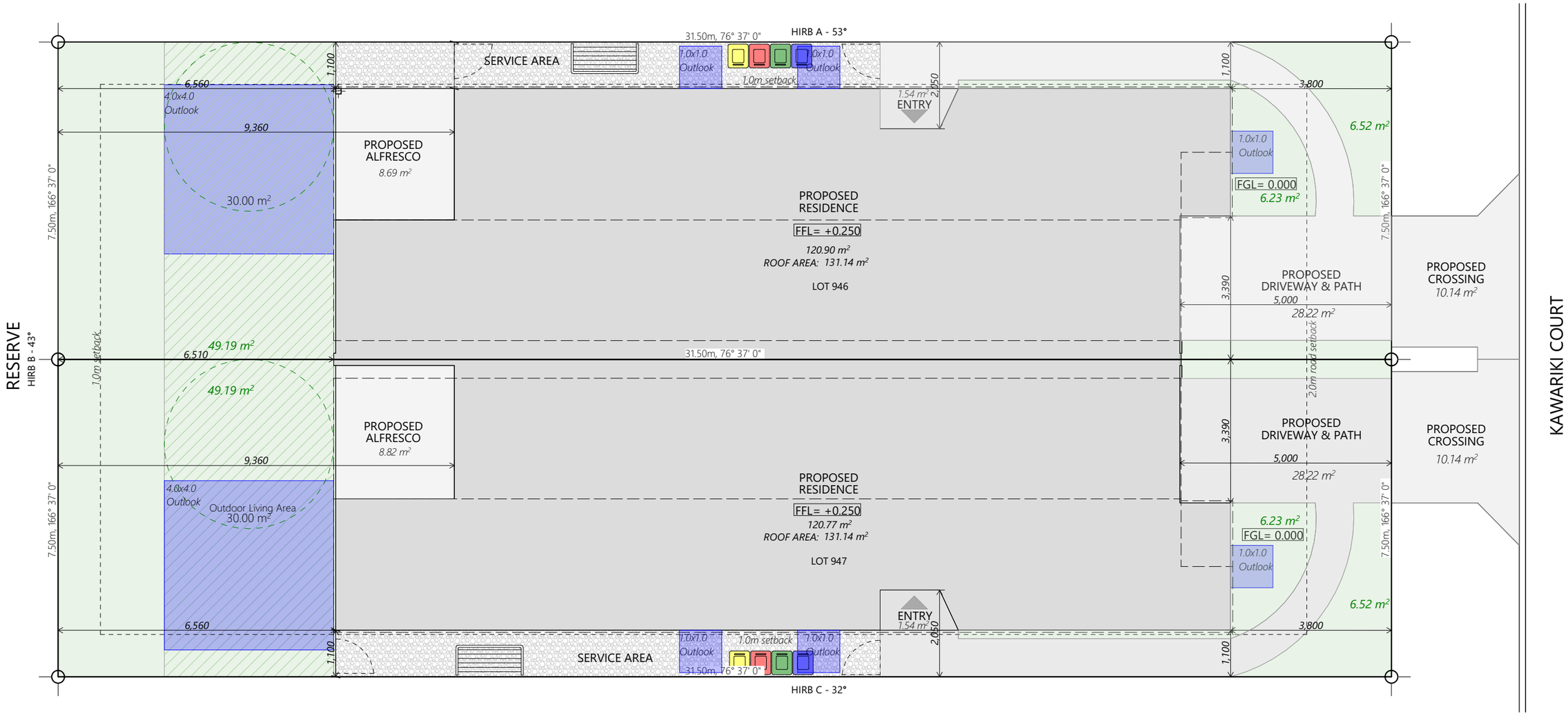
Materials					Scale: 1:1	Sheet no: 01	Client Details: Barrett Homes
					Rev:		Job no: WT946/WT947
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026		Address: 5/3 Kawariki Court Cromwell
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6			New Design

Barrett Homes

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!

N

Lot: 947
DP: 621377
Site Area: 236 m²
Gross Plan Area: 120.77 m² (excl. covered alfresco & entry)
Roof Plan Area: 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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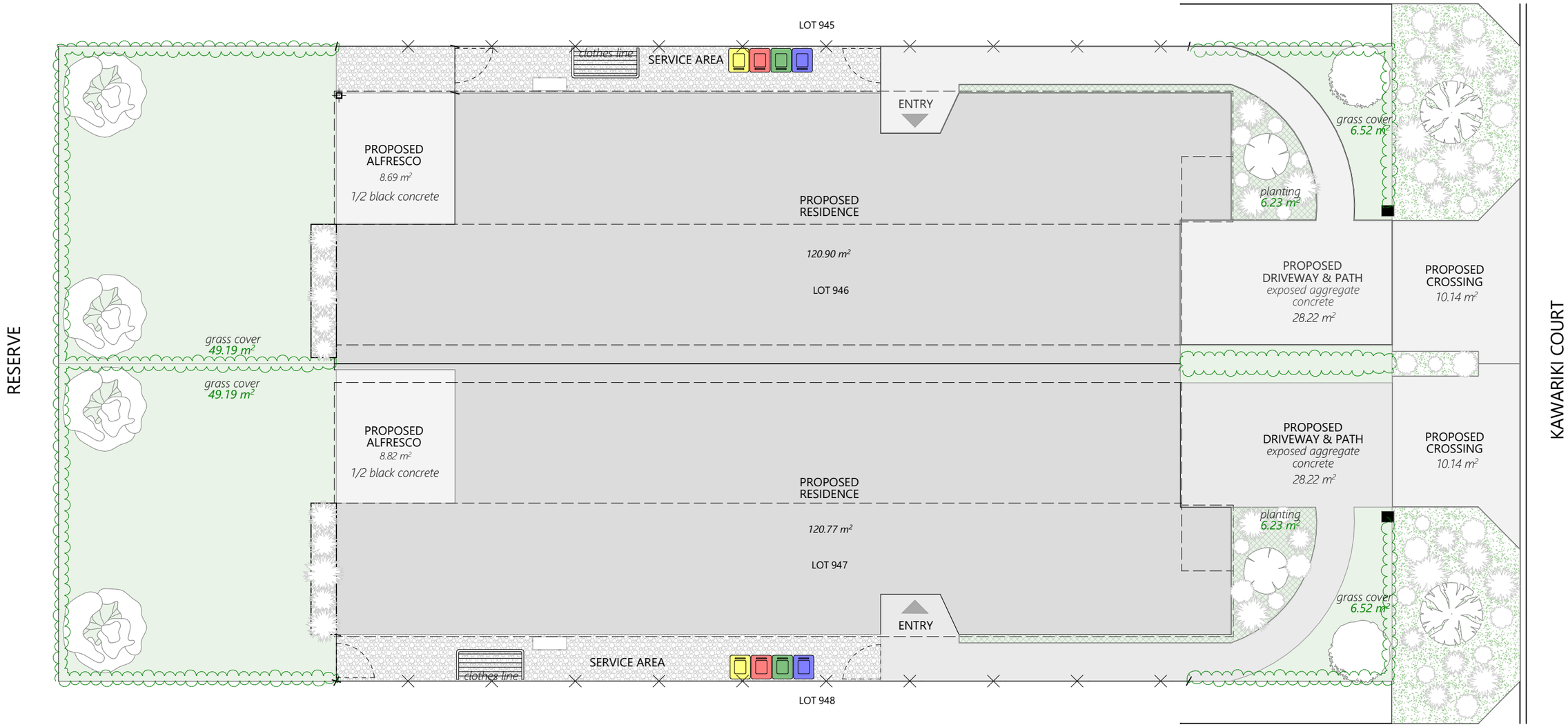
Site Plan					Scale: 1:100	Sheet no: 02
					Rev:	
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026	
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6		

Client Details:
Barrett Homes
Address:
5/3 Kawariki Court
Cromwell

Job no:
WT946/WT947

New Design

Barrett Homes



LANDSCAPE KEY:

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

N

Lot: 946 DP: 621377 Site Area: 236 m² Grass cover & planting Area: 61.94 m² = 26.25% (25% min)
Lot: 947 DP: 621377 Site Area: 236 m² Grass cover & planting Area: 61.94 m² = 26.25% (25% min)

spacelab.

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Landscape Plan					Scale: 1:100	Sheet no: 03	Client Details: Barrett Homes
					Rev:		Address: 5/3 Kawariki Court Cromwell
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026		Job no: WT946/WT947
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	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

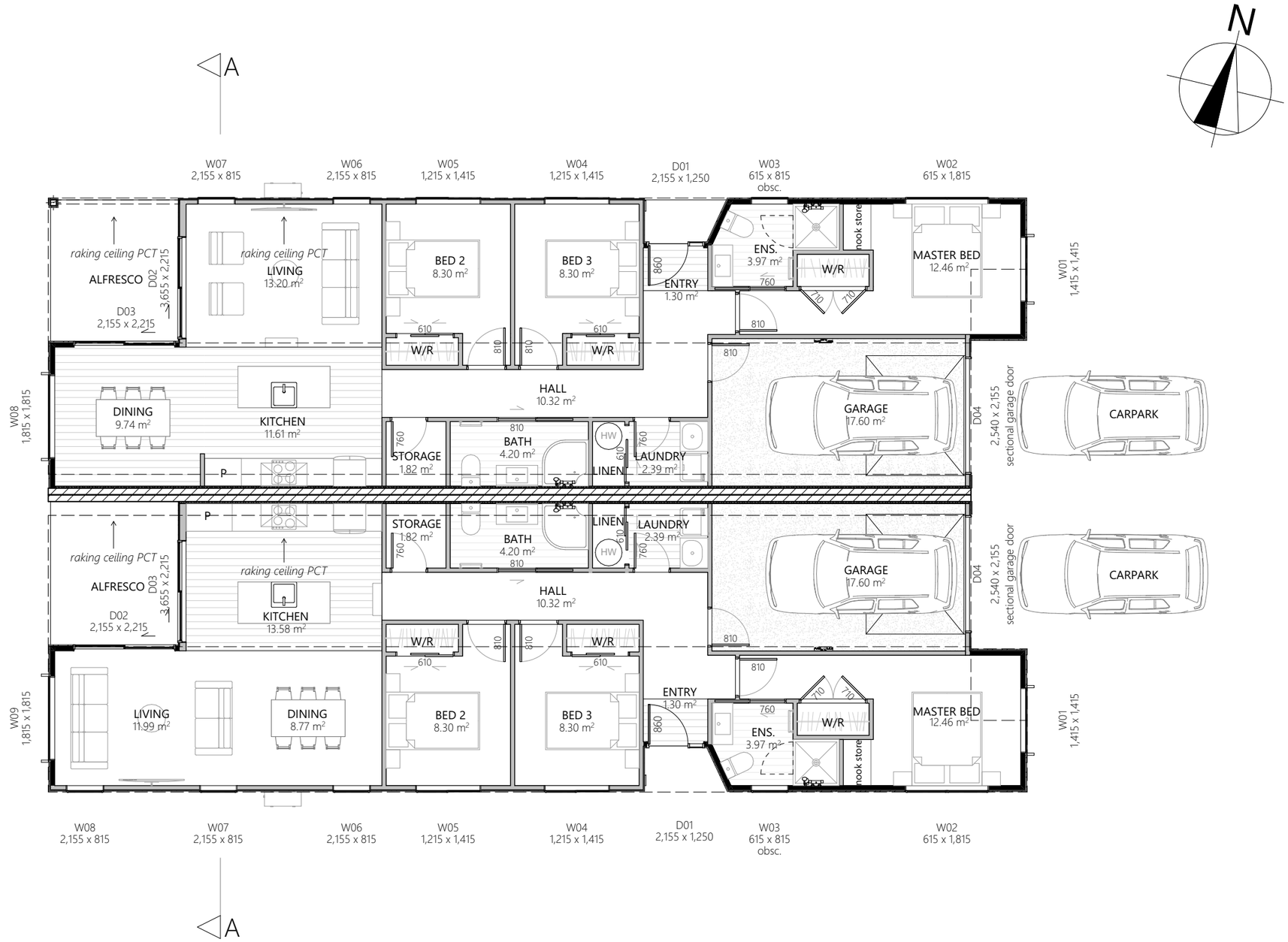
Concrete
Garage

FLOOR AREAS:	LOT 946
o/frame area = 120.90 m²	

FLOOR AREAS:	LOT 947
o/frame area = 120.77 m²	

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:	
	Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh	Date: 20/05/2026	
	Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6	

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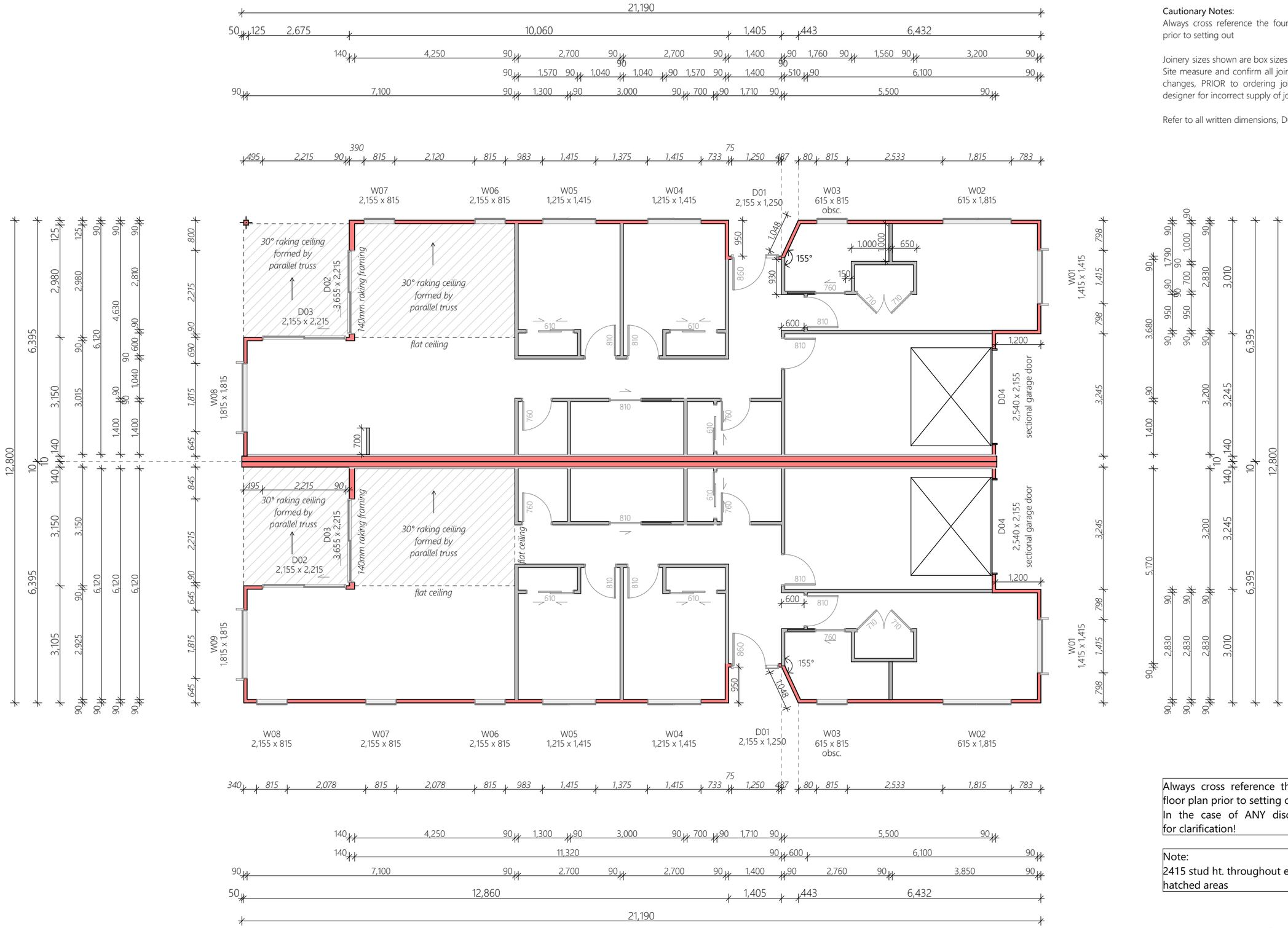

Cautionary Notes:
Always cross reference the foundation plan with the framing plan prior to setting out

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

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.
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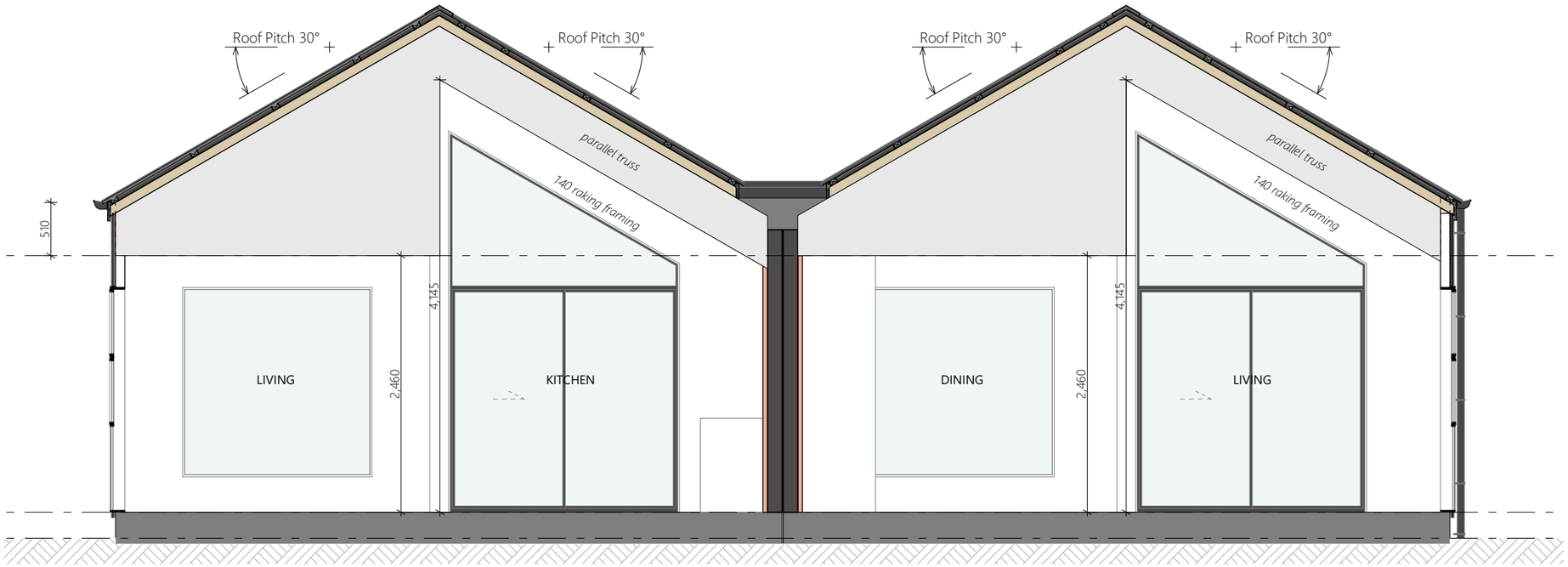
Framing Plan				Scale: 1:100	Sheet no: 05	Client Details: Barrett Homes
				Rev:		Job no: WT946/WT947
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh	Date: 20/05/2026		Address: 5/3 Kawariki Court Cromwell
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6		New Design

Barrett Homes



Cross Section AA

spacelab.

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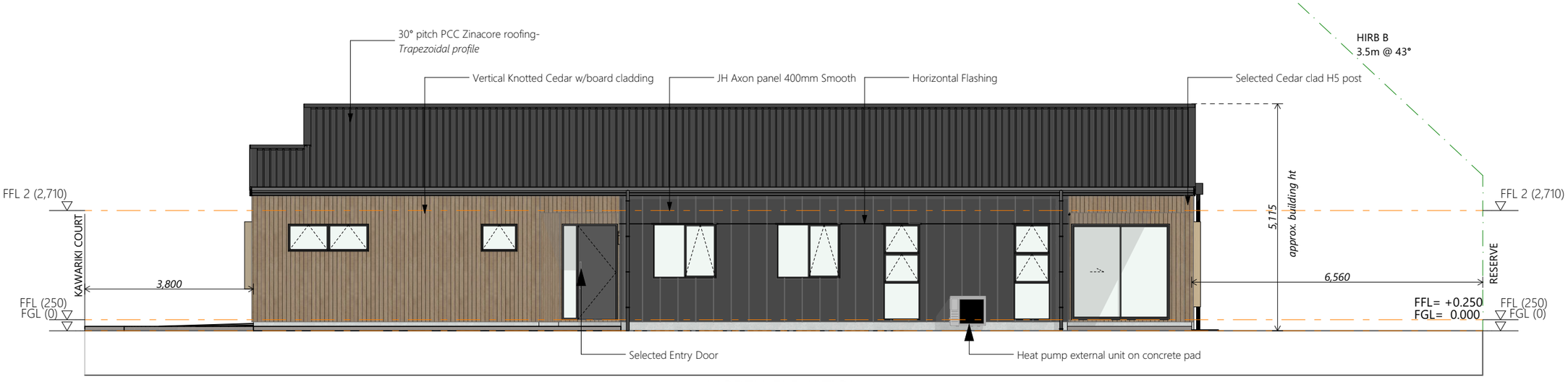
Cross Section AA					Scale: 1:50, 1:1	Sheet no: 06	Client Details: Barrett Homes
					Rev:		Job no: WT946/WT947
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026		Address: 5/3 Kawariki Court Cromwell
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6			New Design

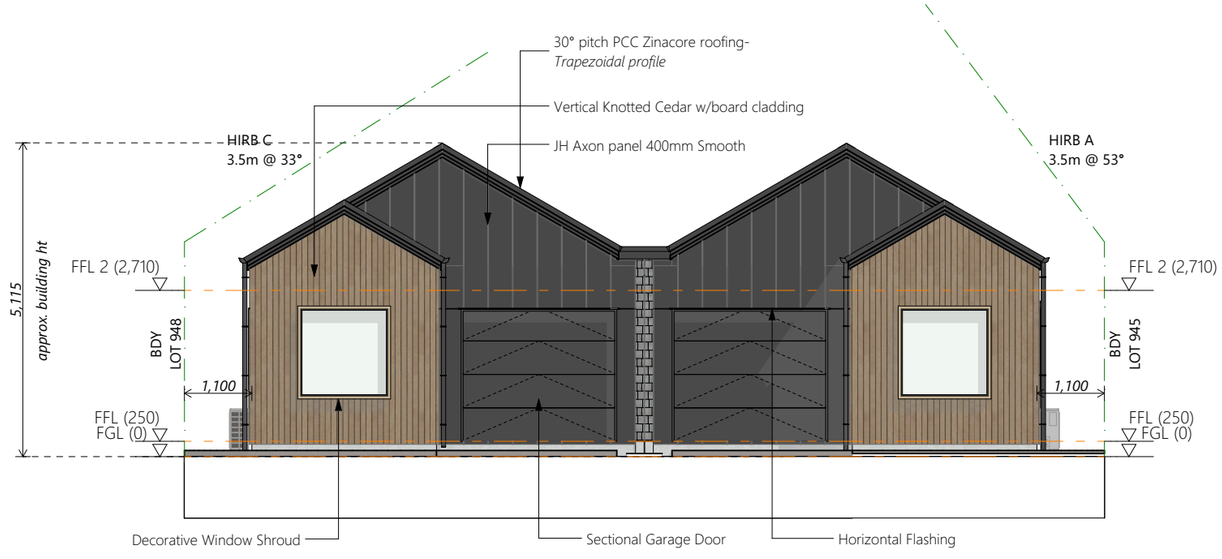
Barrett Homes

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.



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:

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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Elevations					Scale: 1:100	Sheet no: 07
					Rev:	
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026	
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6		

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New Design

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General Notes:

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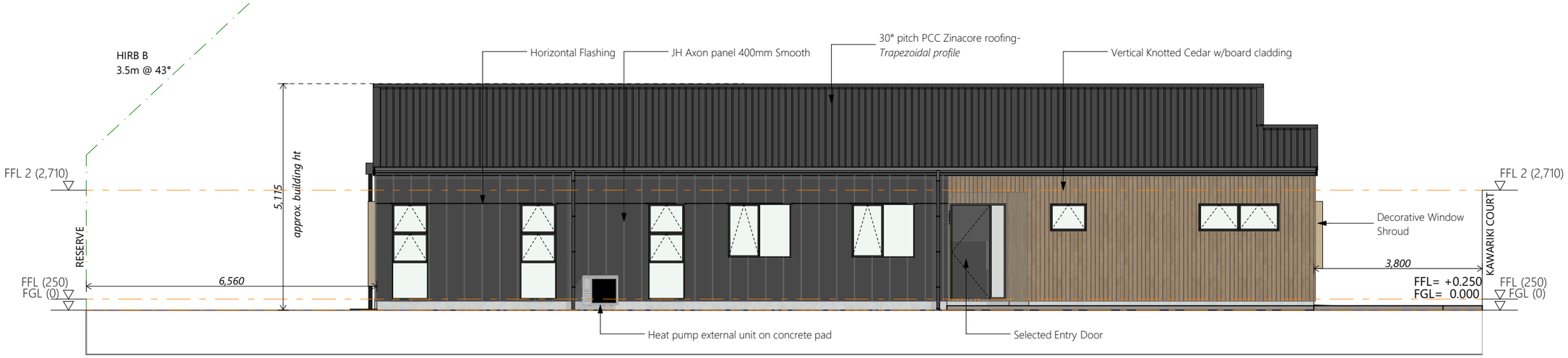
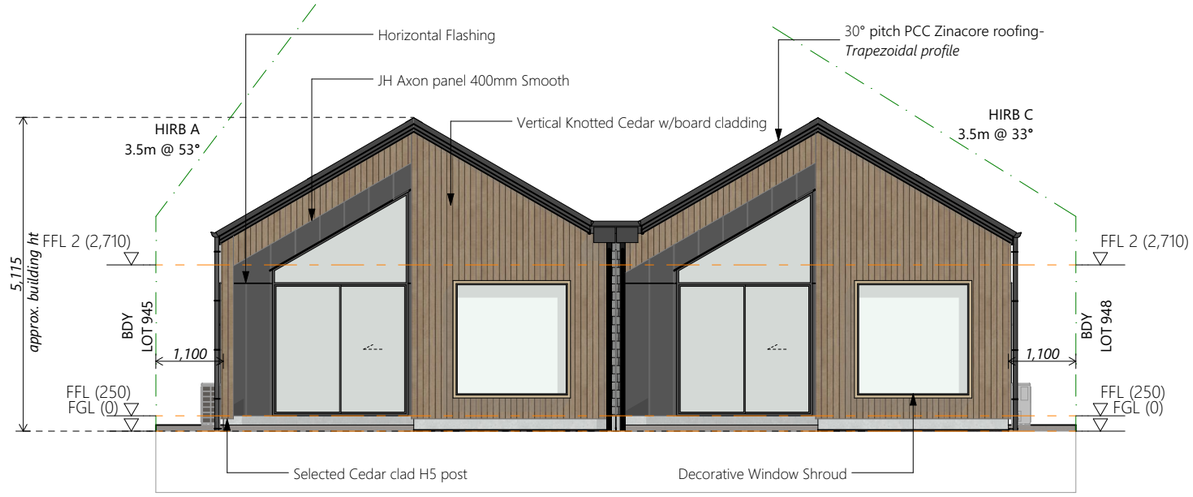


SOUTH ELEVATION



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:

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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Elevations					Scale: 1:100, 1:1	Sheet no: 08
					Rev:	
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh		Date: 20/05/2026	
Wind: HIGH	Earthq: 2	Exposure: B	Snow: N5	Climate: 6		

Client Details:
Barrett Homes
Address:
5/3 Kawariki Court
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WT946/WT947

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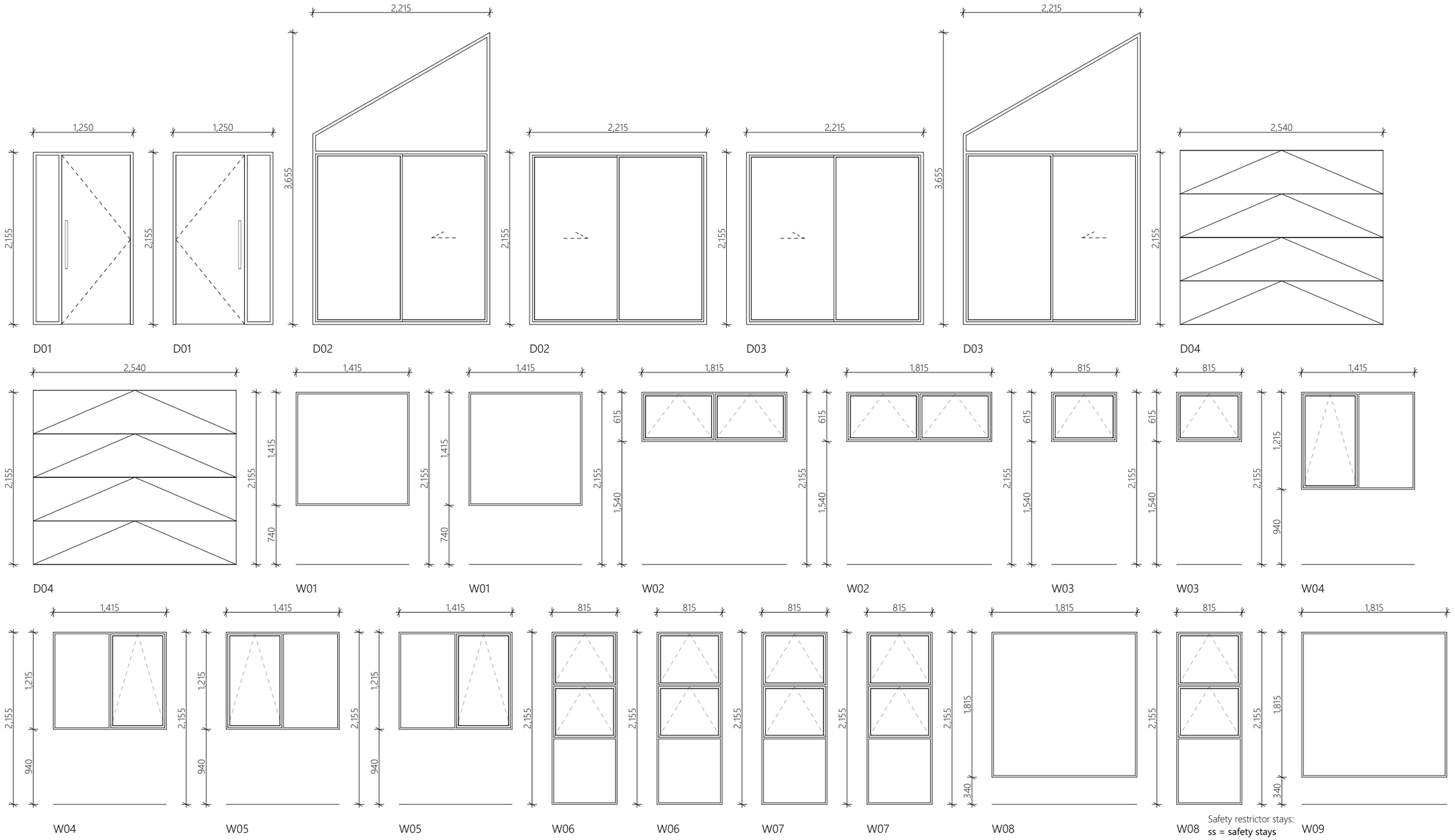
Barrett Homes



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

spacelab.

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Joinery Schedule				Scale: 1:50	Sheet no: 09	Client Details: Barrett Homes
				Rev:		Job no: WT946/WT947
Design: spacelab.	Drawn: Masa P.Plajh		LBP: Uros Plajh	Date: 20/05/2026		Address: 5/3 Kawariki Court Cromwell
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Barrett Homes