

CONTENTS:

	COVER SHEET
1	ELEVATIONS
2	ELEVATIONS
3	SITE PLAN
4	LANDSCAPING PLAN
5	CONCEPT PLAN
6	KITCHEN & BATHROOM
7	CROSS SECTIONS
8	JOINERY SCHEDULE



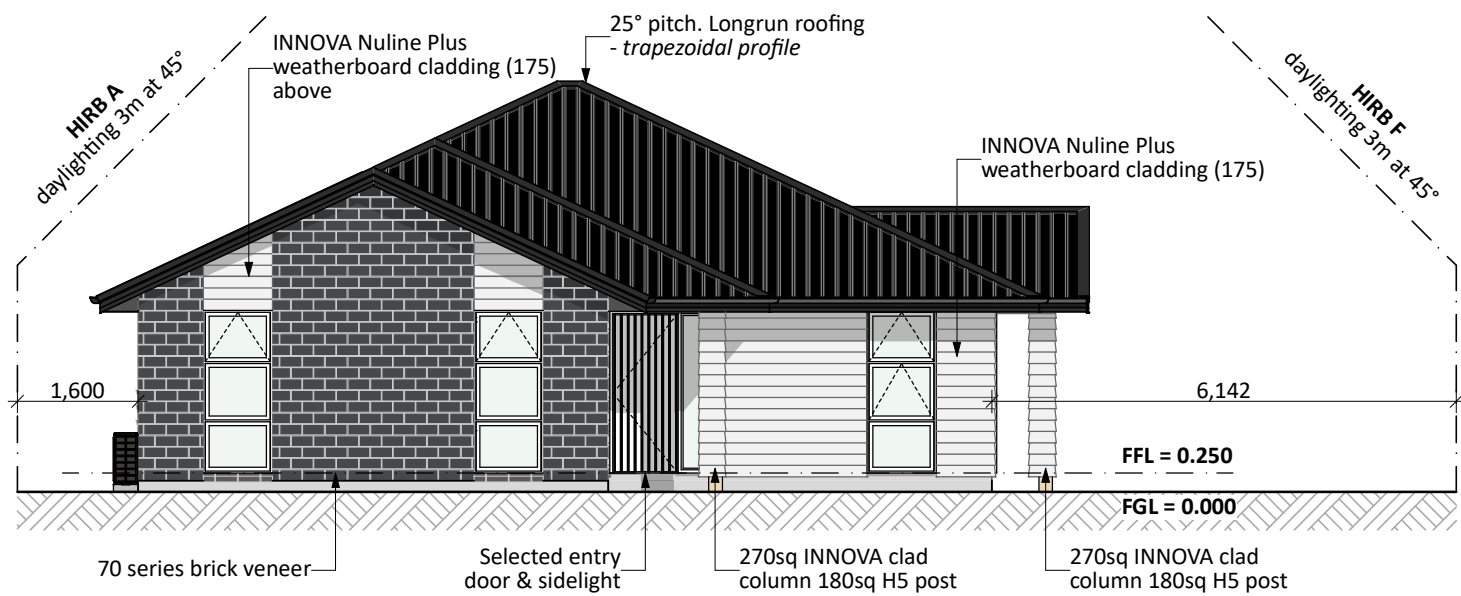
NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 10, 22 MOORING WAY
ONE TREE POINT, WHANGAREI

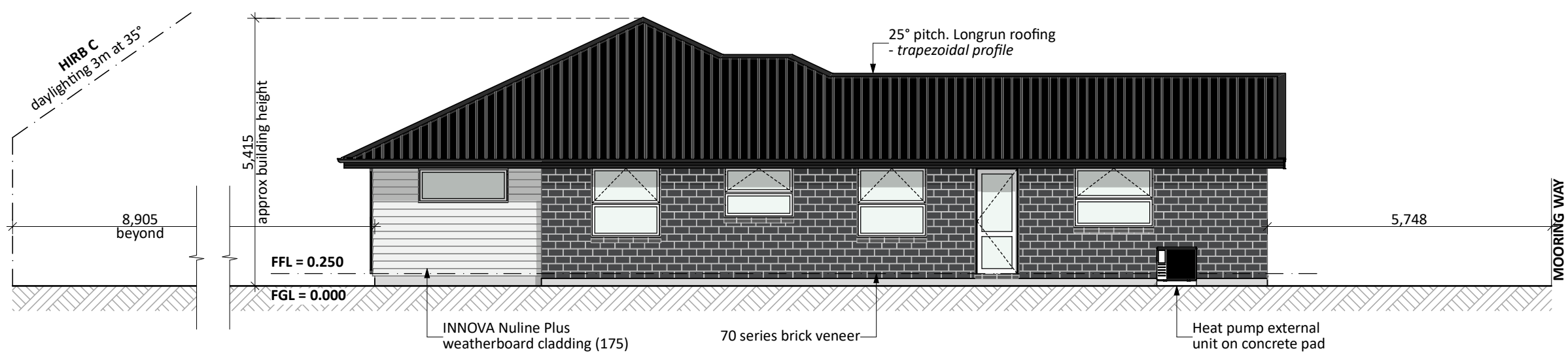


Barrett Homes

Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	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 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 Nuline Plus 175 Smooth weatherboard cladding

Roof Cladding:
25° 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

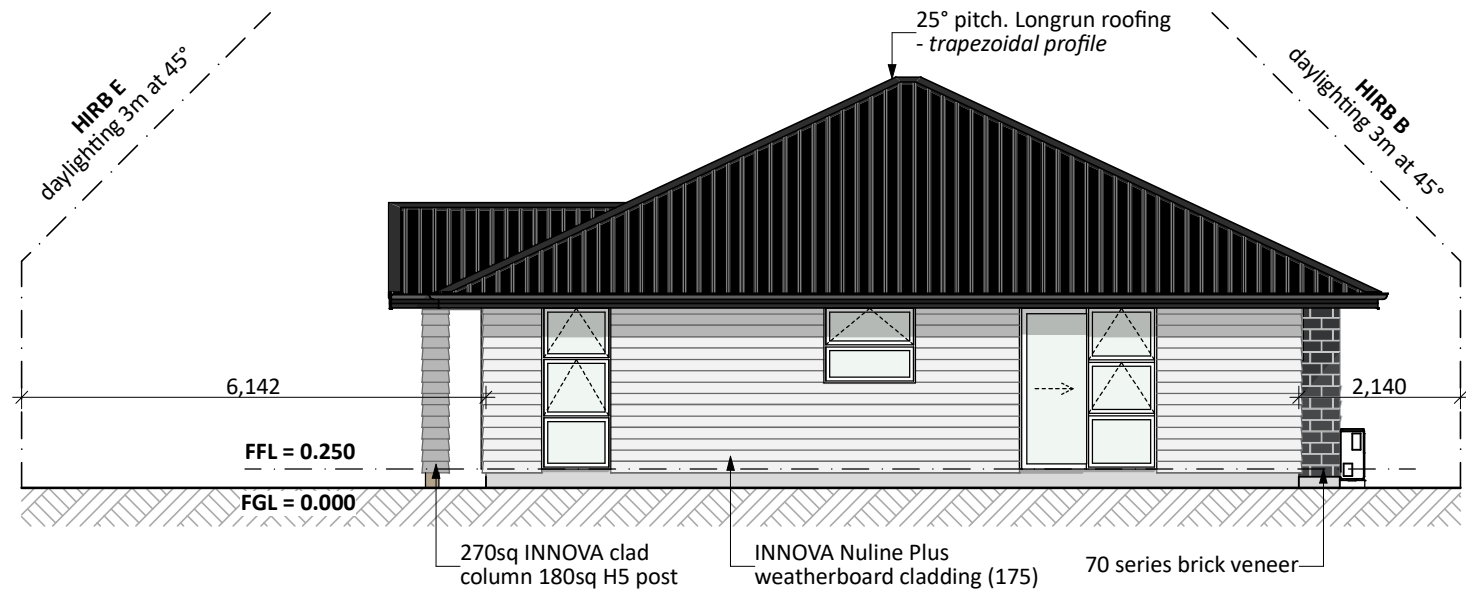
PRELIMINARY ONLY.
Elevations are subject to the following:
- Site Levels

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

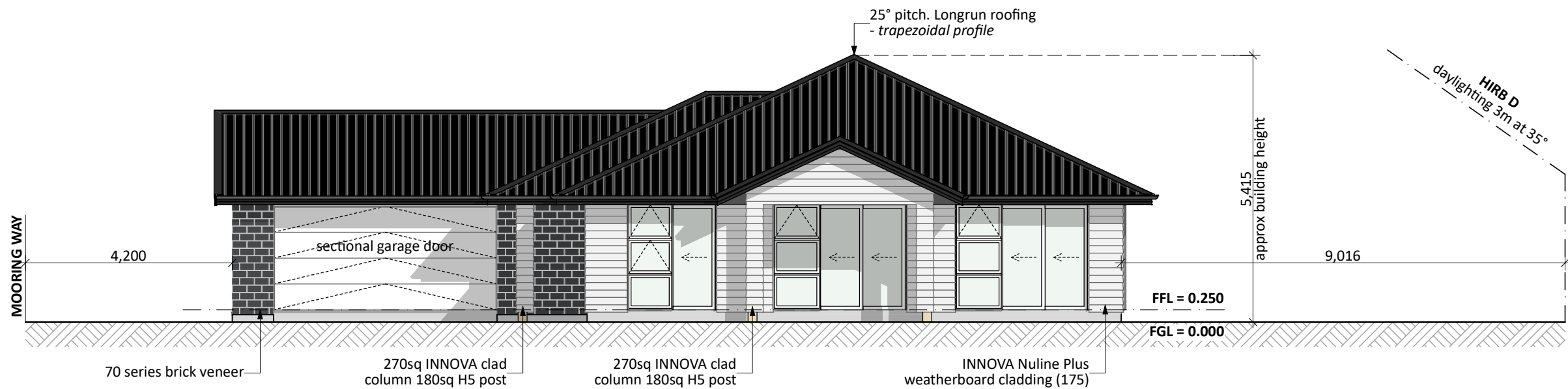
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	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 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 Nuline Plus 175 Smooth weatherboard cladding

Roof Cladding:

25° 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

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

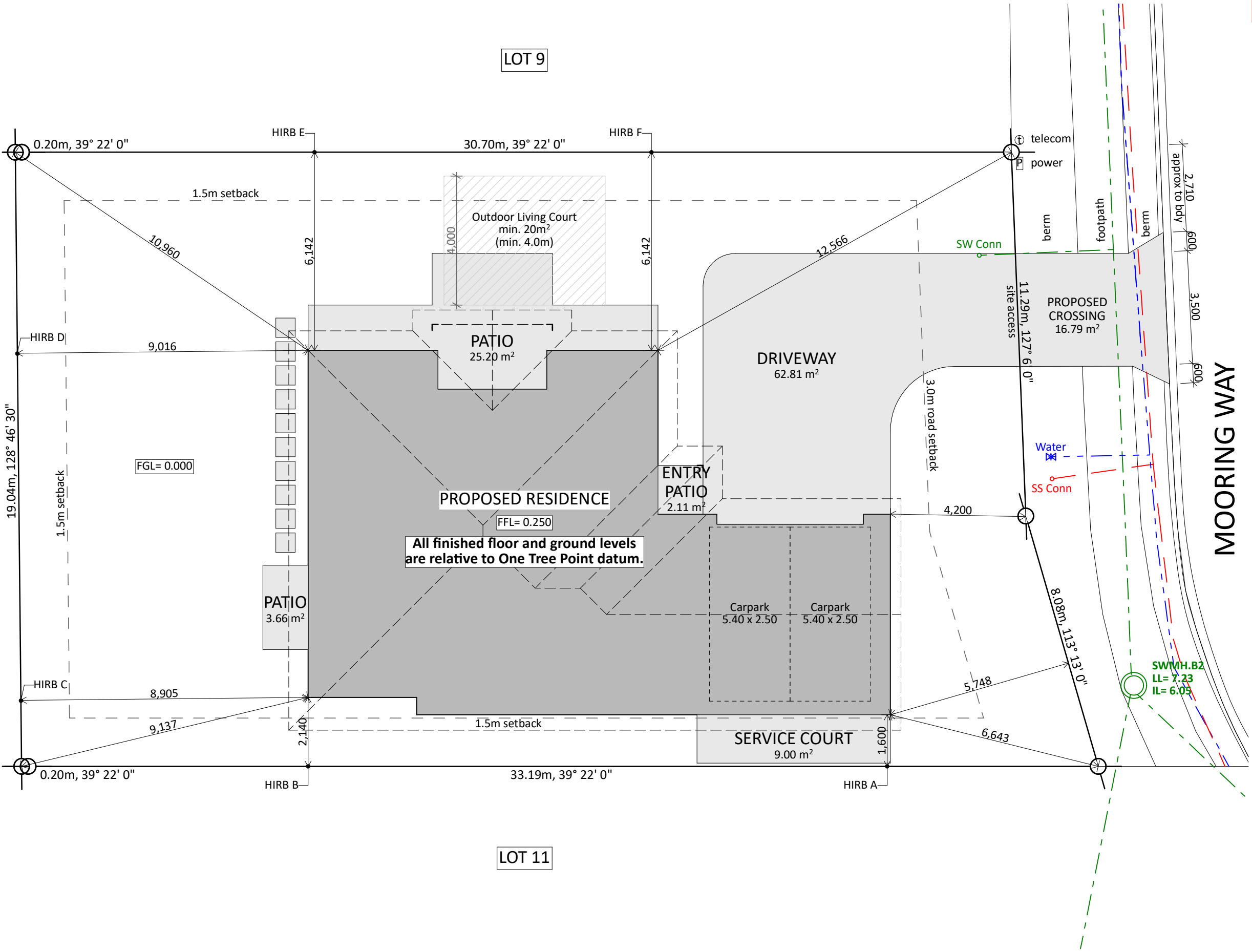
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Barrett Homes

Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100

Information required/awaiting confirmation:
•Site levels/contours



Site Info:

LOT: 10
DP: 599307
AREA: 601m²

Site Coverage:

160.18 m² (House area) + 7.11m² (eaves over 800mm) / 601m² (site area) = 27.83%
Living Zone = GRZ
Max coverage = 40%
(GRZ-R8 - 40% of net site area)

Impervious areas:
268.79m² (Impervious area) / 601m² (site area) = 44.72%
Max Impervious area = 60%
(GRZ-R7 - 60% of net site area)

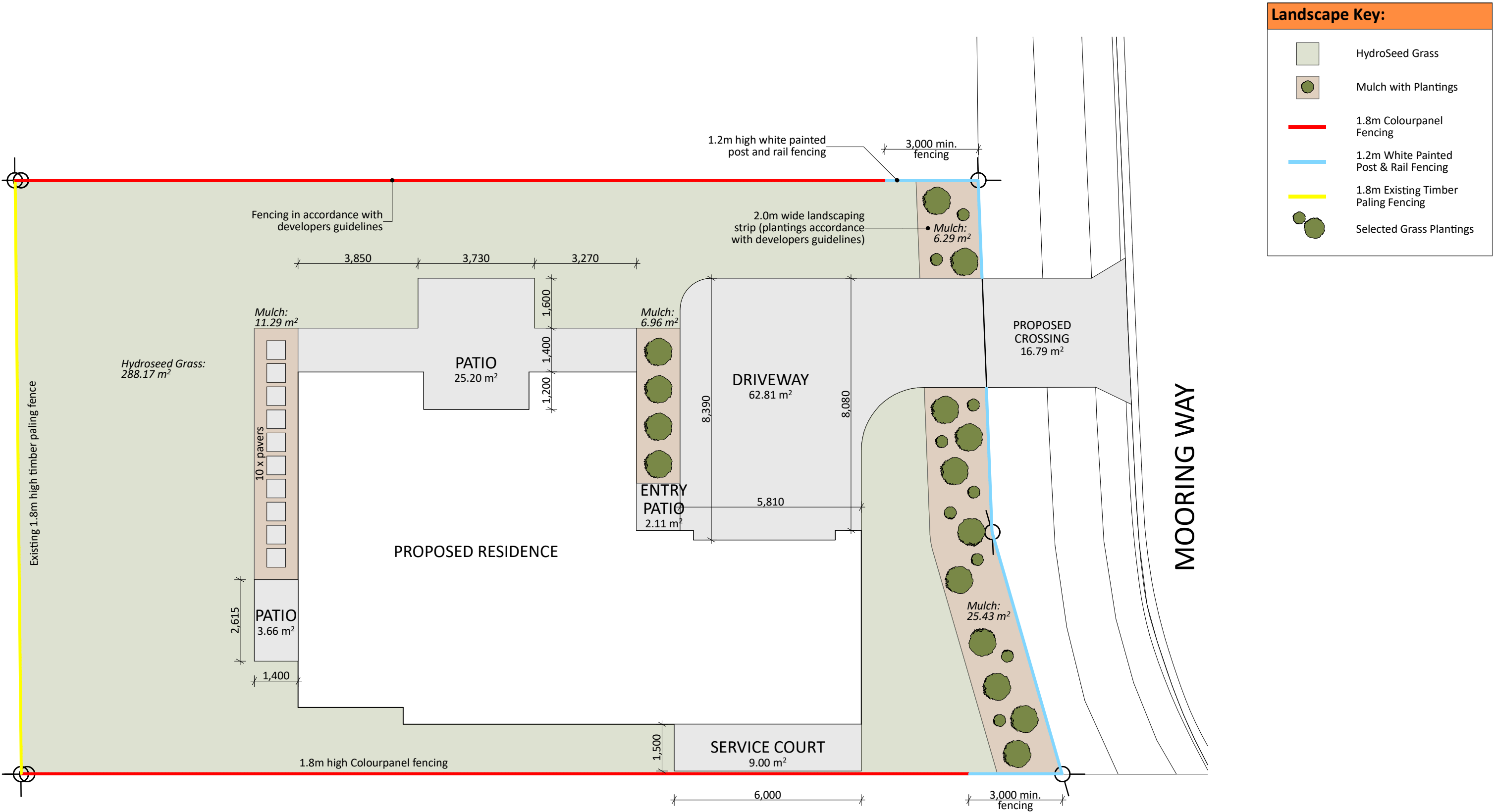
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ Date _____

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



Barrett Homes

Project No: MOOR10	Designed: DP	Wind: HIGH	Drawing: SITE PLAN	Date: 29/07/2025
Plan: Sea La Vie	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev: -
Version: 2.0	Checked: KB	Exposure: D	Site Address: LOT 10, 22 MOORING WAY	Sheet: 3
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:120



Landscape Key:

HydroSeed Grass

Mulch with Plantings

1.8m Colourpanel Fencing

1.2m White Painted Post & Rail Fencing

1.8m Existing Timber Paling Fencing

Selected Grass Plantings

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

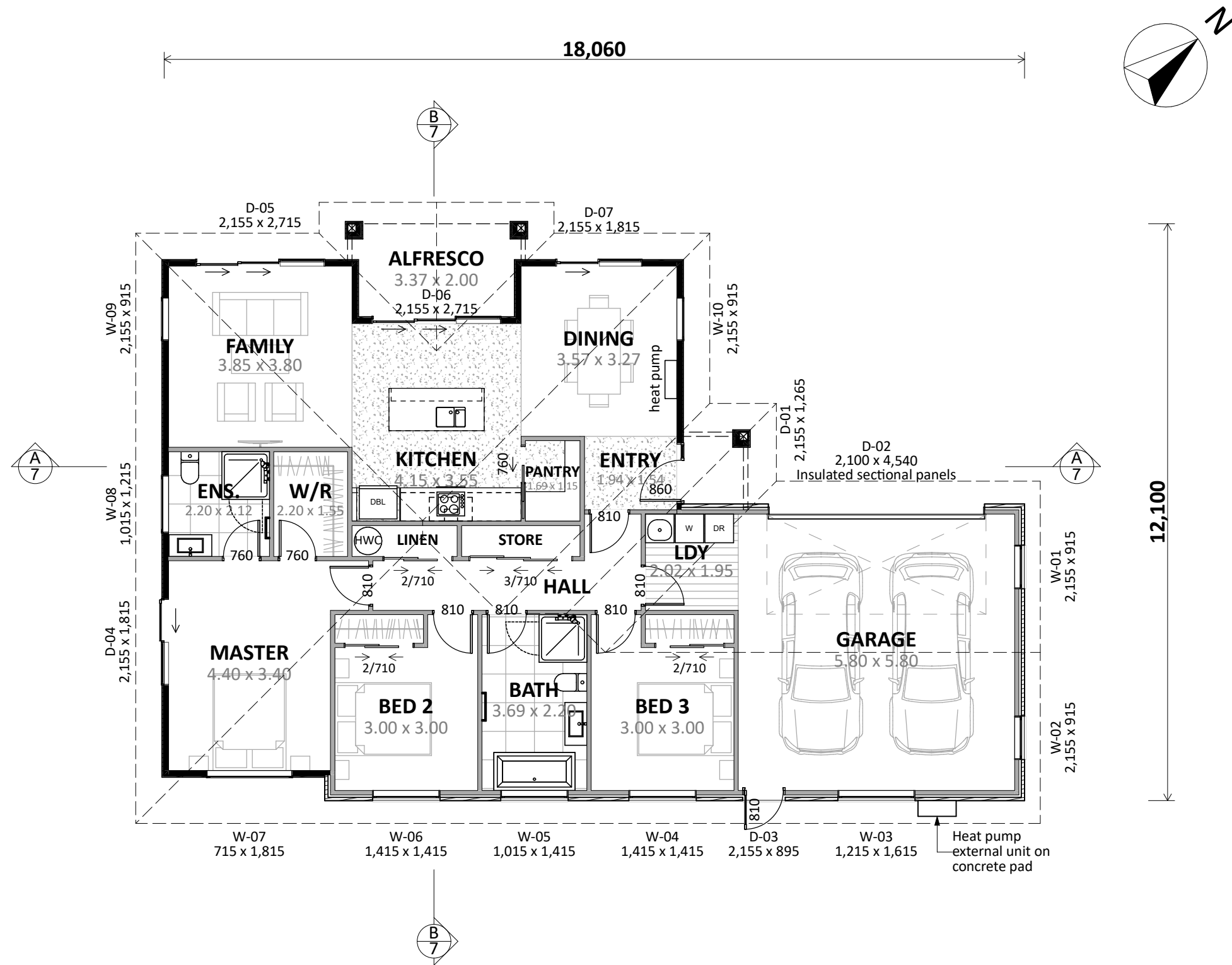
Date

CONCEPT ONLY

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



Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:		EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	4
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:120



CHANGES TO PLAN:

- Increased Master Bedroom by 1.0m.
- Extended roofline to Master to avoid hip/velley junctions.
- Flipped orientation of plan

ENGINEERING REQUIRED:

- Foundation

Plan Notes:

- 2.415 Stud height throughout
- All joinery 2155 head height
- Flat soffit to Alfresco (joinery height)
- Flat soffit to Entry

Floor Area:

Area o/frame: 157.33 m²
Area o/foundation: 160.18 m²

Cladding Key:

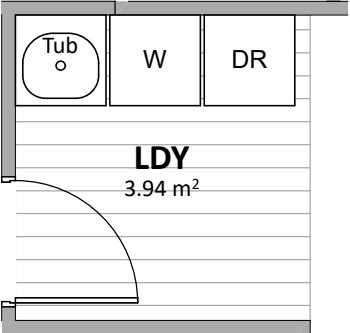
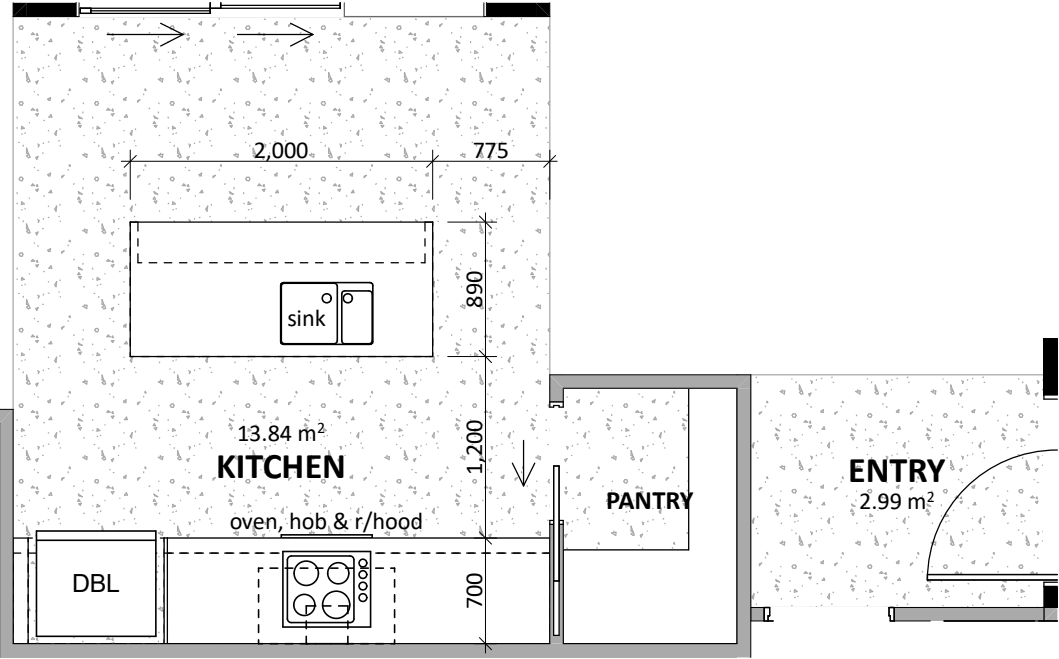
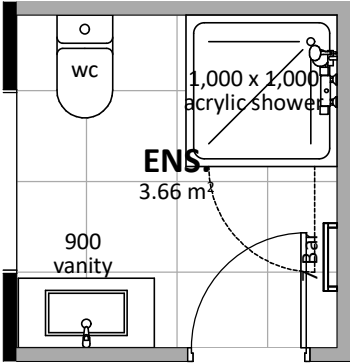
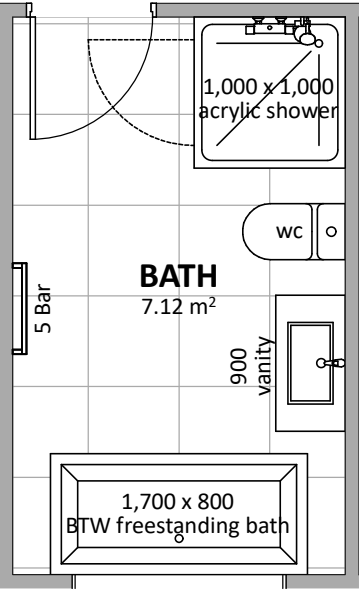
INNOVA Nuline Plus
Brick Veneer

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

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



Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	5
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



Floor Types Key:

= Vinyl Floor

= Tiled Floor

= Polished Conc Floor

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

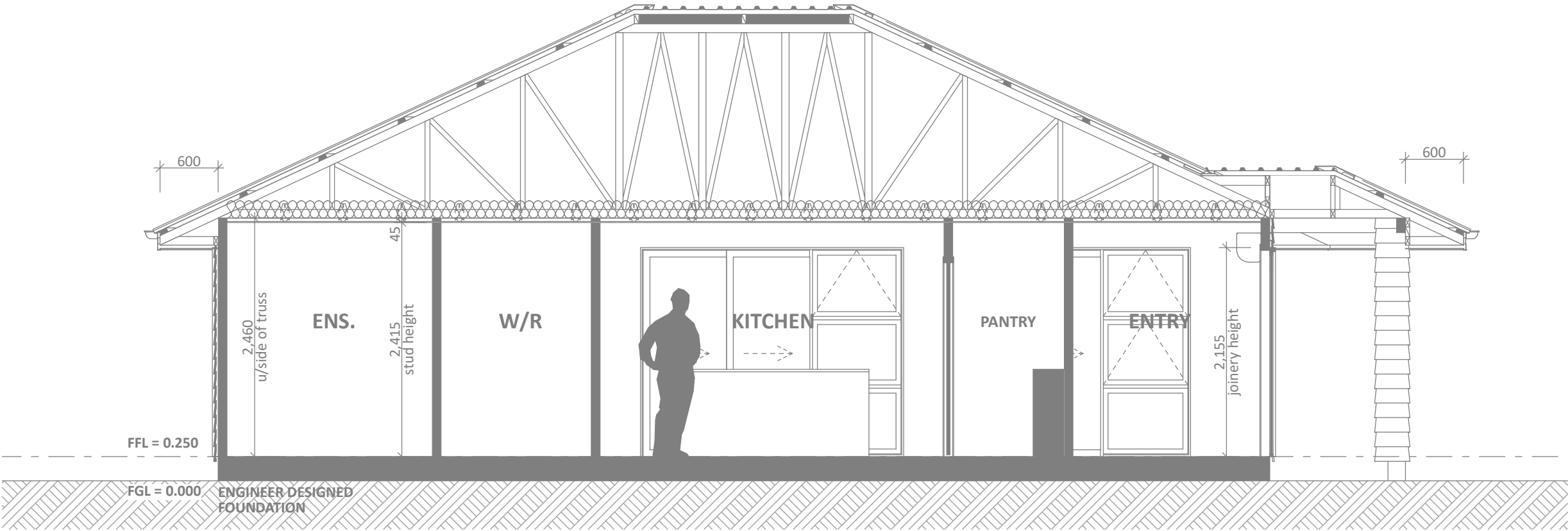
CONCEPT ONLY

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

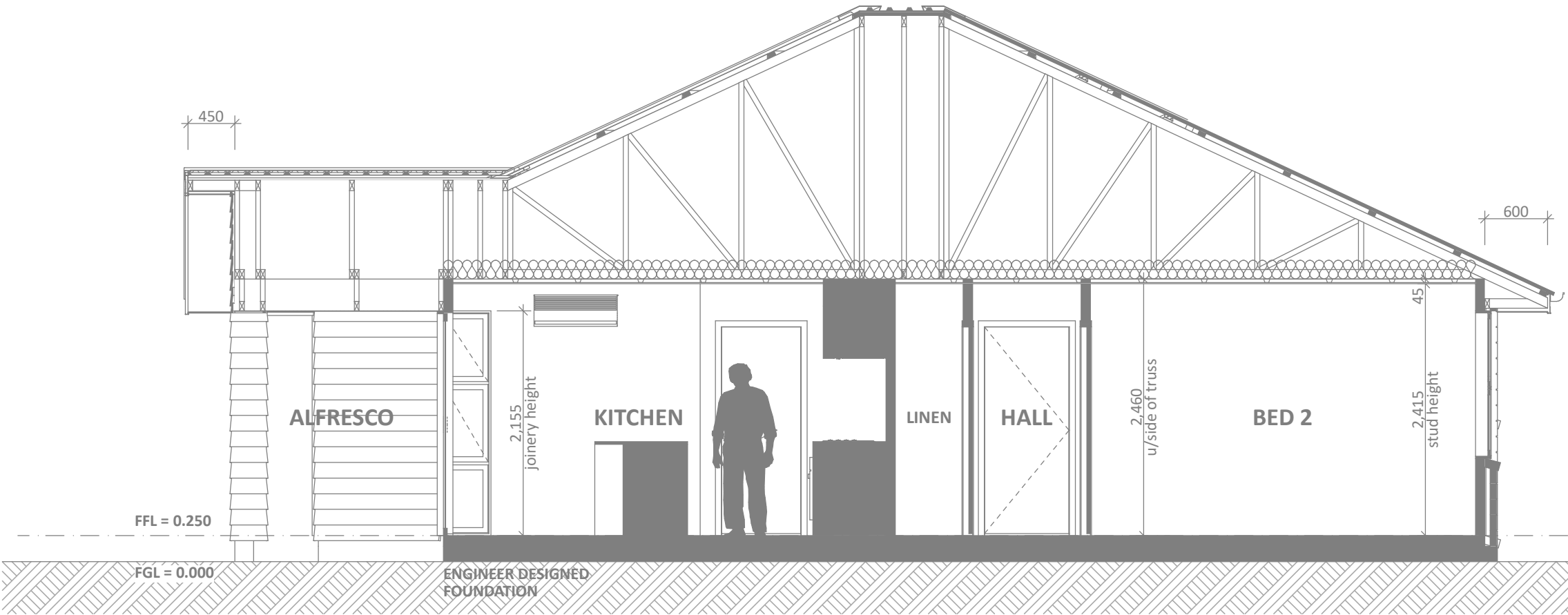


Barrett Homes

Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	6
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50



CROSS SECTION A
SCALE 1:50



CROSS SECTION B
SCALE 1:50

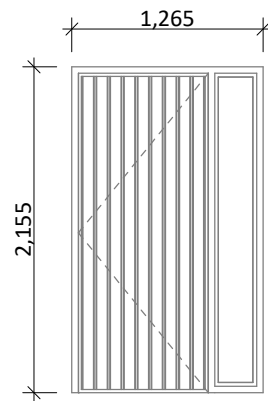
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature _____ **Date** _____

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

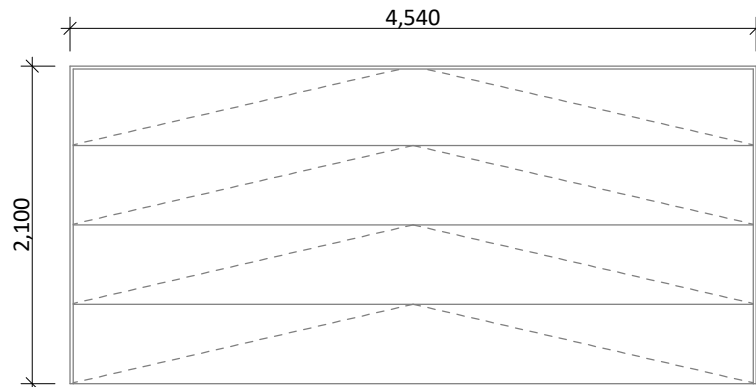


Barrett Homes

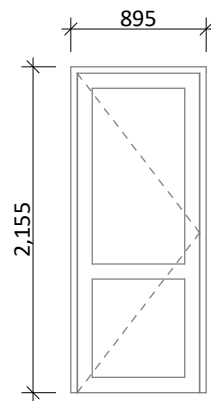
Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	7
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50



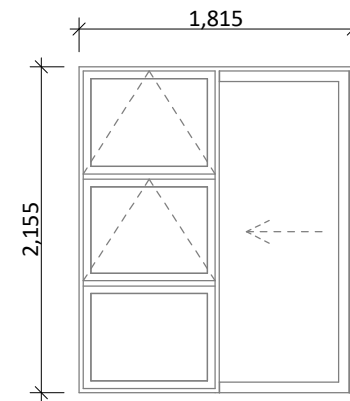
D-01
Rebated Joinery
860 Door Leaf



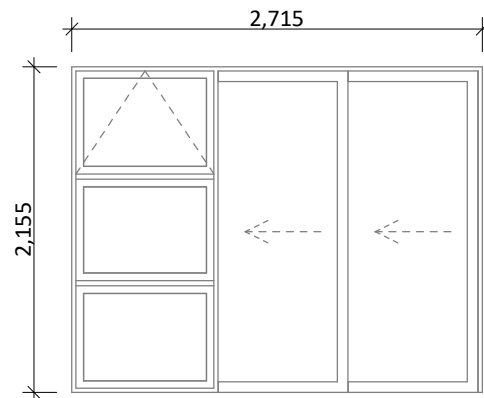
D-02
Insulated sectional panels



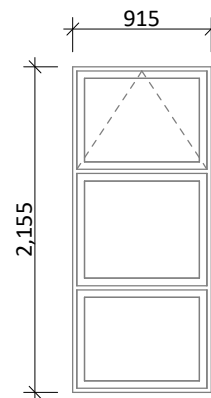
D-03
810 Door Leaf



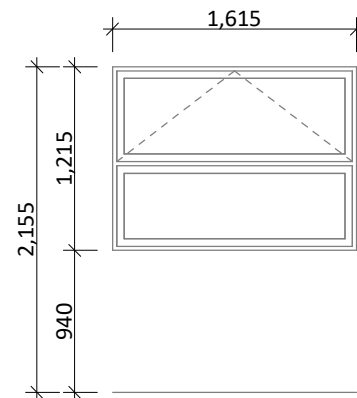
D-04, D-07
Rebated Joinery



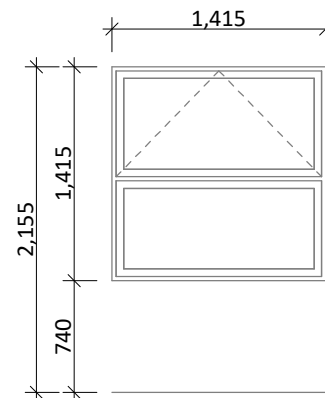
D-05, D-06
Rebated Joinery



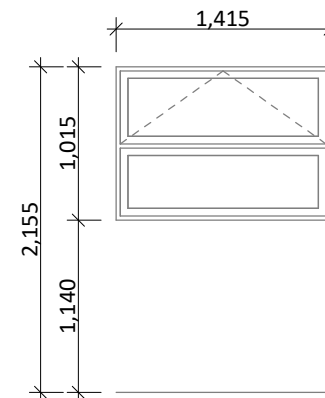
W-01, W-02



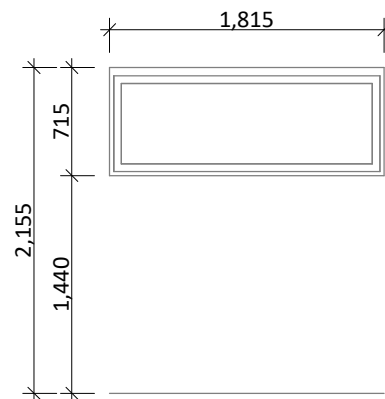
W-03



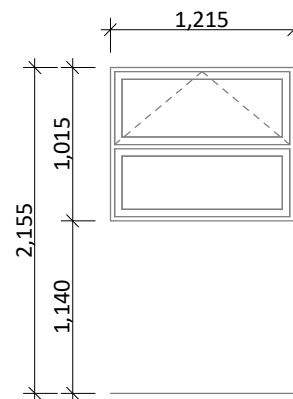
W-04, W-06



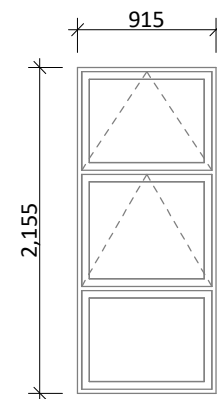
W-05
obsc/sg



W-07



W-08
obsc/sg



W-09, W-10

General notes:

Aluminium joinery head heights to be 2.155m (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.

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

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



Barrett Homes

Project No:	MOOR10	Designed:	DP	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	29/07/2025
Plan:	Sea La Vie	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 10, 22 MOORING WAY	Sheet:	8
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50