



BARRETT
HOMES

Making things happen

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ARTIST IMPRESSION ONLY

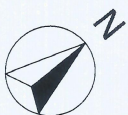
NEW DWELLING FOR:
BARRETT HOMES LTD

ADDRESS:
LOT 36, STAGE 1
9 AUGUSTA RISE
OMOKOROA

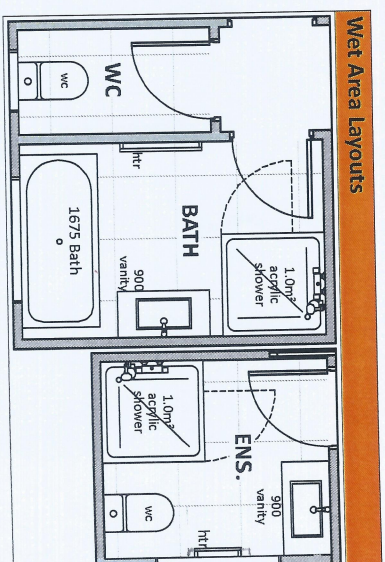
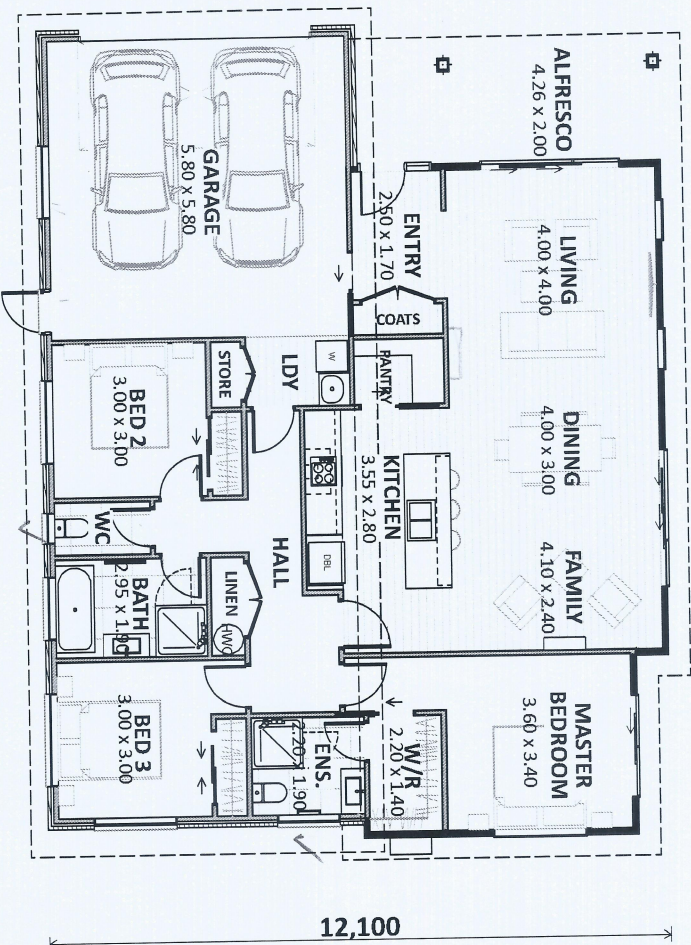
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design@barrethomes.co.nz		Project No:	TGA-140 New Design		Sheet:	Rev:
Wind:	HIGH	Designed:	TG	CONTENTS	Council	WBDC
EQ:	1	Drawn:	-			
Exposure:	C	Check:	CW	BARRETT HOMES LTD		
Date:	3/12/2019	Scale:				
				Client Name:		
				Site Address:		
				LOT 36, STAGE 1		
				9 AUGUSTA RISE, OMOKOROA		



15,800



Wet Area layouts

- AMENDMENTS TO PLAN:**
- Fridge to be plumbed in.
 - Living area St. sliders with no awning windows
 - Vinyl to dining, living, family and kitchen.
 - Bath to be Athena Liquid in cradle

Plan Notes:
2.425 Stud height throughout
All full height journey (2155)

Floor Area:

166.97 m² o/frame
170.16 m² o/foundation

Cladding Key:

BGC Duragroove
Brick Veneer

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Sales Person	Date
Owner	Signature

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

Project No:	TGA-140 New Design	Sheet: 4	Rev: 5.1
Wind:	HIGH	Designed: TG	WBDC
EQ:	1	Drawn: -	
Exposure:	C	Check: CW	
Date:	3/12/2019	Scale: 1:50, 1:100	
Client Name:	BARRETT HOMES LTD		
Site Address:	LOT 36, STAGE 1		
	9 AUGUSTA RISE, OMOKORO A		



Exterior and Landscaping

Exterior

Roof Type:	NZS Colorsteel Endura – Trapezoidal profile	Colour:	Ebony
Fascia:	Coloured Steel	Colour:	Black
Spouting:	Coloured Steel 1/4 Rounds	Colour:	Black
Downpipes:	Alipipe powdercoated aluminium - Round Profile	Colour:	Matt Black Ebony
Soffits:	Hardiflex	Colour:	Dulux Ebony Colourmatch
Garage Door:	Dominator Valero + x2 automatic openers	Colour:	Pitch Black
Ali Jamb:	Ali Jamb (Garage door frame)	Colour:	Matt Black Ebony
NOTES:			

Joinery

Note: NZ Windows will make contact with you to discuss further joinery options -i.e restricter stays, tints etc

Joinery:	Vantage powder coated aluminium - Includes double glazing to all areas Excluding the garage	Colour:	Metropolis Coal Dust
Front Door:	Axis powder coated aluminium - Includes Gainsborough lock and hardware fittings	Colour:	Light Cedar
		Colour:	Metropolis Coal Dust (Joinery around the front door)
NOTES:			

Cladding

CONCRETE BRICK	Bowers		
Style:	70 Series - Straight Edge Smooth	Colour:	Ice
Mortar:	Ezi Mix	Colour:	Premium White
Notes:			
WEATHERBOARD	BGC Duragroove Smooth Wide Panel Cladding (150)	Colour:	Dulux Ebony Colourmatch
Notes:			

Landscaping

Driveway	25 SQM of Half Black coloured concrete - <i>Allowed for in contract</i>
Patios	56 SQM of Half Black coloured concrete - <i>Allowed for in contract</i>
Fencing	Fencing to 3 boundaries - refer to Fencing Plan
Clothesline	Daytek twin fold down
Letterbox	Brick (Refer to specifications above)
Landscaping	Gold A package - The landscaping package will be discussed with the client and Cambie Landscapes Limited

Handwritten initials/signature

Interior

Insulation

External Walls

Pink Batts Classic Insulation R2.2 - *Excluding Garage*

Ceiling

Pink Batts Classic Insulation R3.2 - *Excluding Garage*

Interior Wall Linings and Paint Colours

Wall Lining:

GIB 13mm / 13mm Aqualine to Bathrooms - Level 4 Stopping Grade

Colour 1: (All Walls)

Mt Aspiring Half

Colour 2: (Feature Walls)

N / A

Ceiling Lining:

GIB 13mm - Level 4 Stopping Grade

Colour:

Mt Aspiring Quarter

Stud Height & Gibcove:

2.4m / 55mm (40mm x 18mm Timber Scotia to standard bedroom W/R)

Colour:

Mt Aspiring Quarter

Skirtings:

10mm x 60mm Pine skirting

Colour:

Mt Aspiring Quarter

Architraves:

10mm x 60mm Pine architraves (18mm architrave to tiled area)

Colour:

Mt Aspiring Quarter

NOTES:

PLEASE NOTE - Ceilings to be square stopped to Bathrooms / Ensuite where tiled showers are being installed to Ceiling Height

Interior Doors and Paint Colours

Interior Doors:

MDF hollow core / Painted

Colour:

Mt Aspiring Quarter

Rout Pattern:

Coastland

Door Handles:

Glide L4

Floor Coverings

CARPET

Name:

Empire

Underlay:

10mm / 90kg density

Colour:

Charcoal

Area:

Hallway & Bedrooms - Refer to the floor covering plan in Buildertrend

TILES

Name:

Habit Cement Bianco Lappato

Size:

600 x 600

Grout Colour:

Mapei 110

Area:

Main Bathroom, Ensuite & Separate Toilet (Includes 100mm Skirting) - Refer to the floor covering plan in Buildertrend

VINYL PLANKING

Name:

Moduleo Select

Colour:

Harvest 24837

Area:

Kitchen, Pantry, Entry, Family, Dining, Living & Laundry - Refer to the floor covering plan in Buildertrend

GARAGE CARPET

Name:

Kreativ

Colour:

Charcoal

Area:

Double Garage - Refer to the floor covering plan in Buildertrend

Shelving & Storage

Refer to HK Plans for updated specs

Master Bedroom

4 Drawer melamine shelving unit with hanging rails

HWC

3 x Melamine shelves

Bedrooms

1 Melamine shelf & Rail

Store

1 Melamine shelf & Rail

Attic Ladder

NO ALLOWANCE

Coats

1 Melamine shelf & Rail

Window Coverings - Barrett Homes Standard Roller Blind / Venetian Blind Package

Roller Blinds / Fabric

Bedrooms:

Le Reve Black Out Chalk

Chain

Silver

Bottom Rail

Silver Curve

Living/Family:

Le Reve Black Out Sand

Chain

Chalk

Bottom Rail

Chalk Curve

Venetian Blinds

Snow White

Areas

Refer to Window Covering Plan in Buildertrend

JS

Kitchen

Kitchen plans must be signed off with Heirloom Kitchens prior to your build commencing.

Kitchen PC Sum	\$12,500.00 Including GST
Kitchen Bulkhead	NO - As per HK Kitchen Plans

Pendant Lights

Pendant Lights:	Kalma Matt Black
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Kitchen Appliances and Fittings

Cooktop:	Fisher & Paykel	Code:	CE604DTB1 (Ceramic)
Oven:	Fisher & Paykel	Code:	OB60SD9X1
Dishwasher:	Fisher & Paykel Tall Single Dish Drawer	Code:	DD60SCTX9
Waste Disposal:	Fisher & Paykel	Code:	GD75IA1
Rangehood:	Vissari Vogue Canopy 900	Code:	N / A
Kitchen Mixer:	Paffoni Stick Swivel Spout Sink Mixer	Code:	517943
Scullery Mixer:	N / A		
Water to Fridge:	YES		

NOTES:	
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Kitchen Splashback

Splashback Type:			
Tile:	Vogue Bianco	Layout:	Subway
Size:	75 x 300	Grout Colour:	EPOXY - Mapei 100
Area:	- Refer to splashback tile plan in Buildertrend		

Laundry

Laundry plans must be signed off with Heirloom Kitchens prior to your build commencing.

Supertub:	Robinhood ST3101
Laundry PC Sum:	N / A

M/S
CH

Main Bathroom

Shower

Type:	Englefield Valencia Elite CCW	Size:	1000sq
Mixer:	Hansgrohe MySport Single lever shower mixer (71266000)		
Slide Shower (Shower head)	Robertson Elementi Splash Chrome (40232.02)		

Vanity

Vanity Type:	BathCo Sharp 900 Wall-Hung Vanity, 2 Drawer SH902DWH	Colour:	White
Mixer:	Hansgrohe MySport L Basin Mixer (692051)		
Vanity Splashback (tiled 200 high)			
Name:	Habit Cement Bianco Lappato		
Size:	600 x 600	Grout Colour:	Mapei 110

Bath

Type:	Athena Liquid Bath - LIQBATH1675 - White	Size:	1675 x 750mm (unframed)
Bath Mixer:	Hansgrohe MySport Single lever shower mixer (71266000)		
Bath Spout:	Hansgrohe Logis Bath Spout 195mm (71410000S)		
Tile (Bathface)			
Name:	Habit Cement Bianco Lappato		
Size:	600 x 600	Grout Colour:	Mapei 110
Tile (Walls around bath 600mm high)			
Name:	Habit Cement Bianco Lappato		
Size:	600 x 600	Grout Colour:	Mapei 110

Hardware

Heated Towel Rail	560H x 600W 5 Bar Raymor S-Series Towel Warmer Square ((7)620201)
Mirror	1000 x 900 Wall Fixed Polished Edge (Supplied by Metro Glass)
Demister Pad (Supplied by Mico)	Demister Pad to back of mirror - 850 x 550mm
Extract Fan	Manrose Light / Fan

Separate W/C

Toilet Type	Englefield Evora BTW Suite (78595A-0)
Toilet Roll Holder	Raymor Madison Toilet Roll Holder (580817)
Hand Basin	N / A
Basin Mixer	N / A
Mirror	N / A

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CS

Ensuite

Shower

Type:	Englefield Valencia Elite CCW	Size:	1000sq
Mixer:	Hansgrohe MySport Single lever shower mixer (71266000)		
Slide Shower (Shower head)	Robertson Elementi Splash Chrome (40232.02)		

Vanity

Vanity Type:	BathCo Sharp 900 Wall-Hung Vanity, 2 Drawer SH902DWH	Colour:	White
Mixer:	Hansgrohe MySport L Basin Mixer (692051)		
Vanity Splashback (Tiled 200mm High)			
Name:	Habit Cement Bianco Lappato		
Size:	600 x 600	Grout Colour:	Mapei 110

Hardware

Heated Towel Rail	805H x 450W 7 Bar Raymor S-Series Heated Towel Rail ((7)696780)
Mirror	1000 x 900 Wall Fixed Polished Edge (Supplied by Metro Glass)
Demister Pad (Supplied by Mico)	Demister Pad to back of mirror - 850 x 550mm
Extract Fan	Manrose Light / Fan

W/C

Toilet Type	Englefield Evora BTW Suite (78595A-0)
Toilet Roll Holder	Raymor Madison Toilet Roll Holder (580817)

MS
CMS

Electrical

To be read in conjunction with the electrical plans saved in Buildertrend

1	Internal mains single phase	2	Towel rail heater points
1	M1 1W meterbox, 1 phase panel complete	2	Wiring to Demister Pads on Mirrors
1	Distribution switchboard with RCD, MCB protection	1	Auto door power outlet with press mech
39	LED Downlights	1	Waste disposal power outlet
2	Fluorescent light fittings	1	Dishwasher power outlet
3	Pendant light fittings - <i>Refer to specifications stated on page 4</i>	1	Fridge power outlet
2	Manrose light extract fans	1	Rangehood power connection only
1	Pantry 360 Sensor light with Auto/manual override	1	Wall oven connection only
2	Tread Lights to Toilet & Ensuite	1	Cook top connection only
4	Two way light circuit	1	Hot water connection 180L
1	Three way light circuits	1	Laundry Extract Fan
1	Exterior sensor with manual override	4	Hard wired smoke detectors to alarm system
23	Double power outlets	1	Certificate of compliance

Heating / Air Ventilation

Heat Pump	Toshiba RAS16 Heatpump - Includes remote control
DVS System	N / A

Plumbing

Hot Water Cylinder	180 L Coopers MP Stainless Cylinder MS18055030 - Includes drip tray
Gas	NO ALLOWANCE
External Taps	x 2 - Refer to external tap placement plan in Buildertrend

TV & Communications (AV)

Central Hub	Lounge
1 Aerial Cable	1 Aerial Cable
1 Satellite Main Cable	1 Satellite Cable
1 Fibre feed / telephone feed	1 Reticulation Cable
1 Enclose	1 Ethernet Cable
1 AV Switch	1 Data outlet to lounge office desk
1 Ethernet Switch	
2 Data outlets for wi-fi access points	
Kitchen	Master Bedroom
1 Telephone Cable	1 Aerial Cable
2 Router Cables	1 Ethernet Cable
	1 IR Cable Provision
	Exterior
	1 UHF Aerial

Security System

Alarm	Supply & install Security Alarm - 3 PIR sensors, 1 Keypad, 1 external siren, 1 internal siren, 1 control panel (Smoke detectors to be hard wired to system)
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