



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 11, WAIATA LANE
RIVERSONG ESTATE, WHANGAREI

Y:\WGM Projects\NORTHLAND\Build only\Riversong Estate, Kauri\KAURI11\Concept Plans\W1.1\KAURI11 - Concept 1.1.pln
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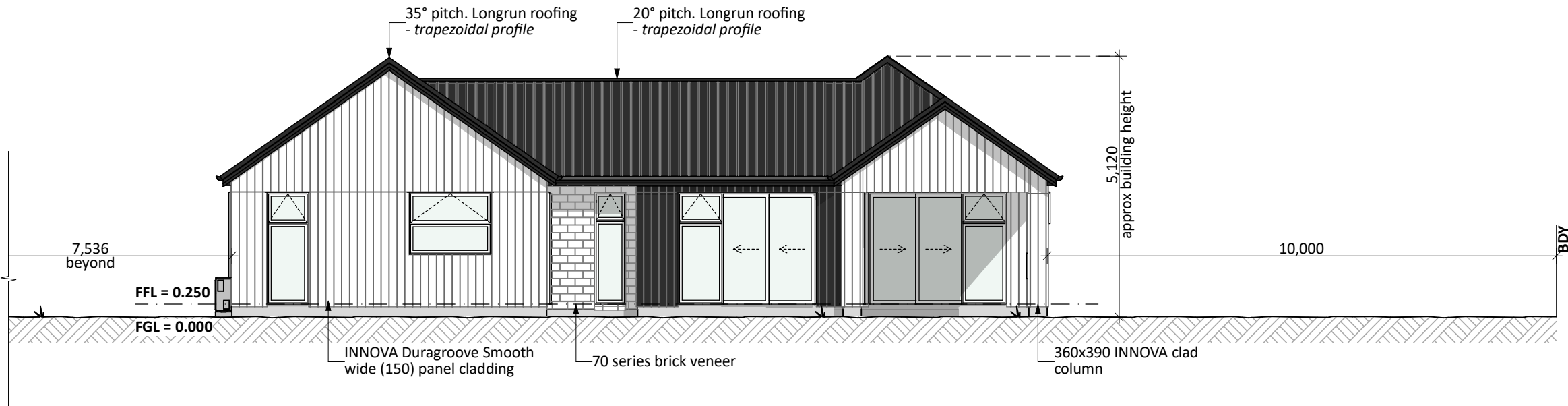


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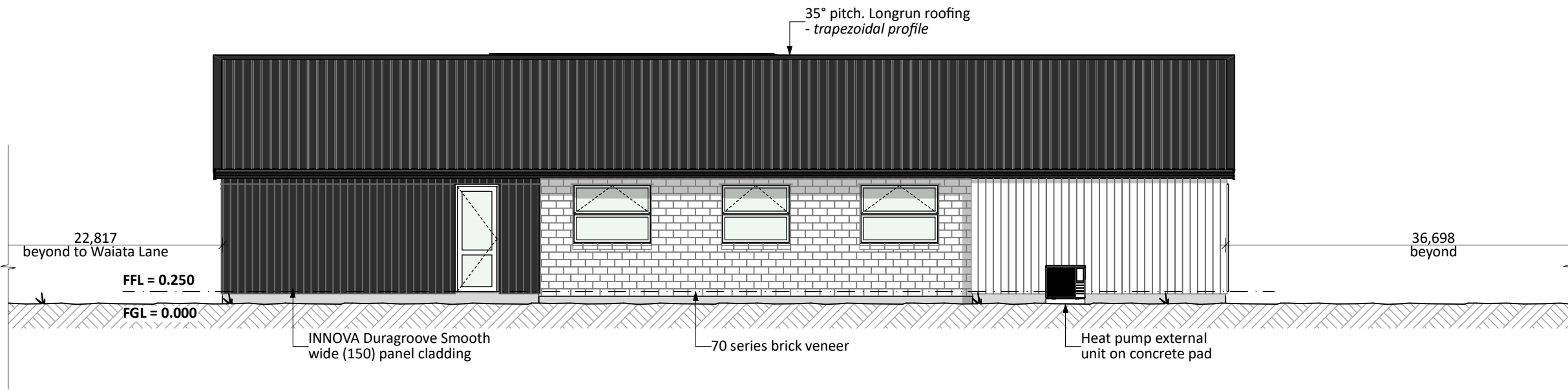


Barrett Homes

Project No:	KAURI11	Designed:	DP	Wind:	EXTRA HIGH	Drawing:	COVER SHEET	Date:	10/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 11, WAIATA LANE	Sheet:	
				Council:	WDC		RIVERSONG ESTATE, WHANGAREI	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 in accordance with NZBC D1/AS1 Table 2. Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

CJ = Control joint

Foundation:

Raft floor to engineers design (see plan notes and details)

Wall Cladding:

70 series brick veneer - ensure cavity and weep holes are free from excess mortar
INNOVA Duragroove Smooth wide (150) panel cladding

Roof Cladding:

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

Fascia and Spouting:

COLORCOTE fascia, spouting & 80mm Ø MARLEY PVC downpipes

Joinery & Glazing:

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

PRELIMINARY ONLY.

Elevations are subject to the following:

- Site Levels
- Retaining Wall

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

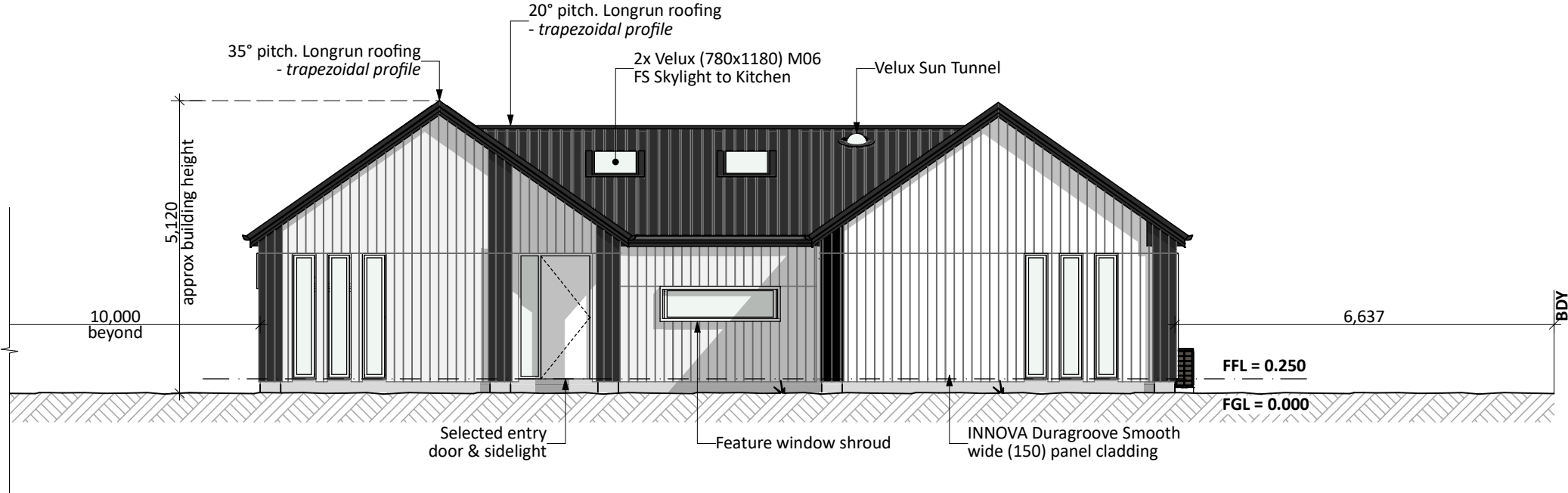
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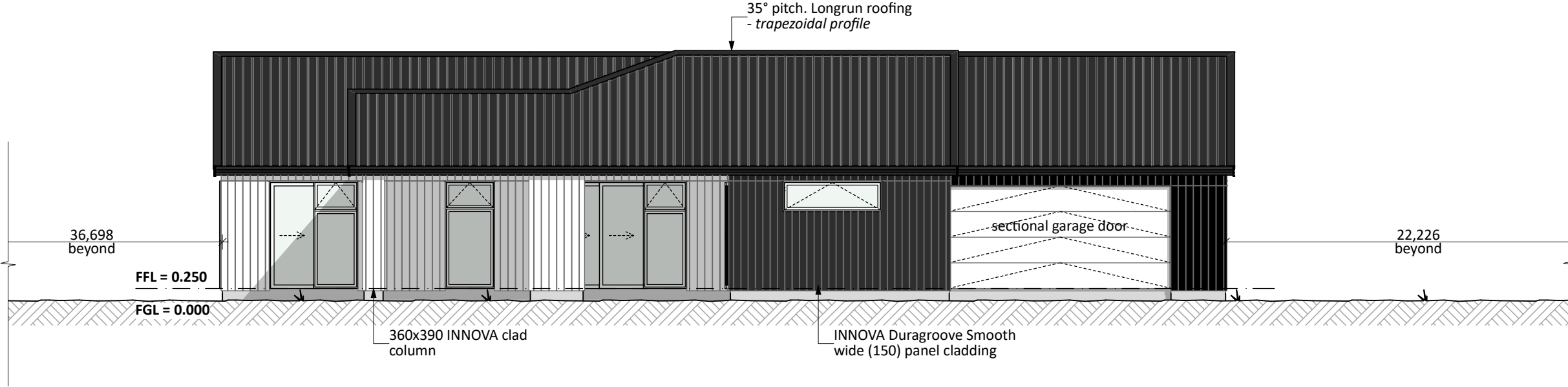


Barrett Homes

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				Council:	WDC		RIVERSONG ESTATE, WHANGAREI	Scale:	1:100



SOUTH ELEVATION



WEST ELEVATION

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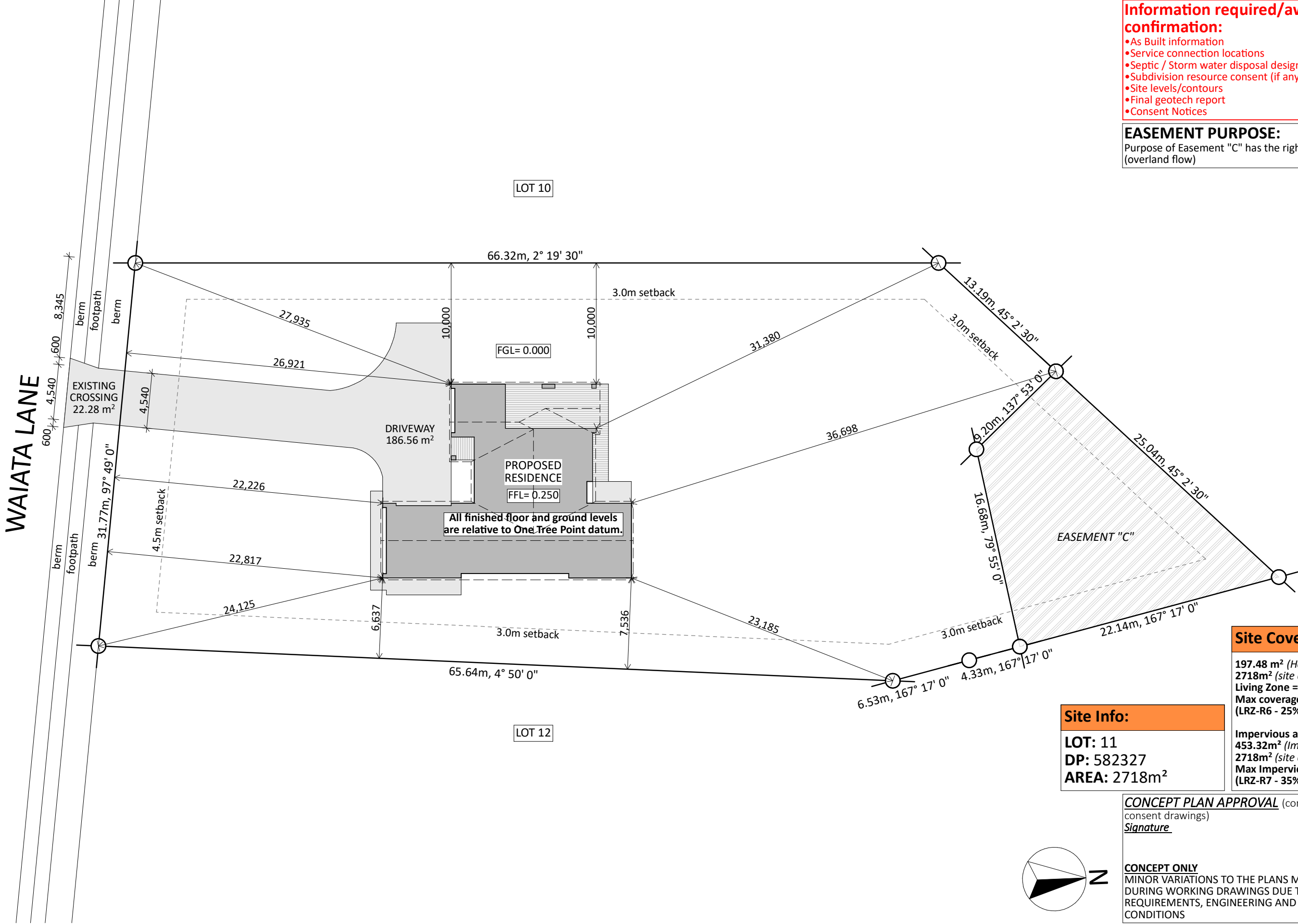
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				Council:	WDC		RIVERSONG ESTATE, WHANGAREI	Scale:	1:100



Information required/awaiting confirmation:

- As Built information
- Service connection locations
- Septic / Storm water disposal design
- Subdivision resource consent (if any)
- Site levels/contours
- Final geotech report
- Consent Notices

EASEMENT PURPOSE:

Purpose of Easement "C" has the right to drain water (overland flow)

Site Coverage:

197.48 m² (House area) / 2718m² (site area) = 7.26%
Living Zone = LDRZ
Max coverage = 25% (LRZ-R6 - 25% of net site area)

Site Info:

LOT: 11
DP: 582327
AREA: 2718m²

Impervious areas:
453.32m² (Impervious area) / 2718m² (site area) = 16.67%
Max Impervious area = 35% (LRZ-R7 - 35% of net site area)

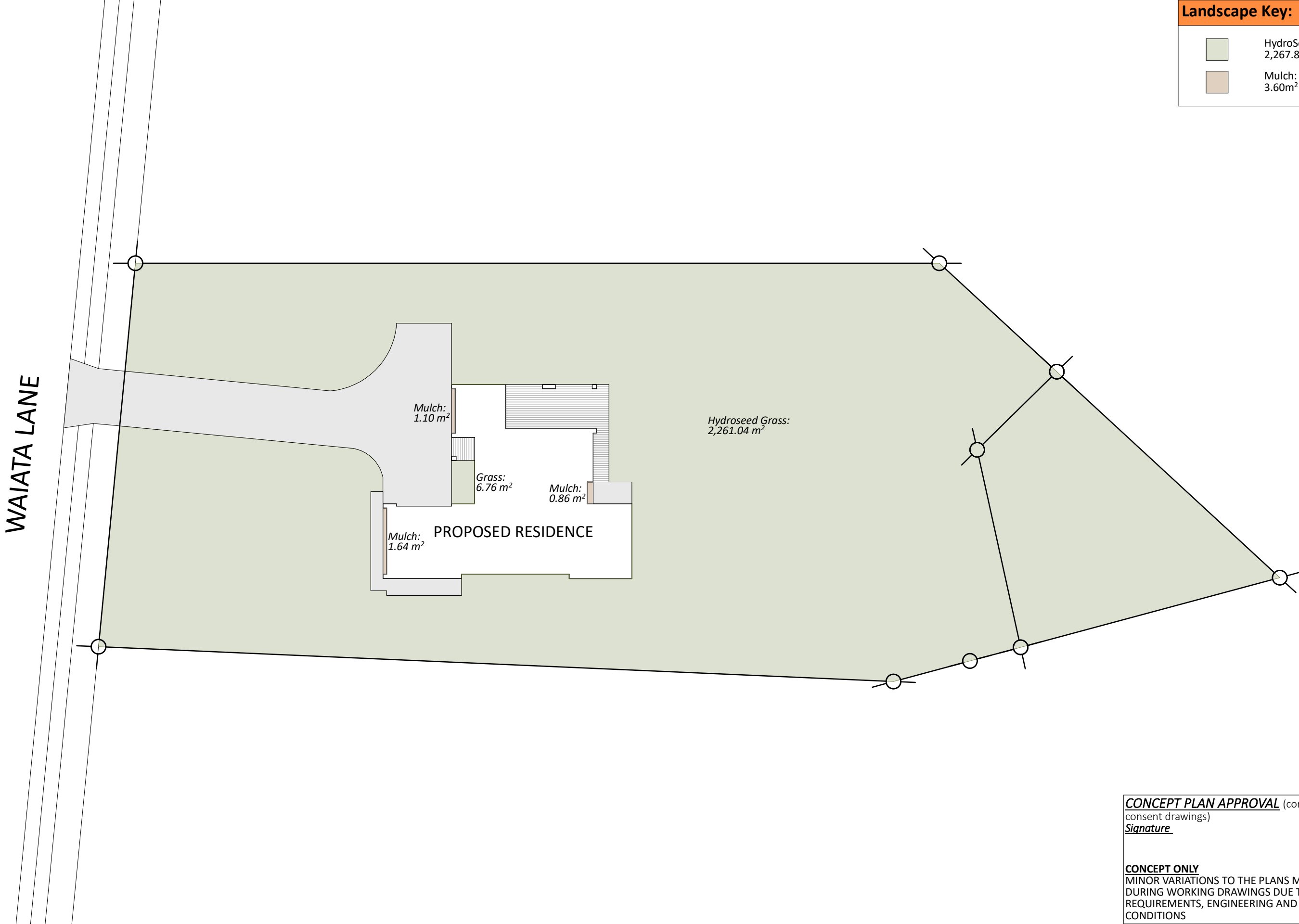
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Landscape Key:	
<div></div>	HydroSeed Grass: 2,267.80m ²
<div></div>	Mulch: 3.60m ²

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

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Project No:	KAURI11	Designed:	DP	Wind:	EXTRA HIGH	Drawing:	LANDSCAPING PLAN	Date:	10/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 11, WAIATA LANE	Sheet:	4
				Council:	WDC		RIVERSONG ESTATE, WHANGAREI	Scale:	1:300



Floor Types Key:

 = Tiled Floor  = Polished Conc Floor

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

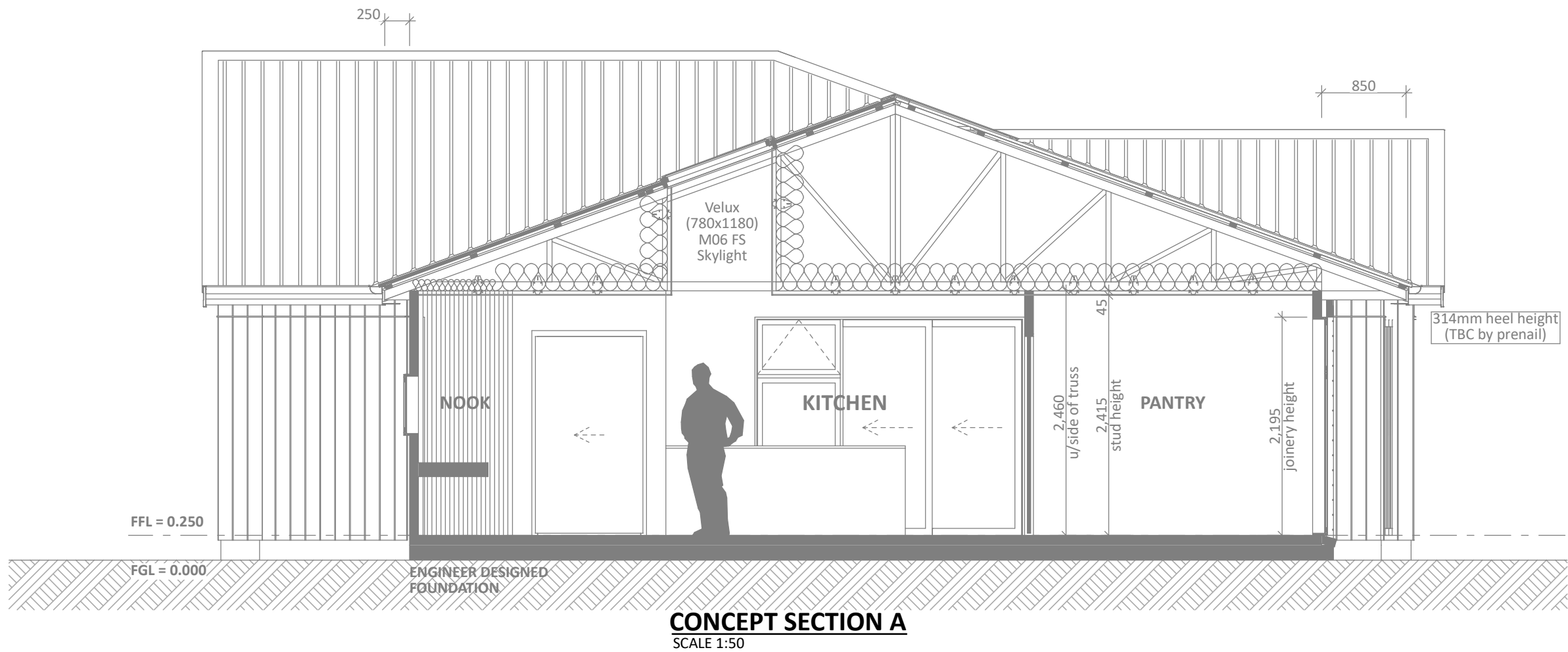
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Project No:	KAURI11	Designed:	DP	Wind:	EXTRA HIGH	Drawing:	KITCHEN & BATHROOM	Date:	10/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 11, WAIATA LANE	Sheet:	6
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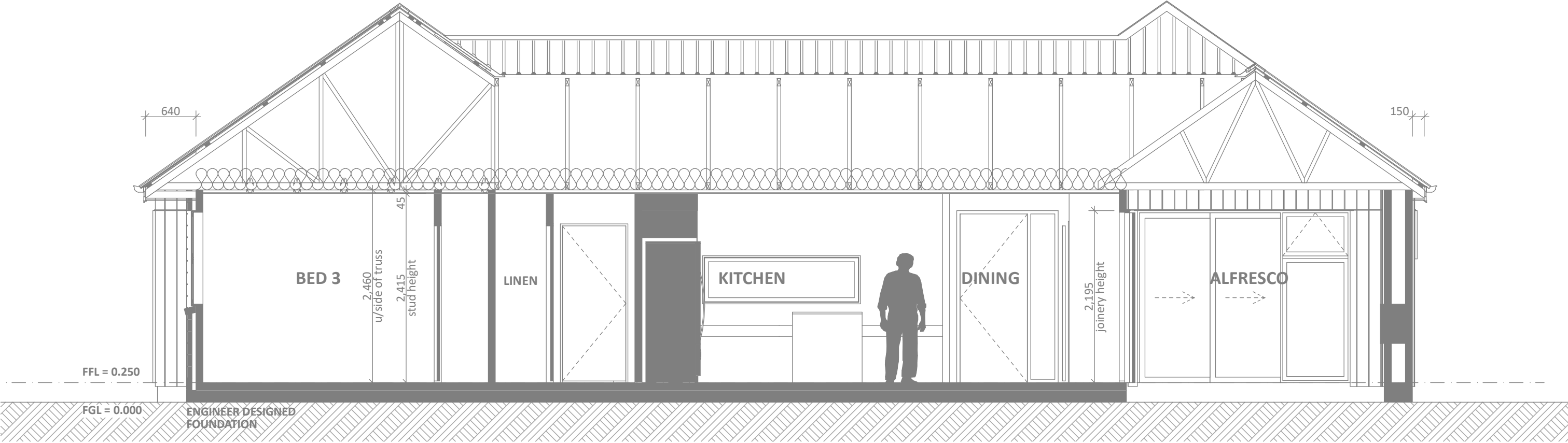
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Project No:	KAURI11	Designed:	DP	Wind:	EXTRA HIGH	Drawing:	CROSS SECTION A	Date:	10/07/2025
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Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 11, WAIATA LANE	Sheet:	7
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CONCEPT SECTION B
SCALE 1:50

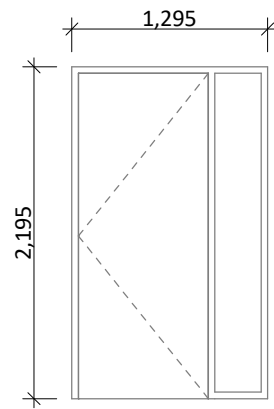
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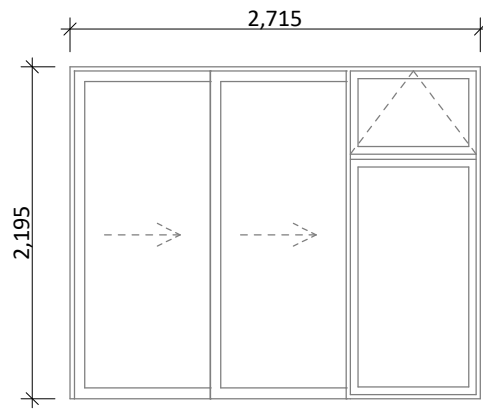
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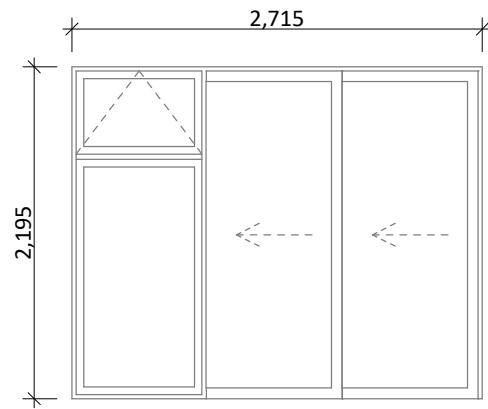
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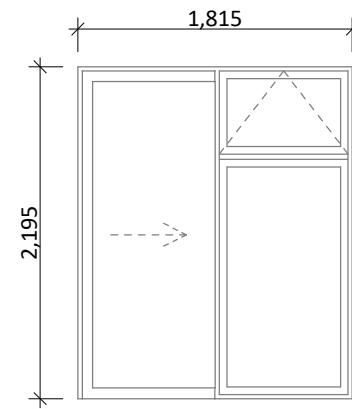
D-01
Rebated joinery
860 door leaf



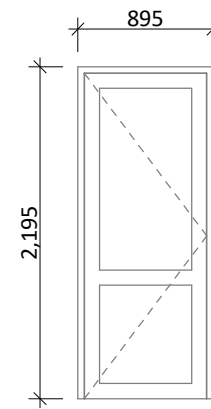
D-02, D-03
Rebated joinery



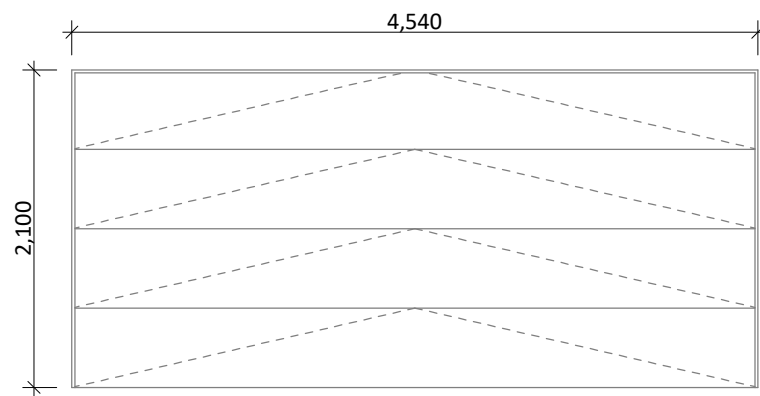
D-04
Rebated joinery



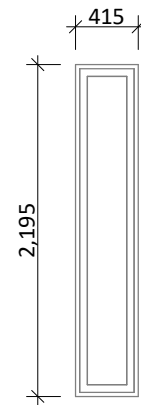
D-05
Rebated joinery



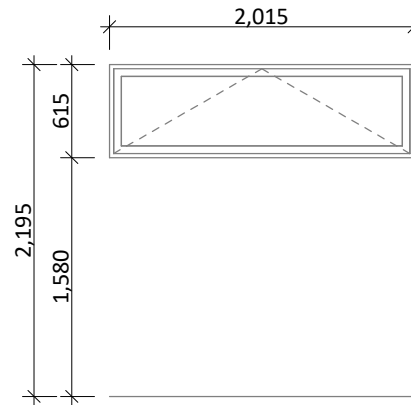
D-06
810 door leaf



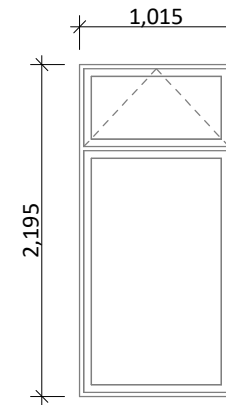
D-07
Insulated sectional panels



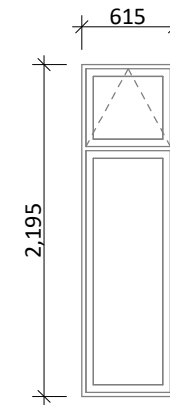
W-01, W-02, W-03, W-12, W-13,
W-14



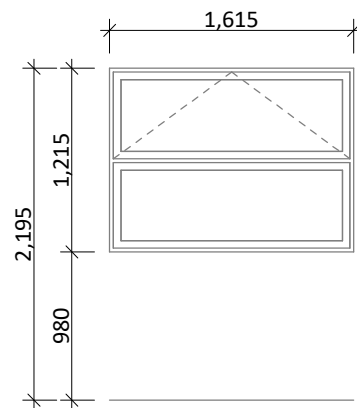
W-04



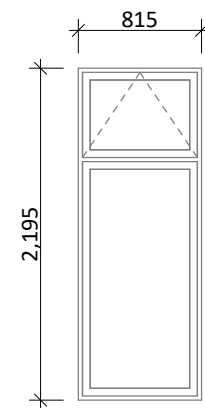
W-05



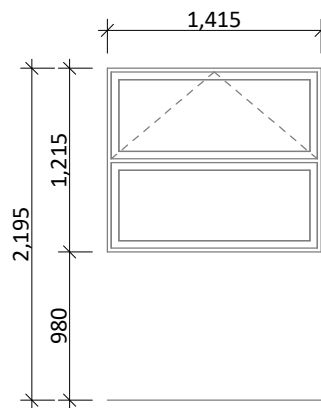
W-06



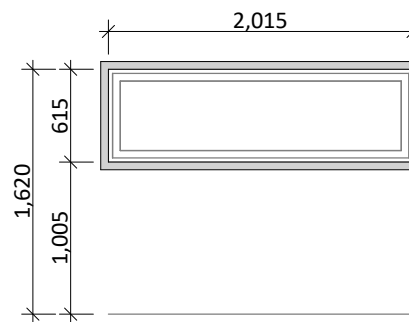
W-07, W-09, W-11



W-08
obsc/sg



W-10
obsc/sg



W-15
Feature window shroud

General notes:

Aluminium joinery head heights to be 2.195m (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 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.

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Signature

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