



# Barrett Homes

Welcome to the *whānau*.

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**NEW DWELLING FOR:**  
**BARRETT HOMES (NORTHLAND) LTD**

**ADDRESS:**  
**LOT 4, 75 TAMURE PLACE**  
**THE DUNES, STAGE 1, WHANGAREI**



Barrett Homes

Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	10/12/2025
Plan:	NGAROT8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:1

**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.

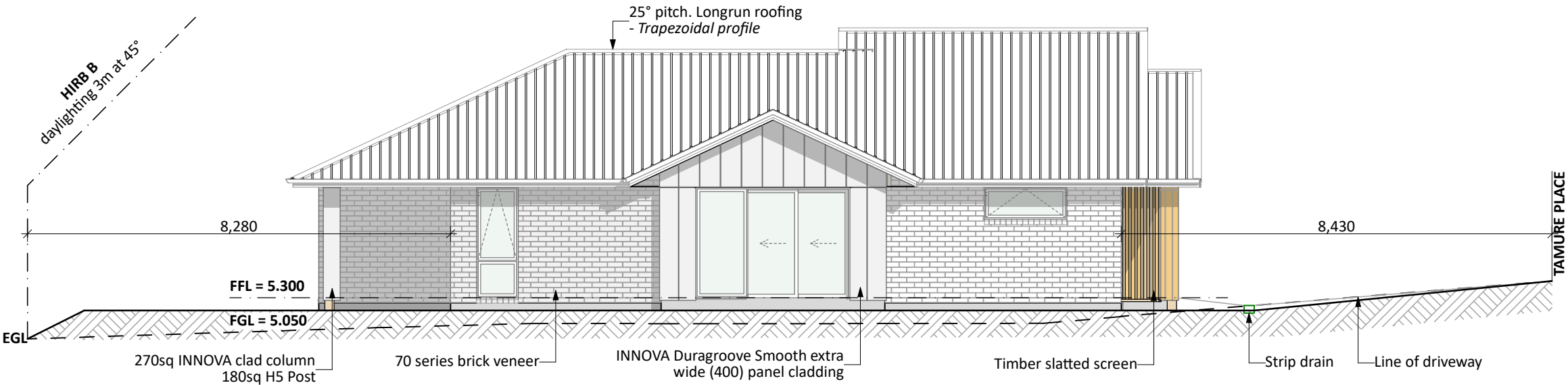
CJ = Control joint  
**Foundation:**  
Raft floor to engineers design (see plan notes and details)

**Wall Cladding:**  
70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
INNOVA Duragroove Smooth extra wide (400) panel cladding  
Selected Vertical Cedar w/board cladding

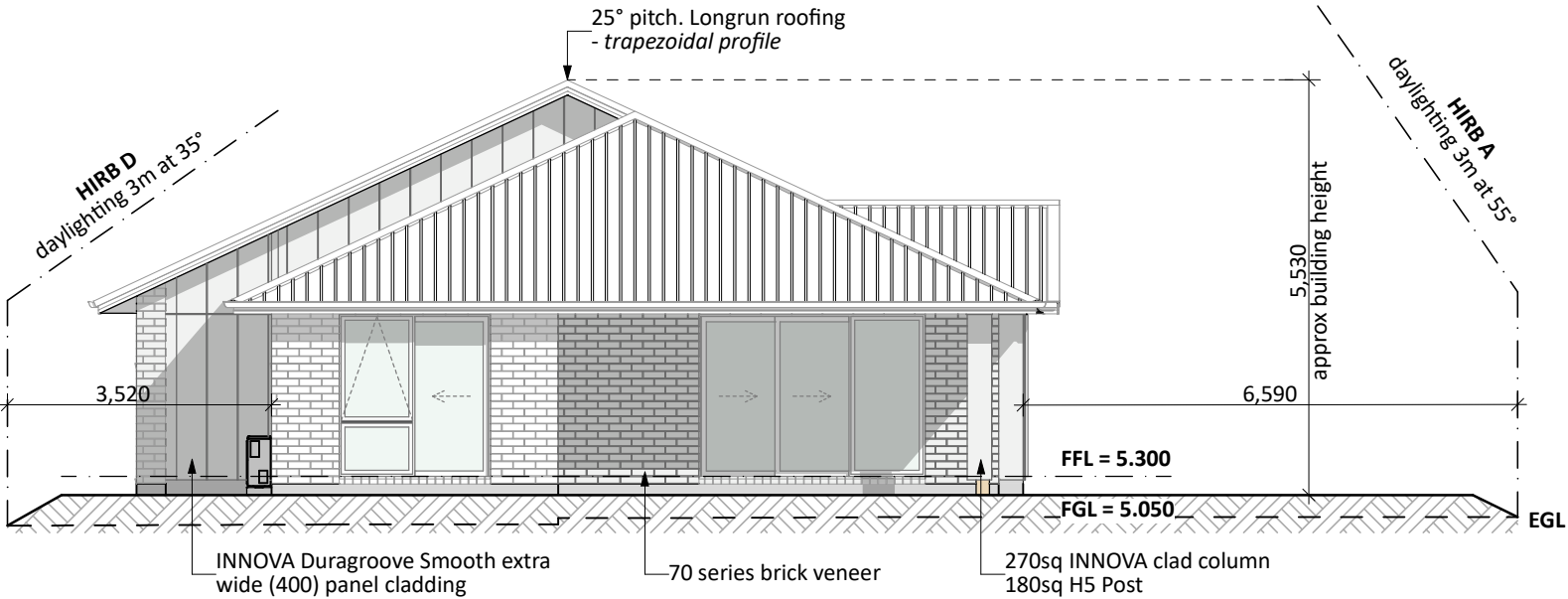
**Roof Cladding:**  
25° pitch. Longrun roofing - *Trapezoidal profile*

**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



**NORTH ELEVATION**



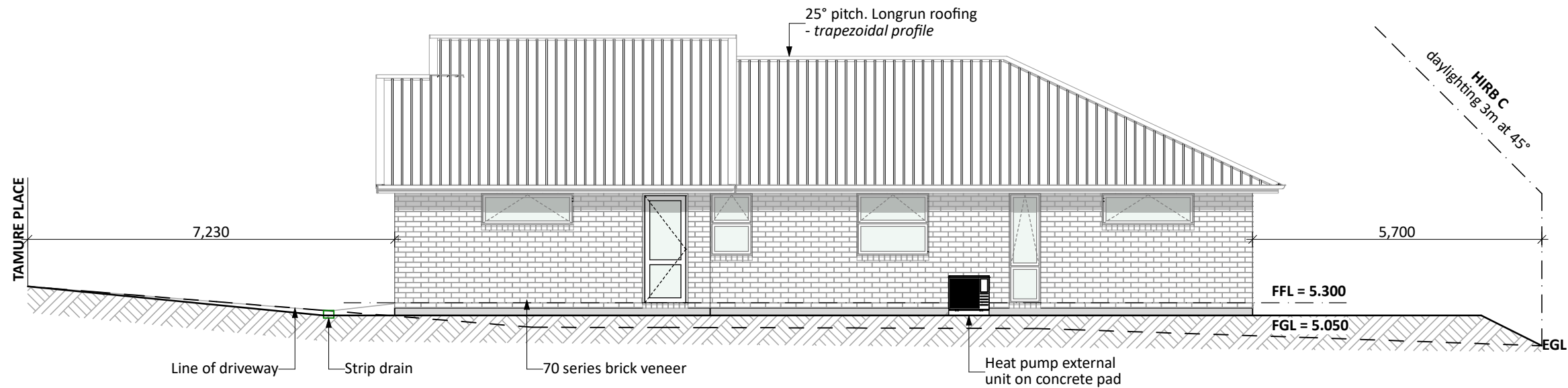
**EAST ELEVATION**

Minimum platform heights are in accordance with Land Development & Engineering Ltd geotech report #18319. Minimum heights include:  
• FFL = 5.00 RL  
• FGL = 4.50 RL  
Platform heights are to be confirmed prior to the slab construction by licensed surveyor

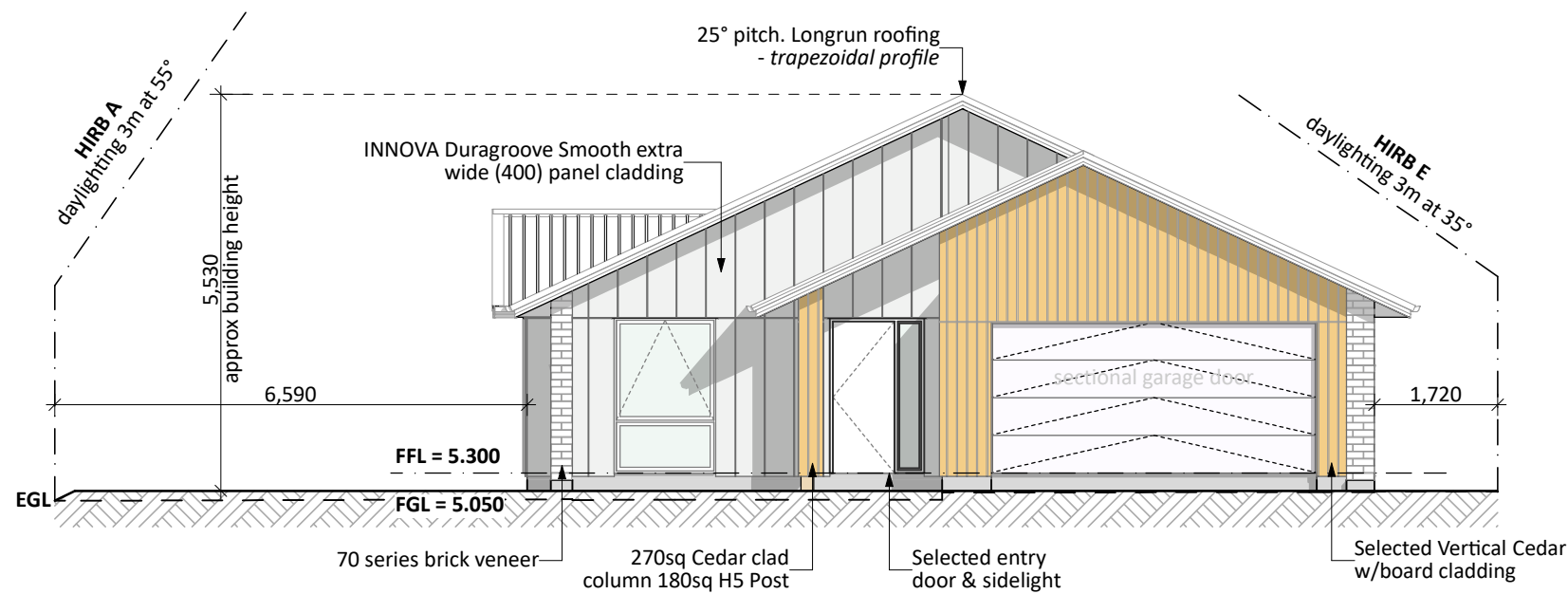
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date  
**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	10/12/2025
Plan:	NGAROT08	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	1
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:100



SOUTH ELEVATION



WEST ELEVATION

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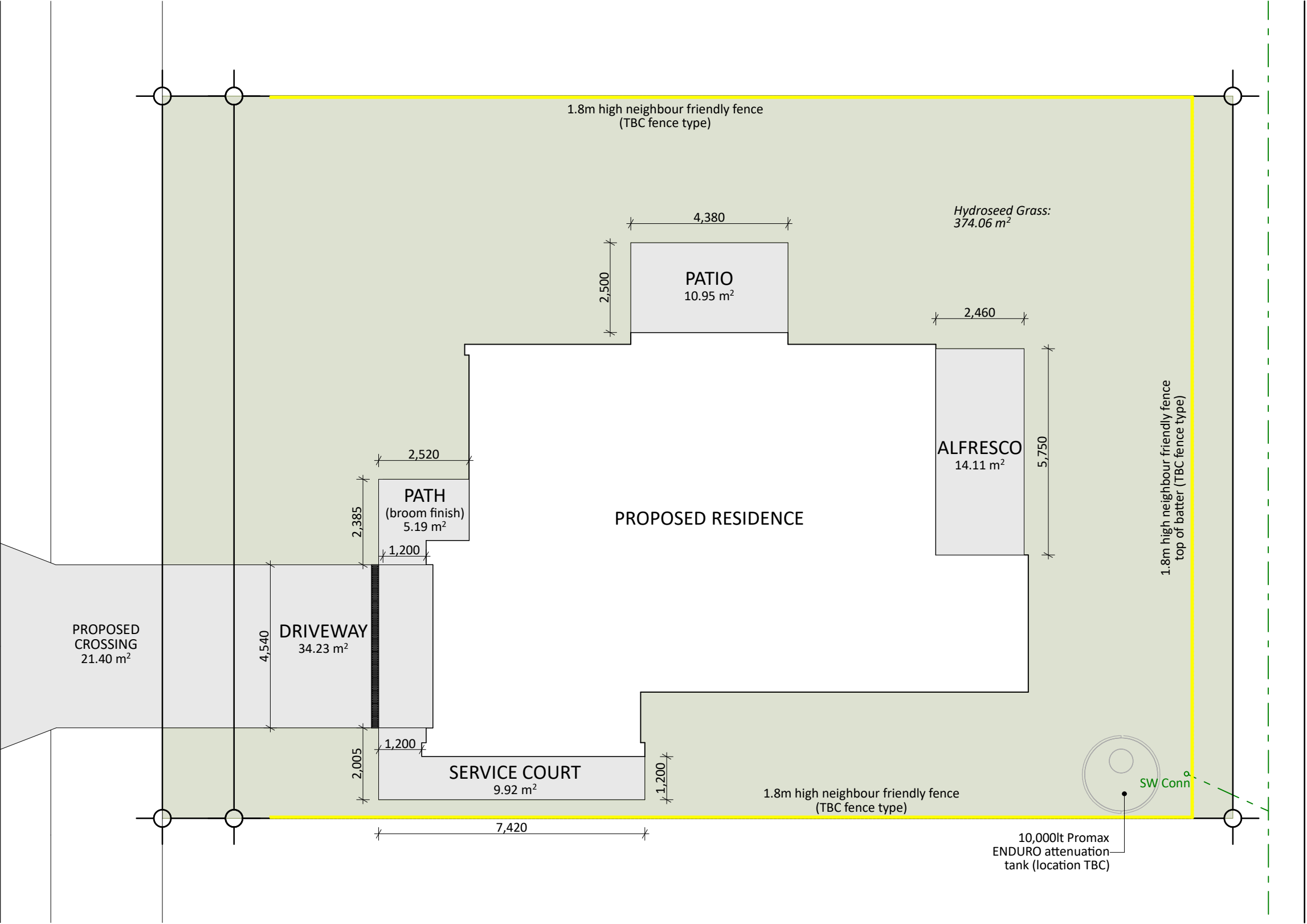
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Plan:	NGAROT08	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	2
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:100







Landscape Key:

HydroSeed Grass

1.8m Fence (TBC Type)

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

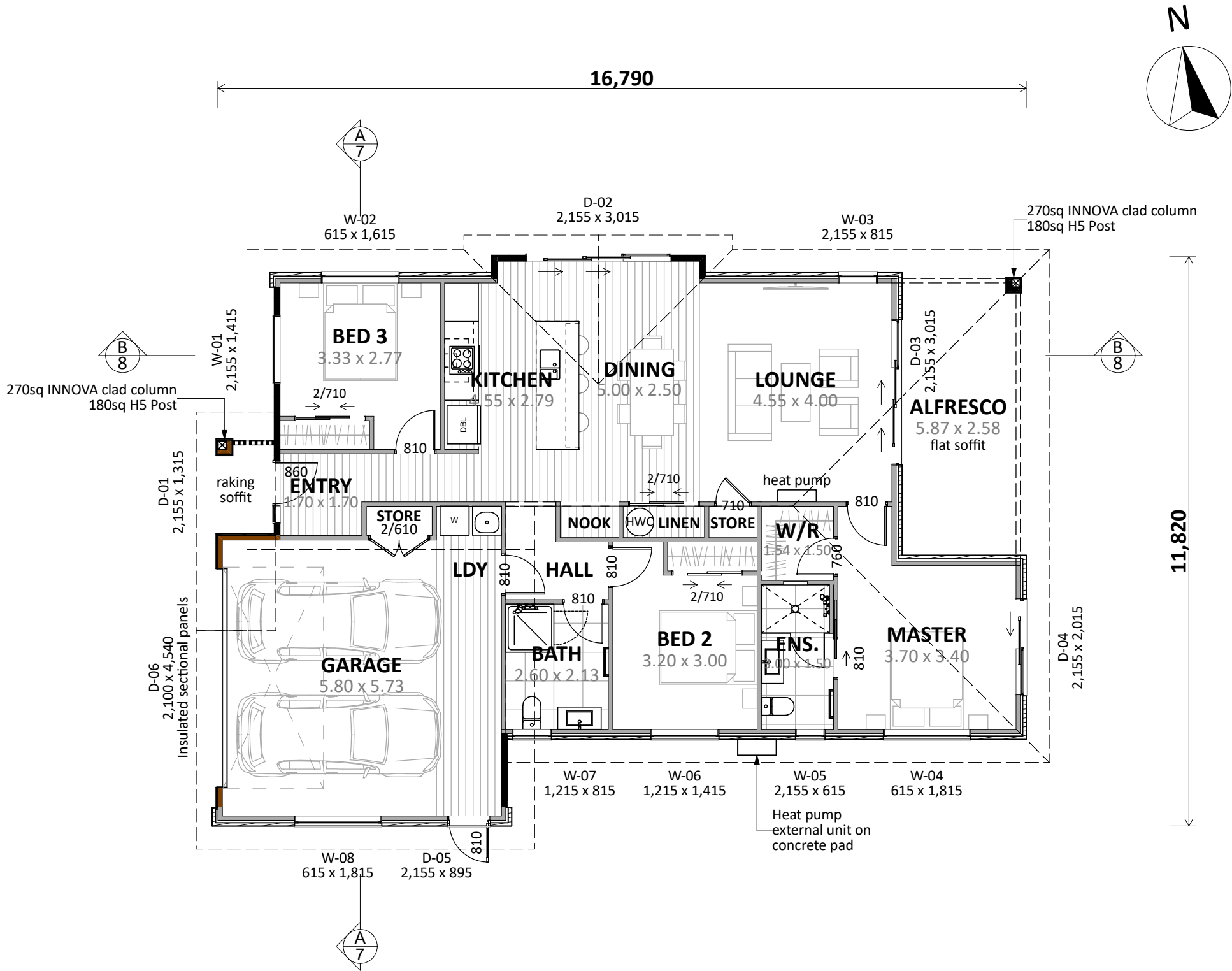
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	10/12/2025
Plan:	NGAROT8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	4
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:120



Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	10/12/2025
Plan:	NGAROTO8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	5
			design@barrethomes.co.nz	Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:100



ENGINEERING REQUIRED:  
- Foundation

Plan Notes:  
2.415 Stud height throughout  
All joinery 2155 head height  
Raking soffit to Entry (externally)  
Flat soffit to Alfresco  
Insulated Garage walls, ceiling & door

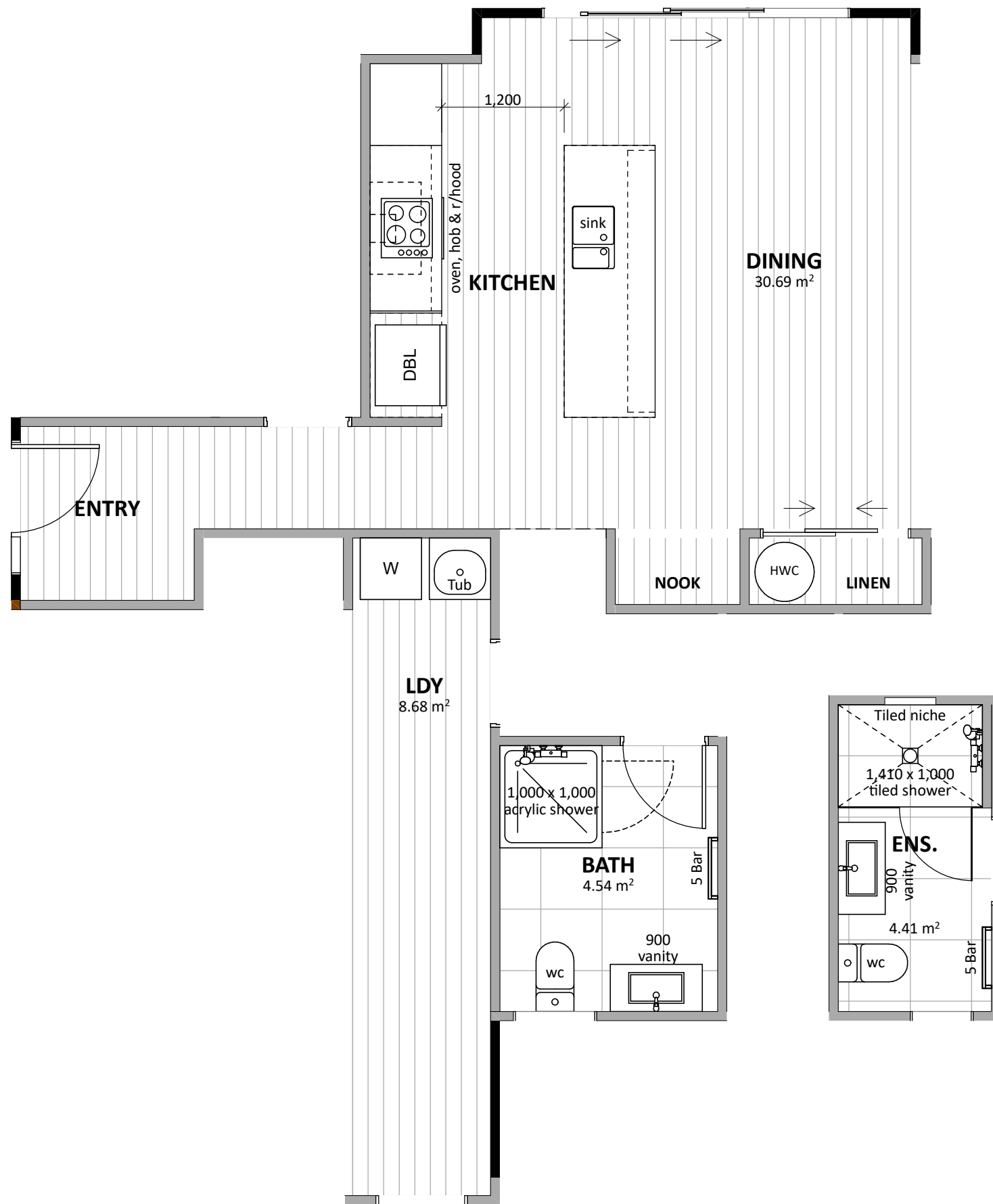
Floor Area:

Area o/frame: 147.85 m<sup>2</sup>  
Area o/foundation: 152.47 m<sup>2</sup>



Cladding Key:

- INNOVA Duragroove - 400 smooth
- INNOVA Duragroove - 150 woodgrain
- Brick Veneer

CONCEPT PLAN APPROVAL (confirmation to consent drawings)  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
  
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**Floor Types Key:**

 = Vinyl Floor     = Tiled Floor

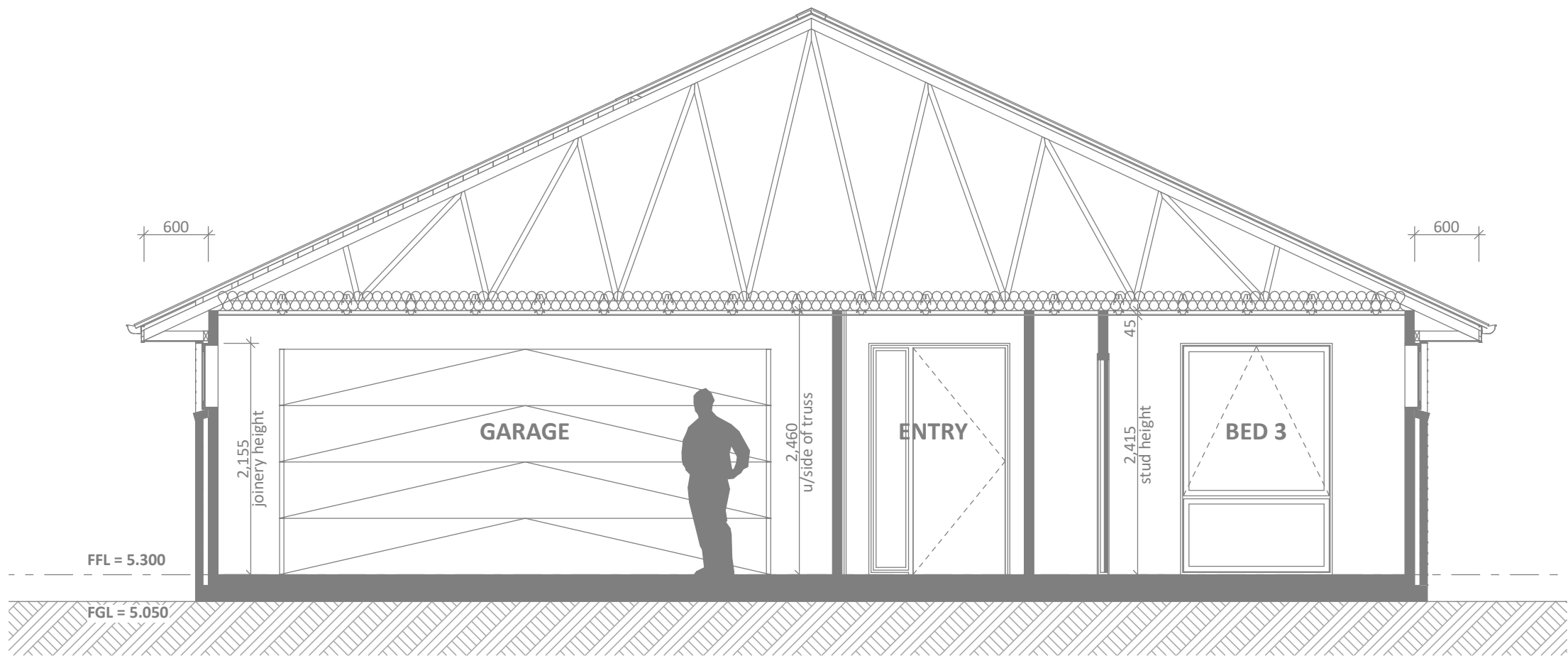
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Signature \_\_\_\_\_ Date \_\_\_\_\_

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Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	10/12/2025
Plan:	NGAROTO8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	6
		Council:		WDC		THE DUNES, STAGE 1, WHANGAREI		Scale:	1:50



**CONCEPT SECTION A**  
SCALE 1:50

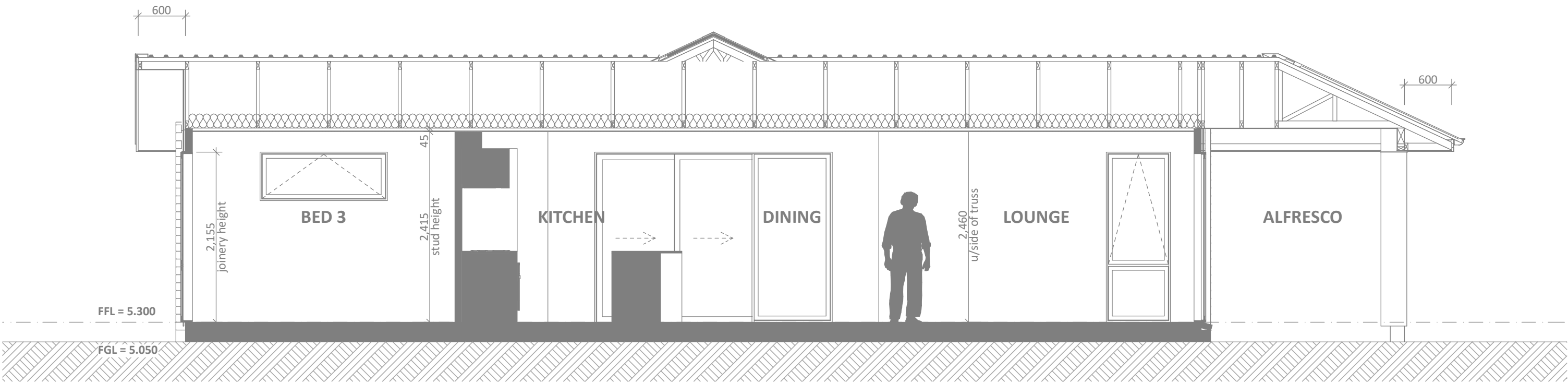
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*Signature* \_\_\_\_\_ *Date* \_\_\_\_\_

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Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	CROSS SECTION A	Date:	10/12/2025
Plan:	NGAROT08	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	7
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:50





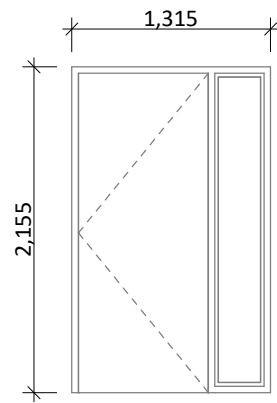
**CONCEPT SECTION B**  
SCALE 1:50

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

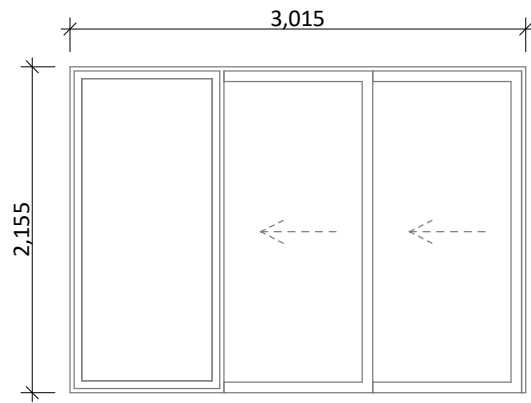
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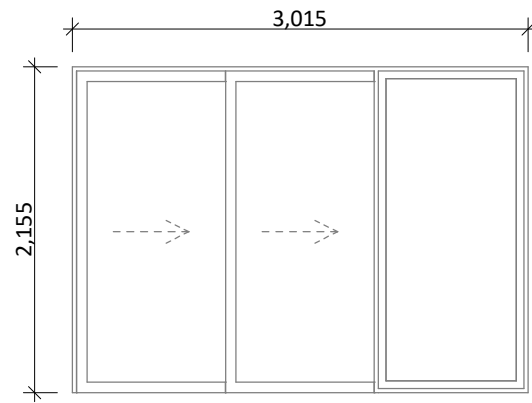
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Plan:	NGAROT08	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	8
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:50



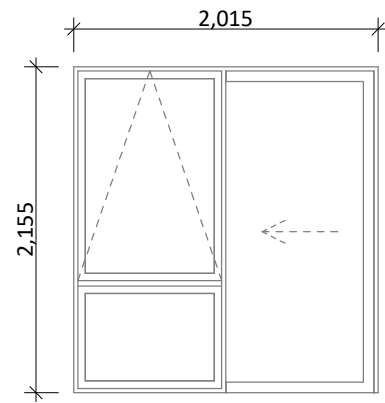
D-01  
\*Rebated Joinery  
\*860 Door Leaf



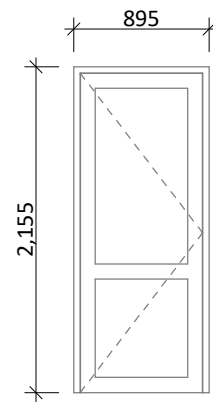
D-02  
\*Rebated Joinery



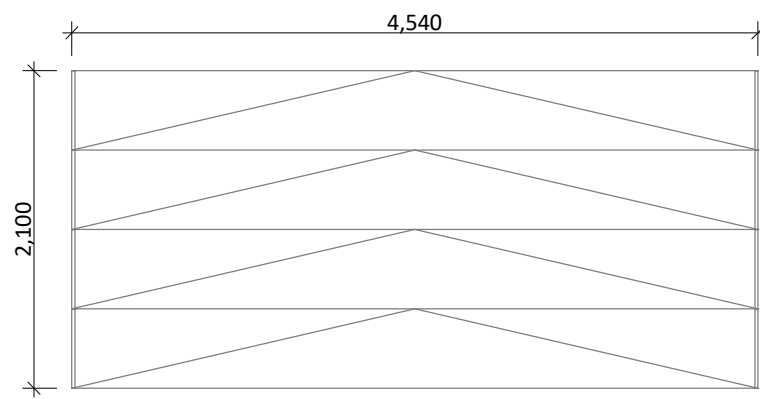
D-03  
\*Rebated Joinery



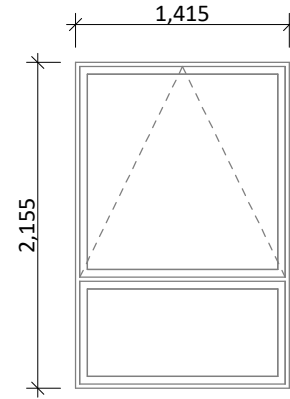
D-04  
\*Rebated Joinery



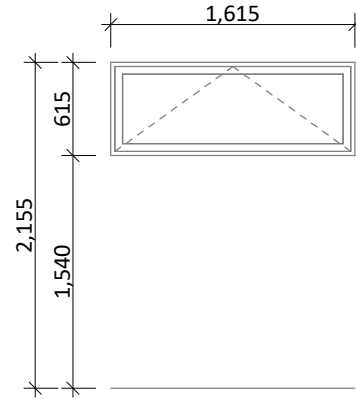
D-05  
\*810 Door Leaf



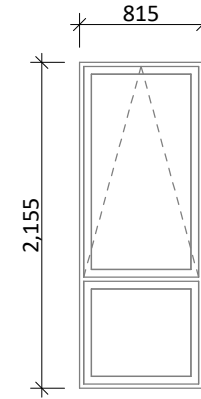
D-06  
\*Insulated sectional panels



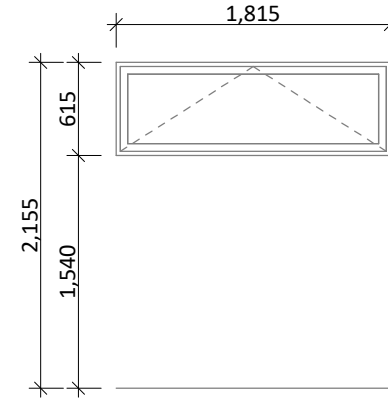
W-01



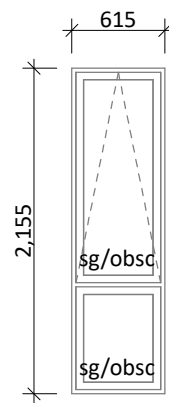
W-02



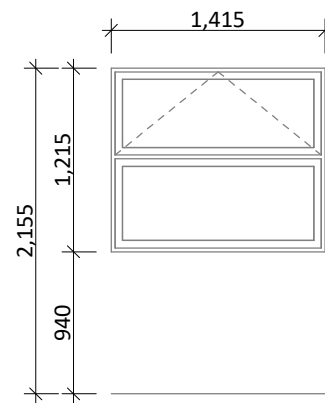
W-03



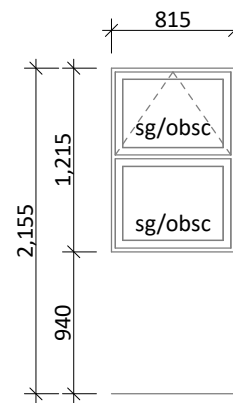
W-04, W-08



W-05



W-06



W-07

## 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 > 0.75m<sup>2</sup> = safety glass

- Doors with glazing area < 0.75m<sup>2</sup> = 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

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Project No:	RUA4	Designed:	DP	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	10/12/2025
Plan:	NGAROT8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 4, 75 TAMURE PLACE	Sheet:	9
				Council:	WDC		THE DUNES, STAGE 1, WHANGAREI	Scale:	1:50