



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 11, 127 ONE TREE POINT ROAD
ONE TREE POINT, WHANGAREI

Y:\WGM Projects\NORTHLAND\Marsden Cove (One Tree Point)\The Moorings\MOOR11\Concept Plans\MOOR11 Concept 1.1.pln
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DRAFT



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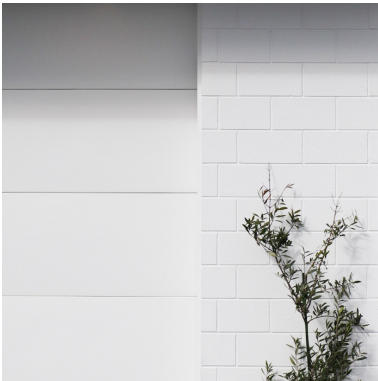
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Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	
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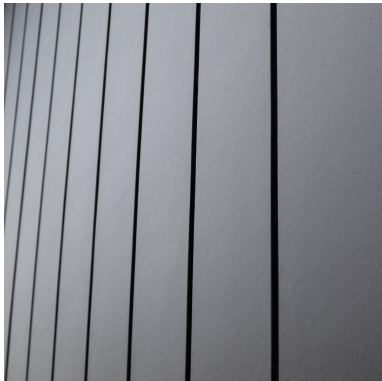
Joinery
- *Black*



Roofing
- Longrun roofing - *trapezoidal profile*



Brick cladding
- *White*



Panel cladding
- *BGC Duragroove Smooth wide (150) panel cladding*

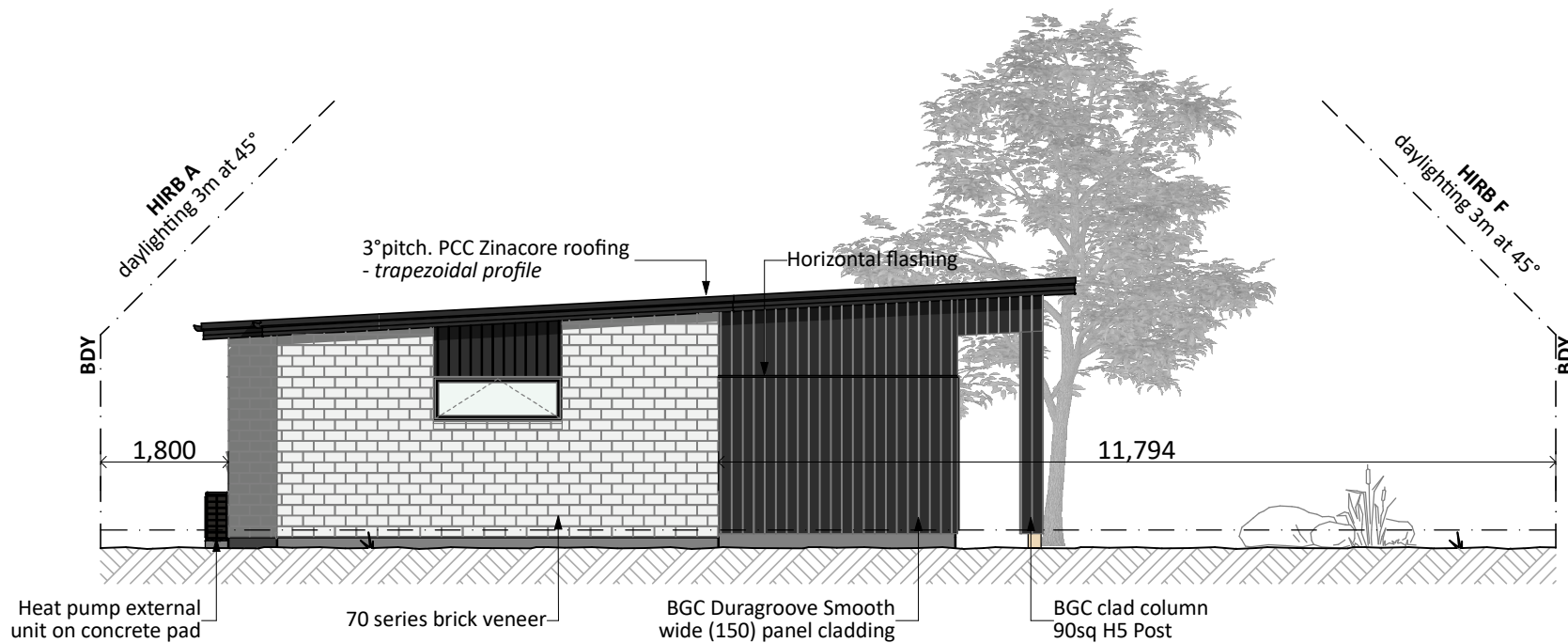
**The above materiality is for look & feel purposes only*

Y:\WGM Projects\W\NORTHLAND\W\ Marsden Cove (One Tree Point)\W\The Moorings\W\MOOR11\W\Concept Plans\W\MOOR11 Concept 1.1.pln
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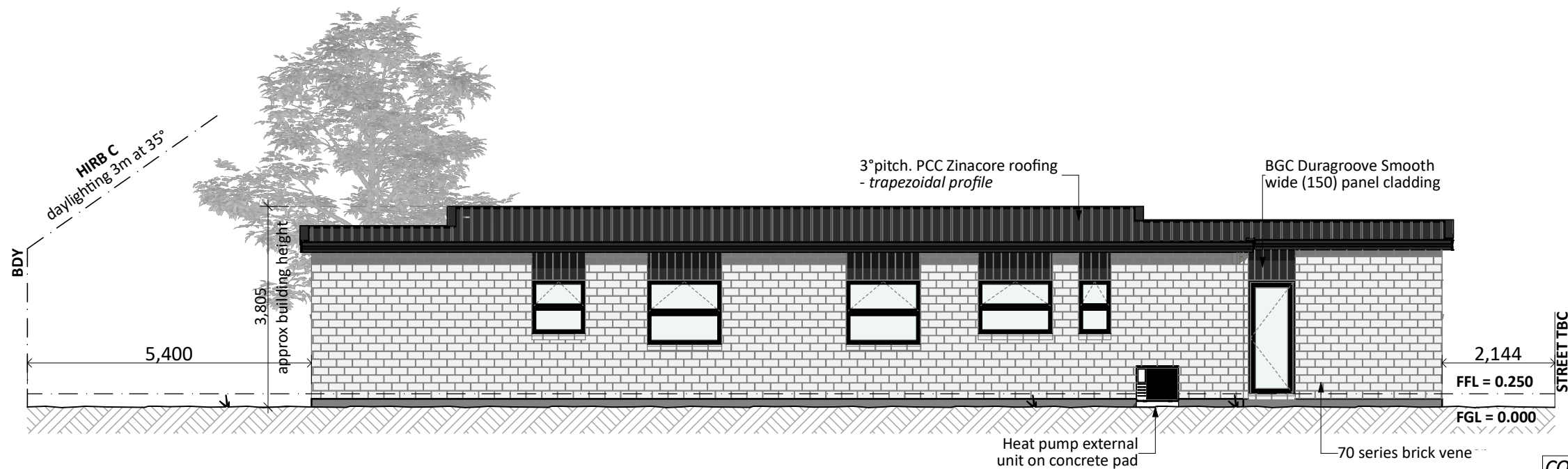
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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	MATERIALITY	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	
				Council:	WDC		ONE TREE POINT, 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
Concrete or H5 timber step to all access points, min. 150mm below finished floor level
Weep holes sealed in brick vaneer within 1m from the base of the gas bottle station.

Foundation:

TC1/TC2 Baseraft floor to Specifi design (see Specifi structural documentation and details)

Wall Cladding:

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

Roof Cladding:

3° pitch. Longrun roofing - *Trapezoidal profile*

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm ø aluminium downpipes

Joinery:

Selected powder coated aluminium joinery

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

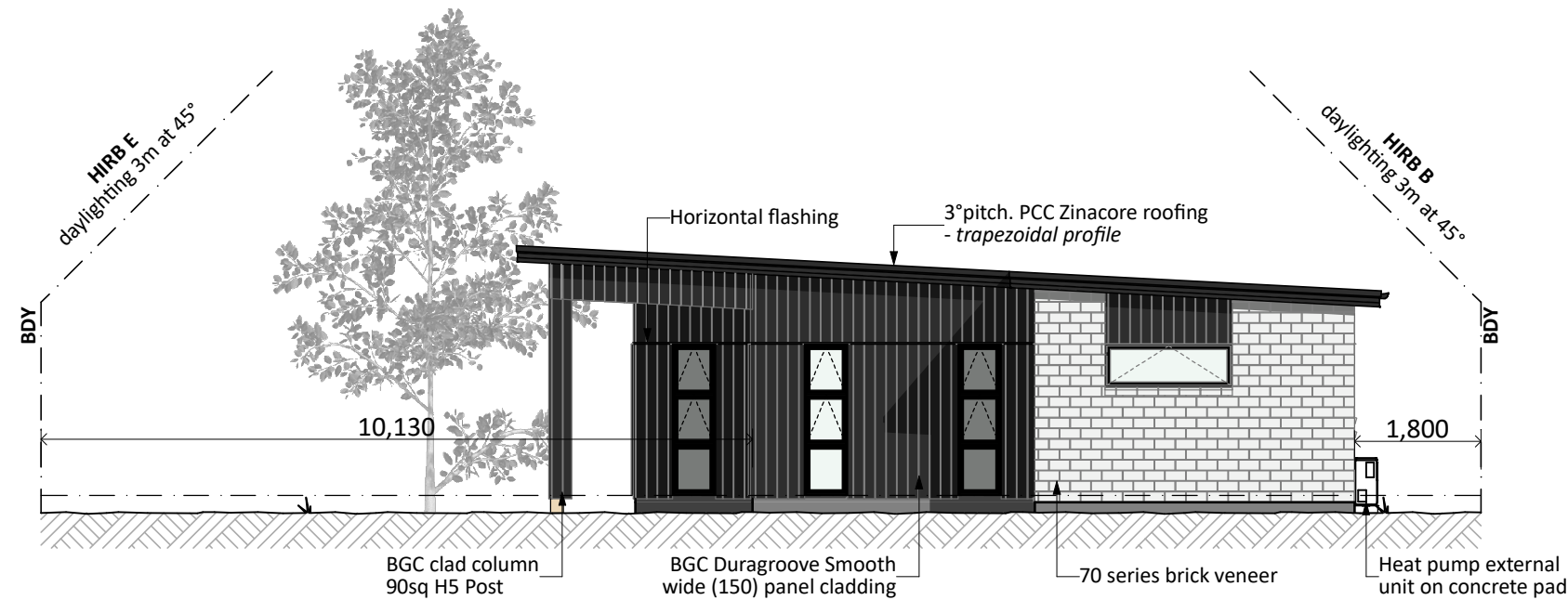
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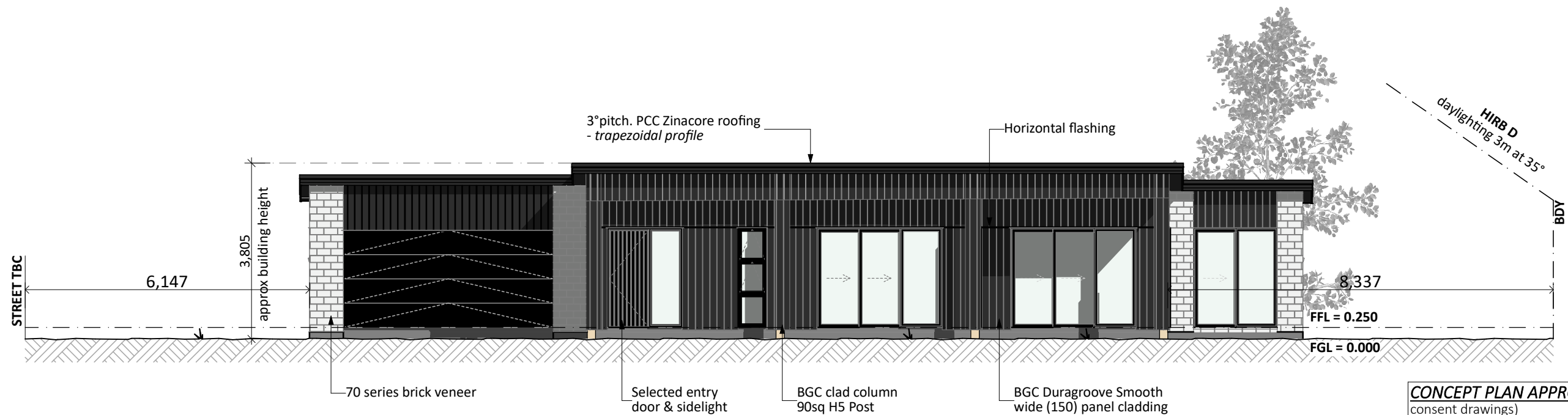


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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	1
				Council:	WDC		ONE TREE POINT, WHANGAREI	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
Weep holes sealed in brick vaneer within 1m from the base of the gas bottle station.

Foundation:

TC1/TC2 Baseraft floor to Specifi design (see Specifi structural documentation and details)

Wall Cladding:

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

Roof Cladding:

3° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø aluminium downpipes

Joinery:

Selected powder coated aluminium joinery

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

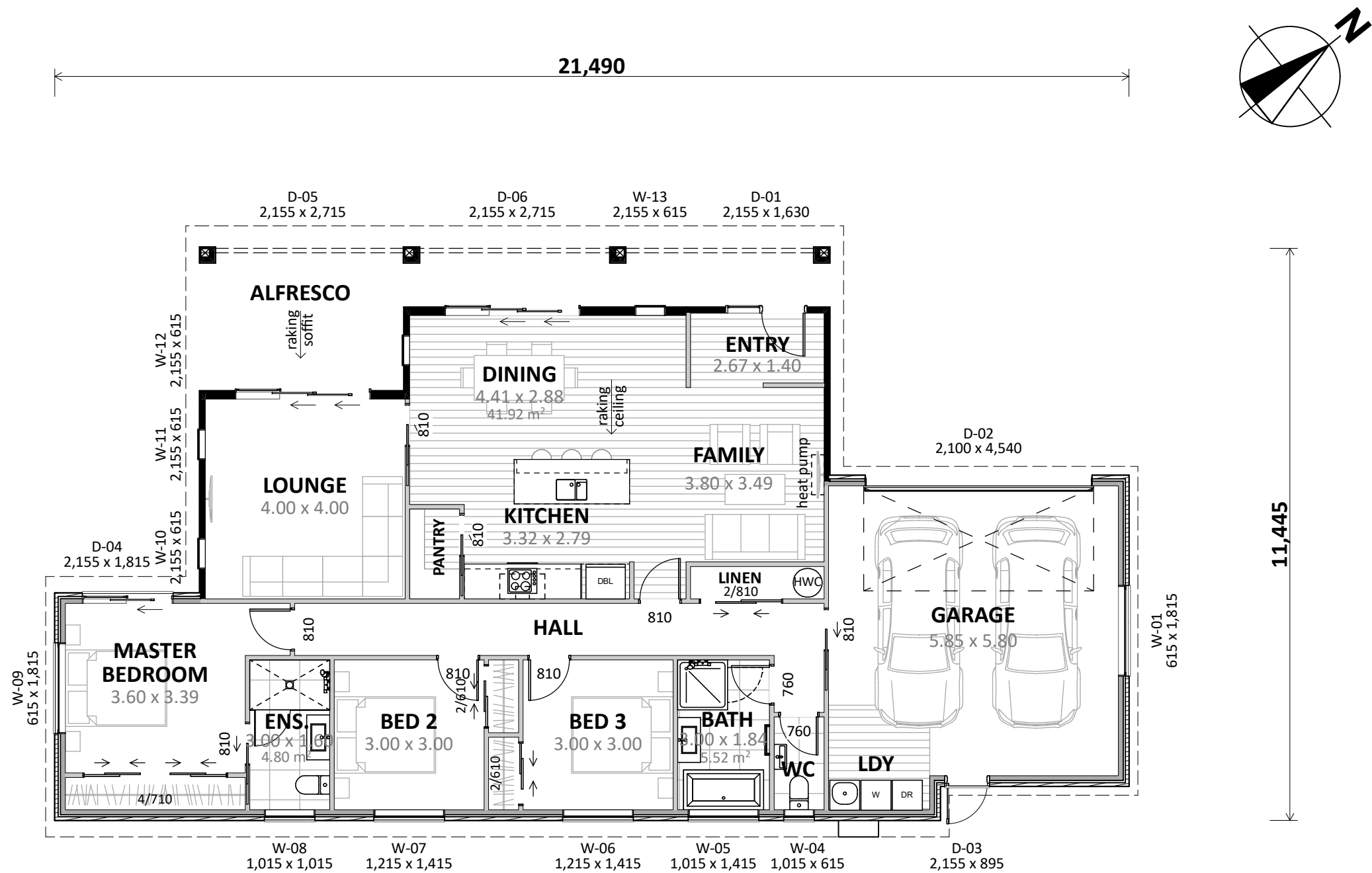
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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



Plan Notes:
2.425 Stud height throughout
All joinery 2155 head height
Raking ceiling to living areas

Floor Area:

Area o/foundation: 172.57 m²
Area o/frame: 168.15 m²

Cladding Key:

— BGC Duragroove
— Brick Veneer

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
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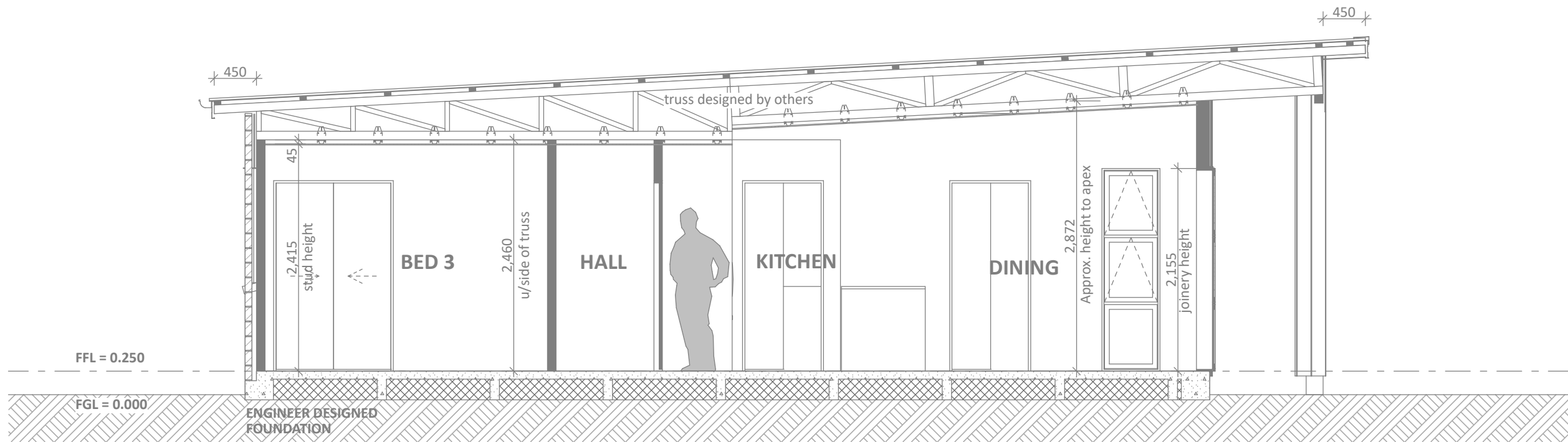


Barrett Homes

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Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
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CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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CONCEPT SECTION A
SCALE 1:50

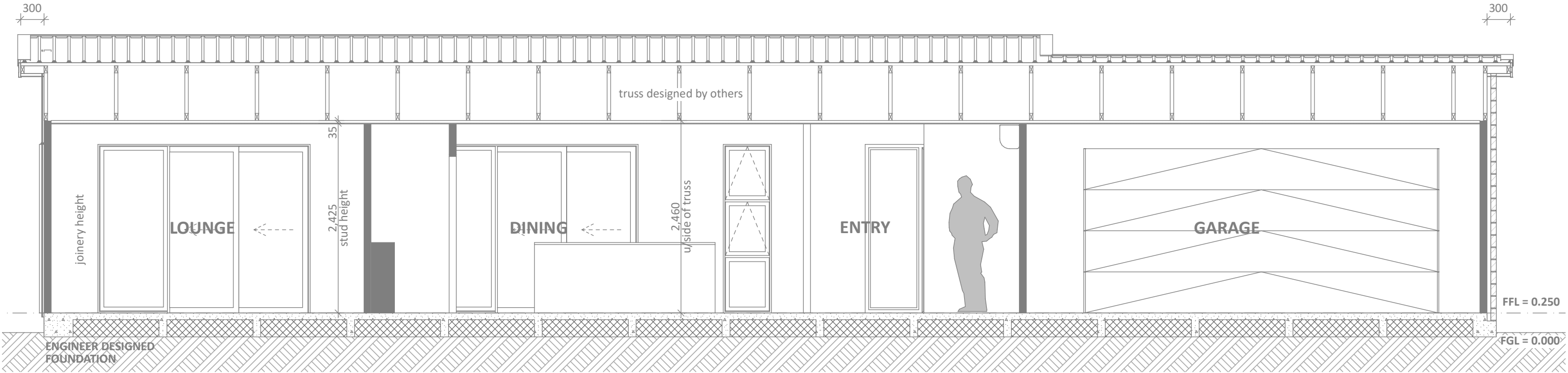
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Signature _____ **Date** _____

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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
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CONCEPT SECTION B
SCALE 1:50

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature

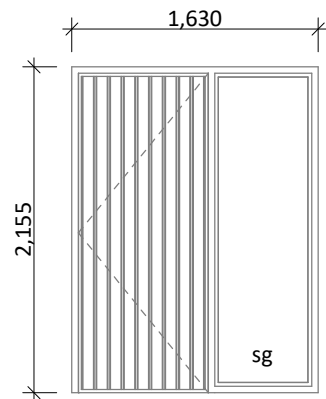
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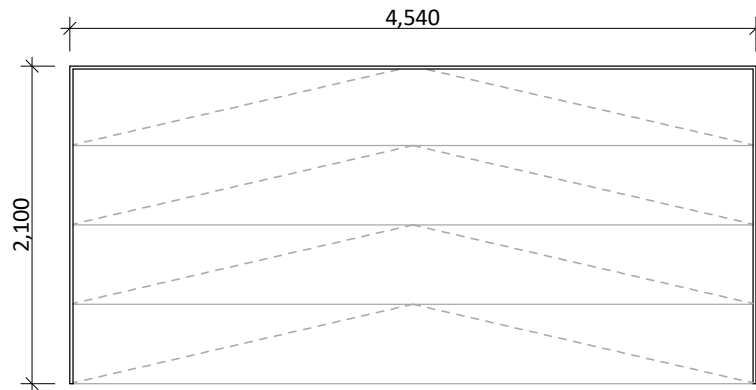
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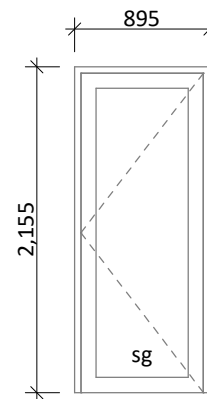
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Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	7
		design@barretthomes.co.nz		Council:	WDC	ONE TREE POINT, WHANGAREI		Scale:	1:50



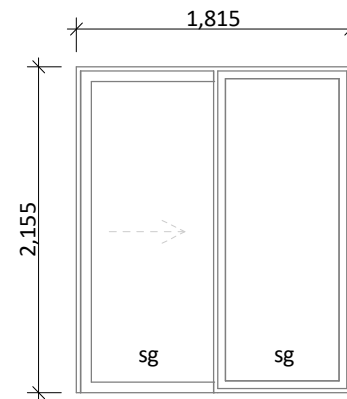
D-01
*Rebated Joinery



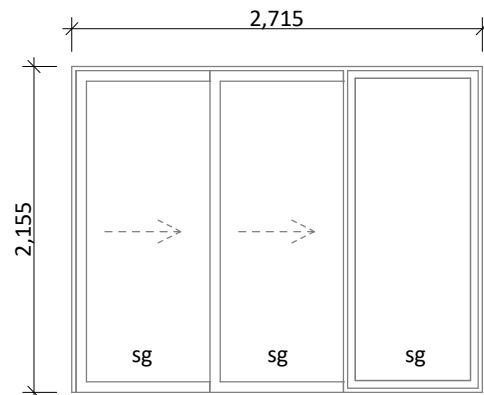
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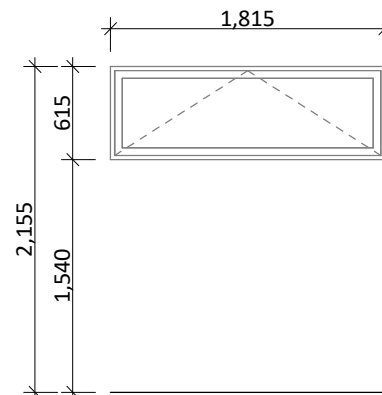
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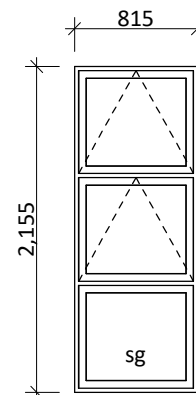
D-04
*Rebated Joinery



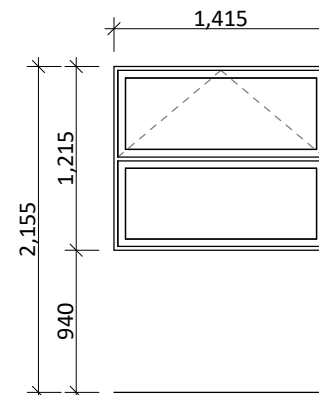
D-05, D-06
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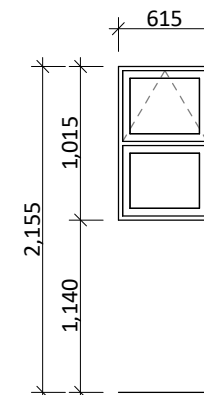
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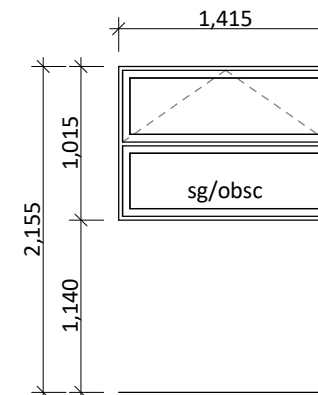
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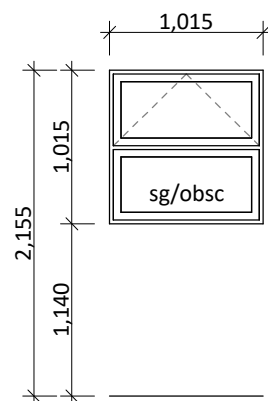
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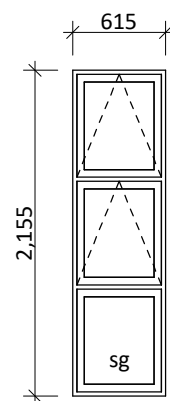
W-04



W-05



W-08



W-10, W-11, W-12, W-13

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Project No:	MOOR11	Designed:	JH	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	28/02/2023
Plan:	KOWHAI ALT	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	CJ	Exposure:	D	Site Address:	LOT 11, 127 ONE TREE POINT ROAD	Sheet:	8
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50