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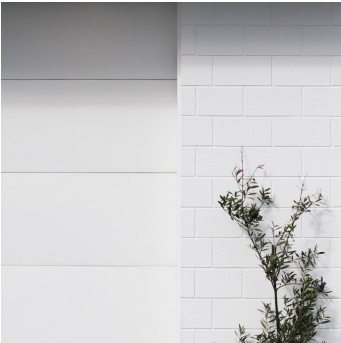
	COVER SHEET
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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 20, 3 MOORING WAY
ONE TREE POINT, WHANGAREI

Project No:	MOOR20	Designed:	NS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	4/12/2025
Plac:	The Pacific Pearl	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 20, 3 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



Brick cladding
- White



Roofing
- Longrun roofing - trapezoidal profile



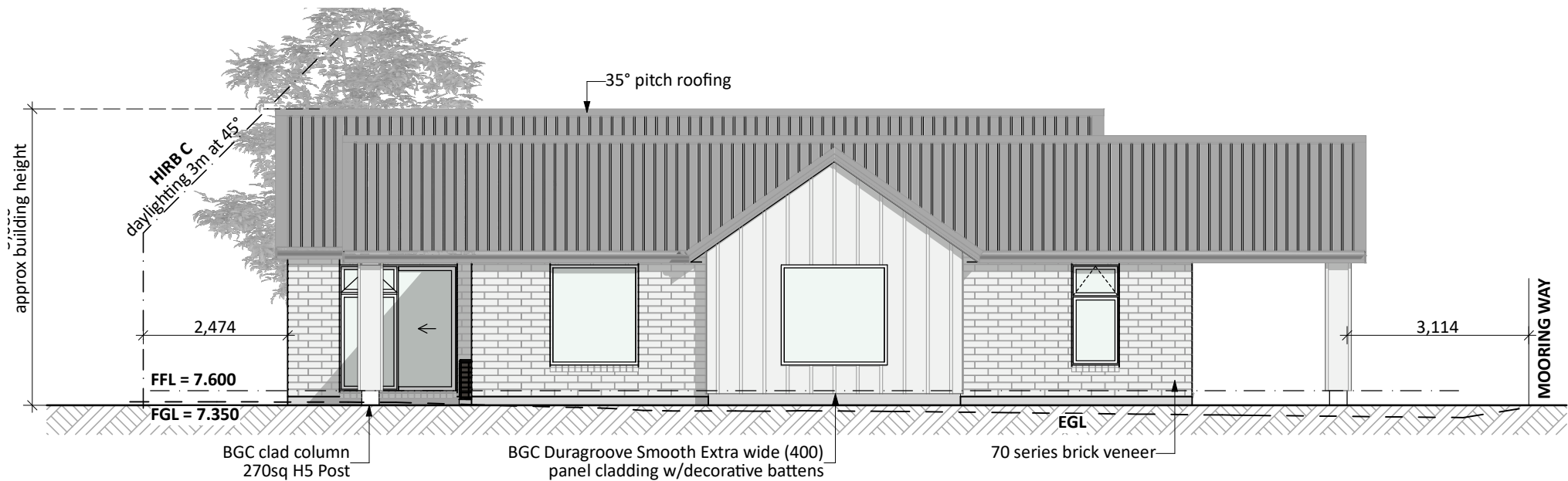
Panel cladding
- BGC Duragroove Smooth Extra wide (400) panel cladding w/ decorative battens



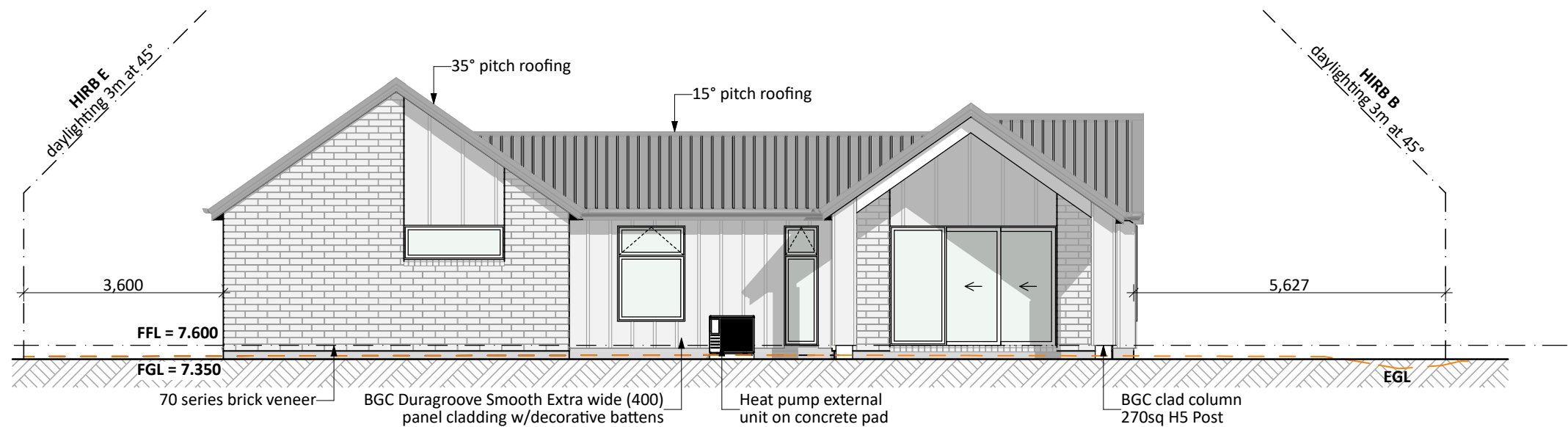
Joinery
- White



Project No:	MOOR20	Designed:	NS	Wind:	HIGH	Drawing:	MATERIALITY	Date:	4/12/2025
Plac:	The Pacific Pearl	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 20, 3 MOORING WAY	Sheet:	1
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

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:
Concrete floor (see plan notes and details)

Wall Cladding:
70 series brick veneer - ensure cavity and weep holes are free from excess mortar
BGC Duragroove Smooth Extra wide (400) panel cladding w/decorative battens

Roof Cladding:
35° & 15° pitch. Roofing - Trapezoidal profile

Fascia and Spouting:
COLORCOTE fascia, spouting & 80mm Ø downpipes

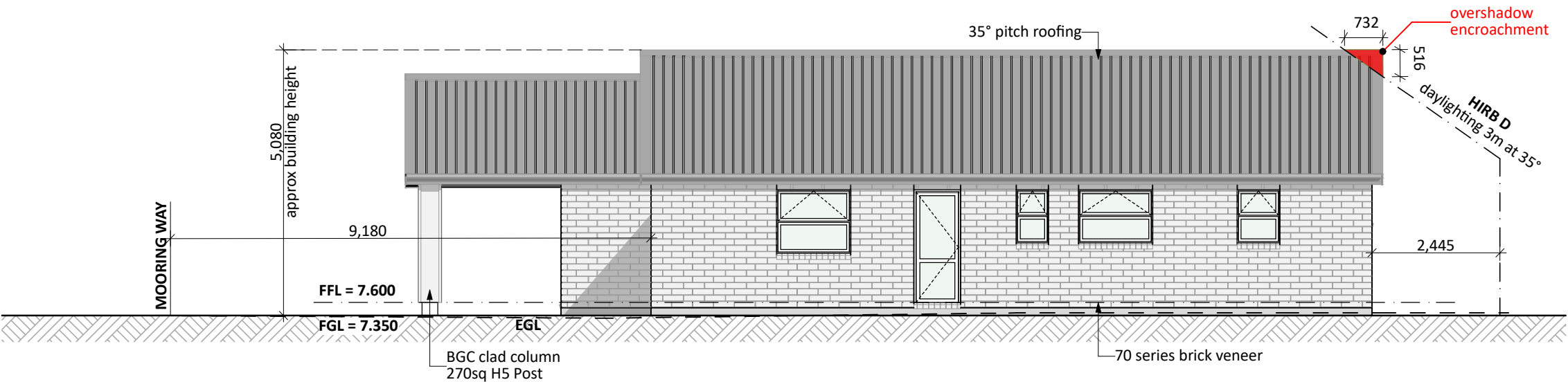
Joinery:
Selected powder coated aluminium joinery

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

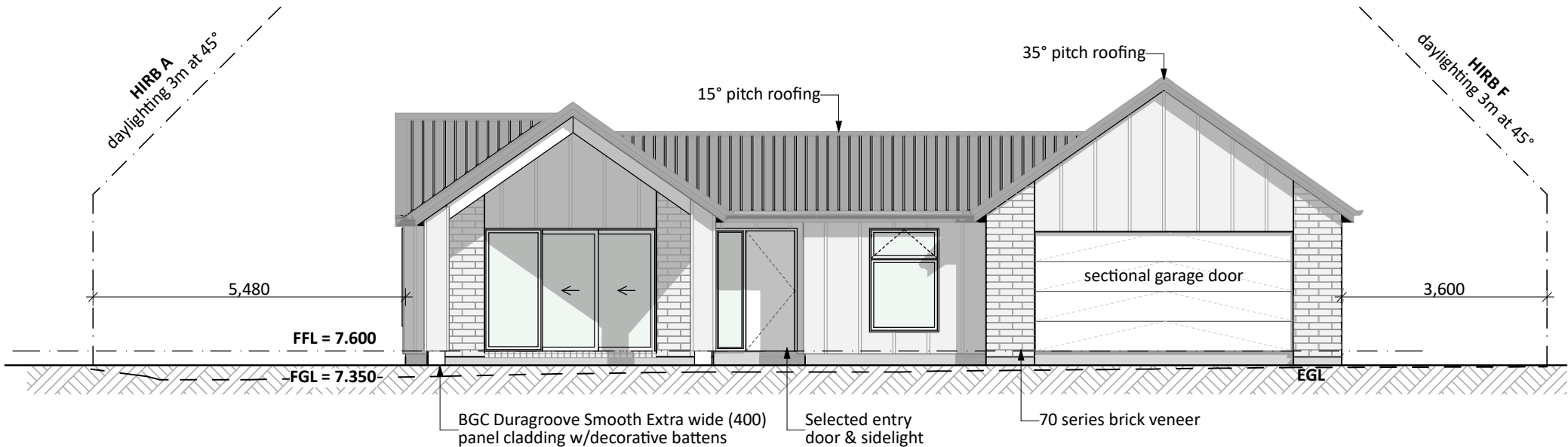
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No:	MOOR20	Designed:	NS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	4/12/2025
Plac:	The Pacific Pearl	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 20, 3 MOORING WAY	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

General Notes:
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Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.

CJ = Control joint

Foundation:
Concrete floor (see plan notes and details)

Wall Cladding:
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BGC Duragroove Smooth Extra wide (400) panel cladding w/decorative battens

Roof Cladding:
35° & 15° pitch. Roofing - Trapezoidal profile

Fascia and Spouting:
COLORCOTE fascia, spouting & 80mm Ø downpipes

Joinery:
Selected powder coated aluminium joinery

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: MOOR20	Designed: NS	Wind: HIGH	Drawing: ELEVATIONS	Date: 4/12/2025
Plac: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 3
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:100



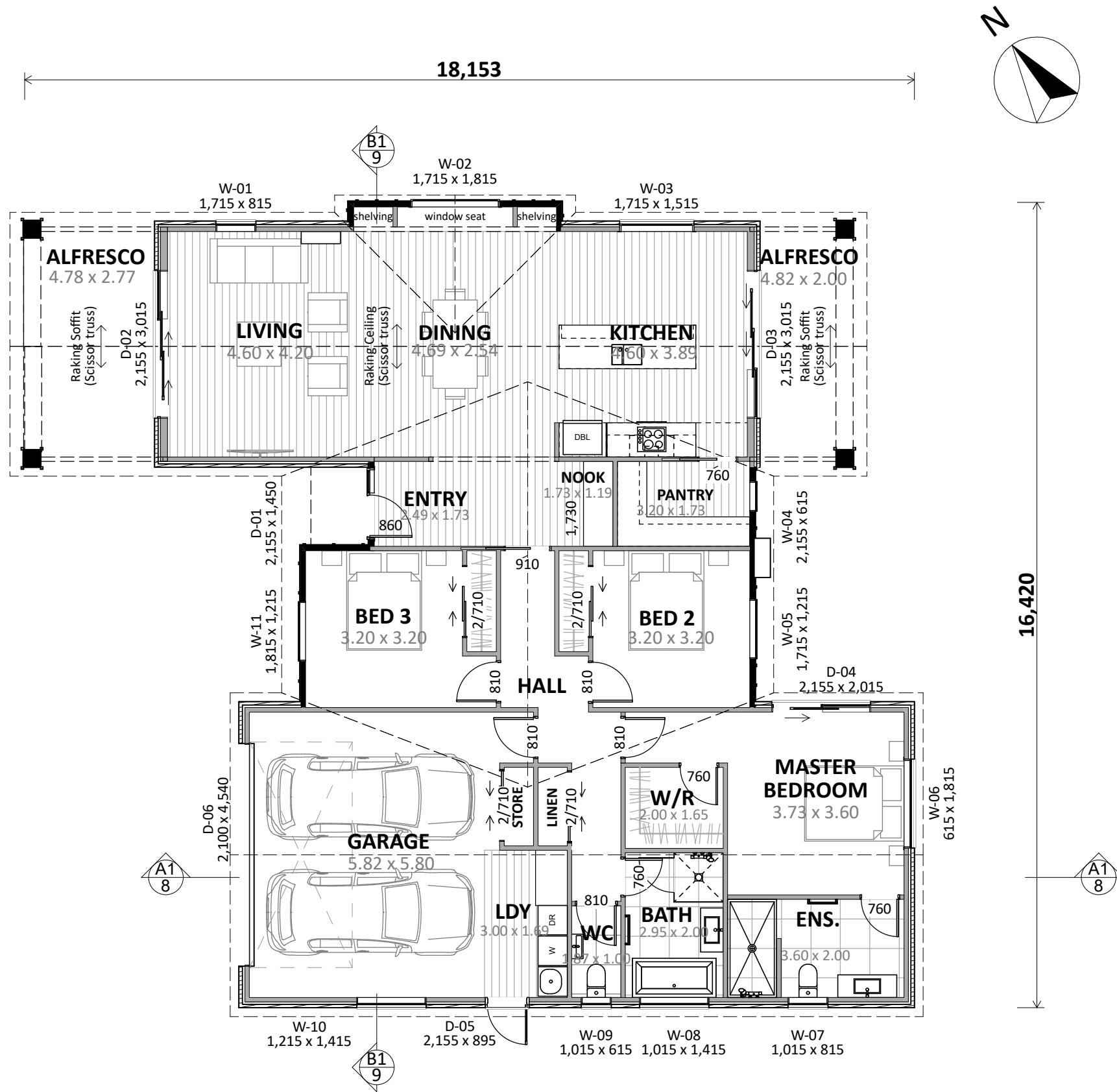
Landscape Key:	
	HydroSeed Grass
	Mulch with Plantings
	1.8m Colourpanel Fencing
	1.2m White Painted Post & Rail Fencing
	1.8m fence & gate
	Selected Grass Plantings

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: MOOR20	Designed: NS	Wind: HIGH	Drawing: LANDSCAPING PLAN	Date: 4/12/2025
Plac: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 5
	design@barretthomes.co.nz	Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:120



ENGINEERING REQUIRED:
- Foundation

Plan Notes:
2.425 Stud height throughout
All full height joinery to soffit (2195)
Raking ceiling to Kitchen, Dining, Living (scissor trusses)
Raking soffit to Alfresco (scissor trusses)

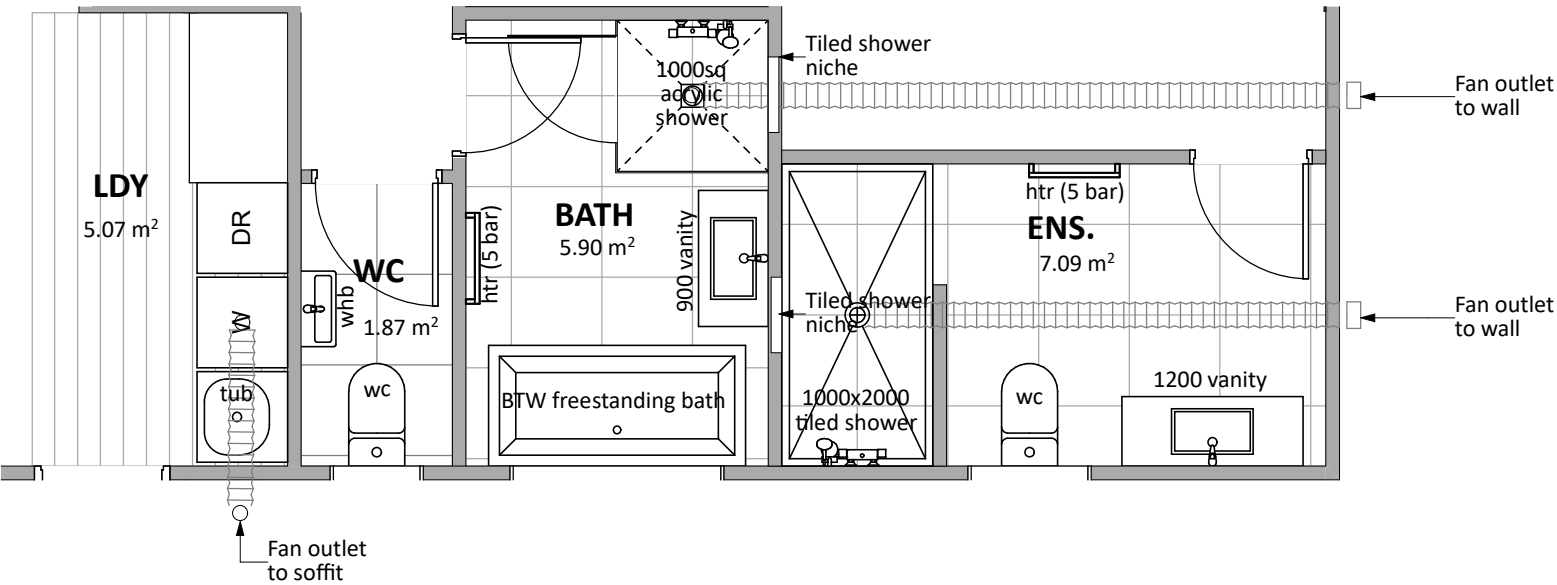
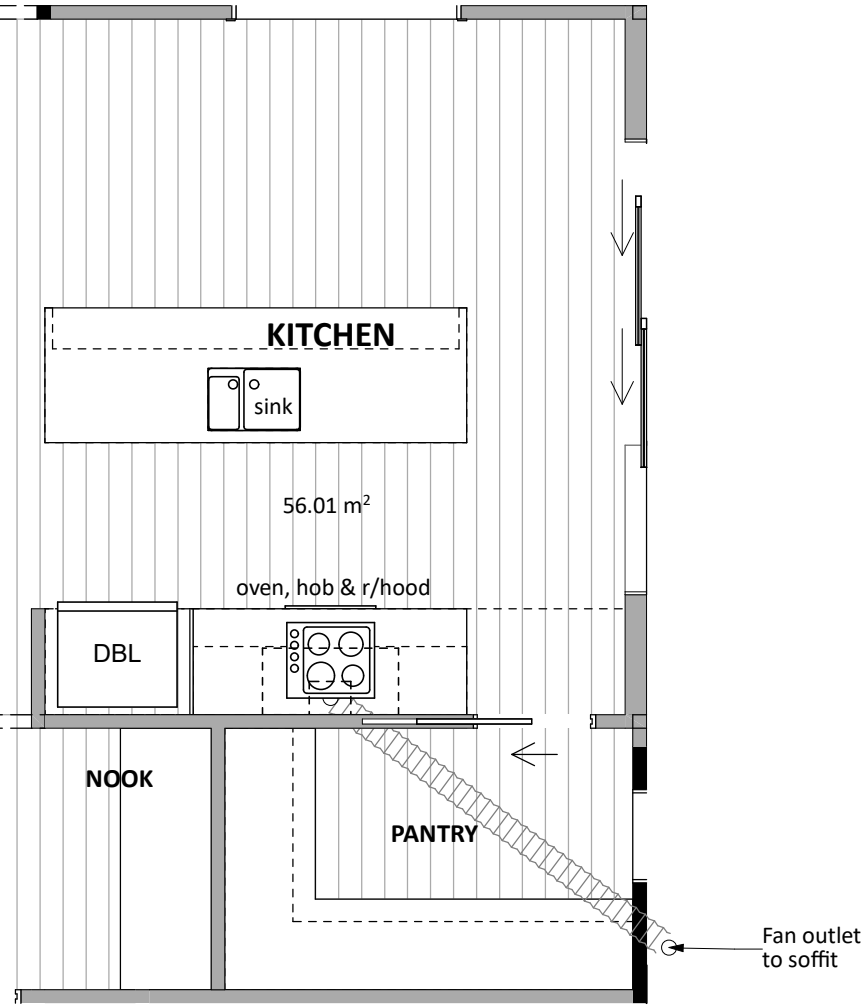
Floor Area:
Area o/frame: 184.39 m ² Area o/foundation: 190.13 m ²
Cladding Key:
BGC Duragroove Brick Veneer

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date



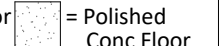
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MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



Project No: MOOR20	Designed: NS	Wind: HIGH	Drawing: CONCEPT PLAN	Date: 4/12/2025
Plac: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 6
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:100



Floor Types Key:

 = Vinyl Floor  = Tiled Floor  = Polished Conc Floor

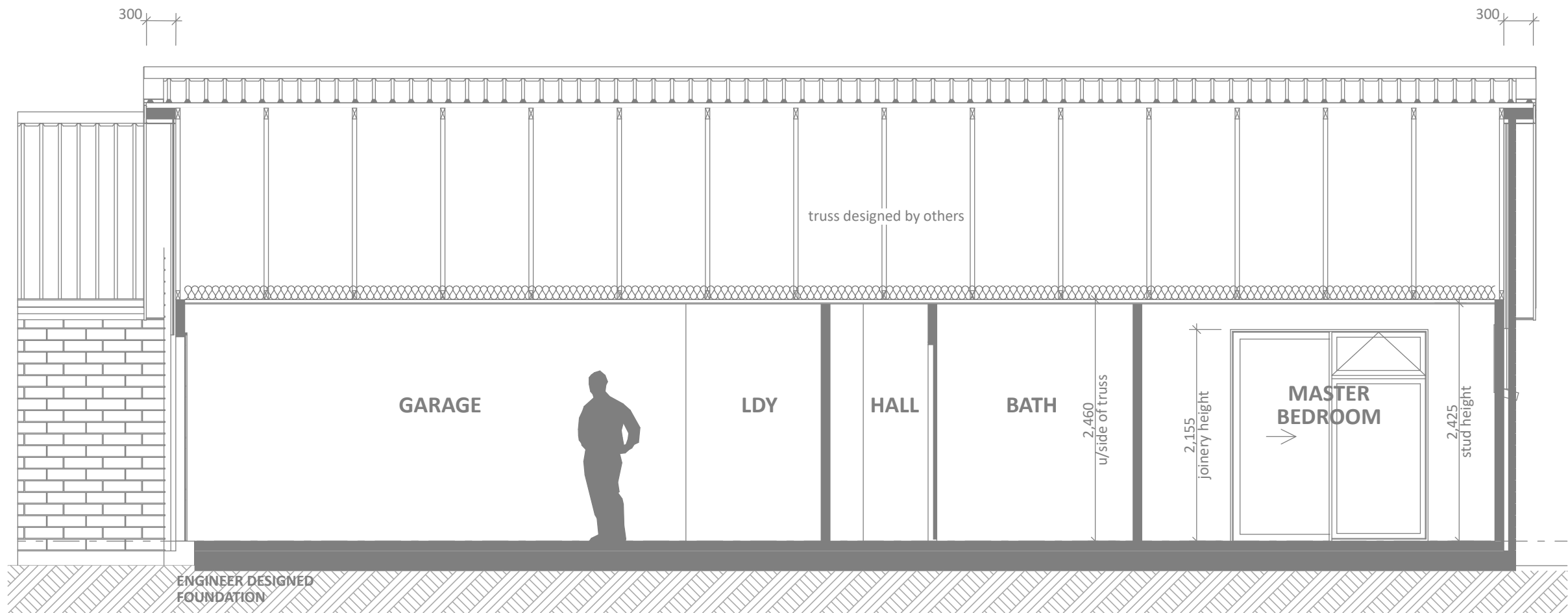
CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature Date

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



Project No: MOOR20	Designed: NS	Wind: HIGH	Drawing: KITCHEN & BATHROOM	Date: 4/12/2025
Place: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 7
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:50



CROSS SECTION A
SCALE 1:50

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

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Project No: MOOR20	Designed: NS	Wind: HIGH	Drawing: CROSS SECTION A	Date: 4/12/2025
Plac: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 8
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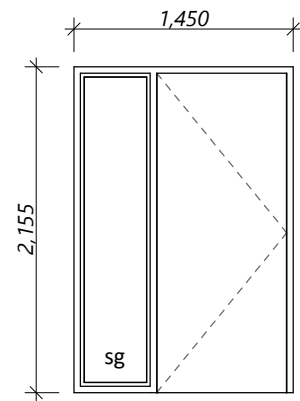


CROSS SECTION B

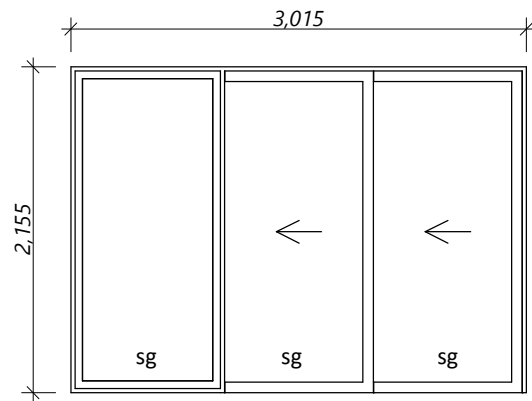
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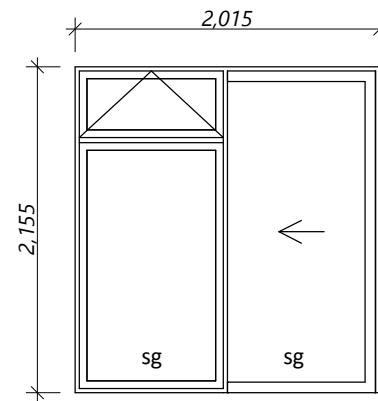
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Plac:	The Pacific Pearl	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 20, 3 MOORING WAY	Sheet:	9
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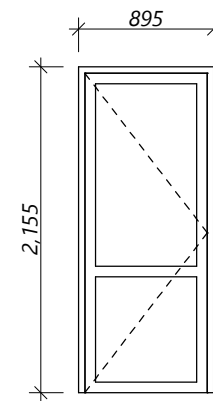
D-01



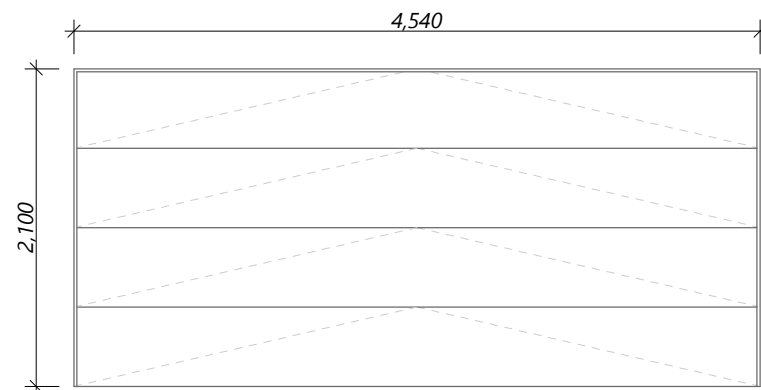
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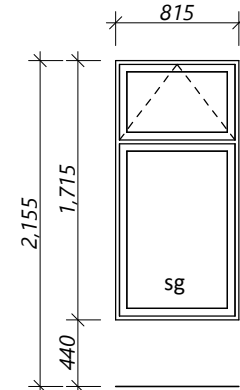
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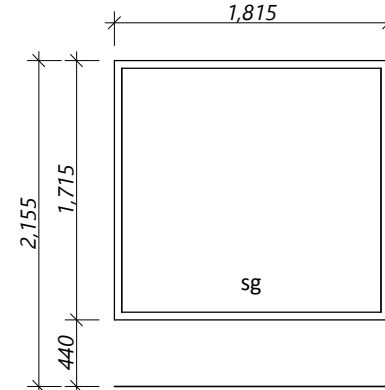
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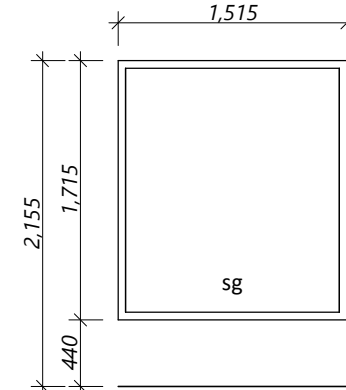
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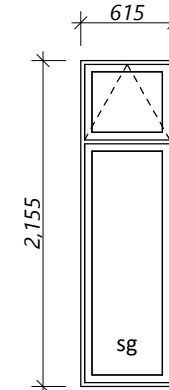
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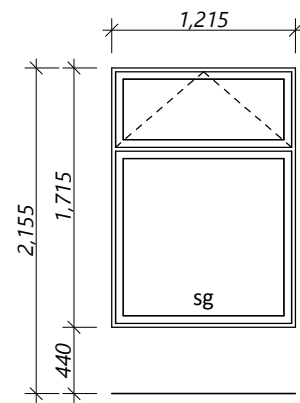
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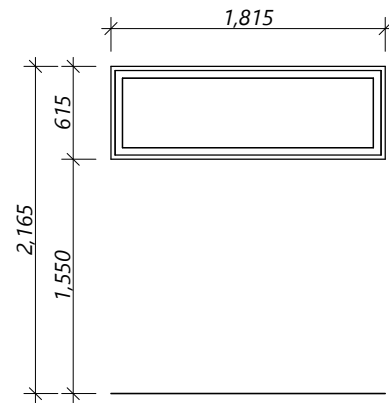
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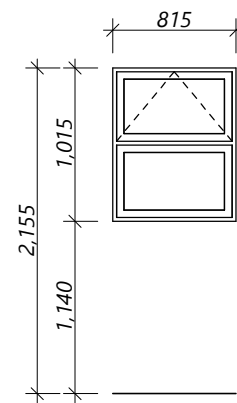
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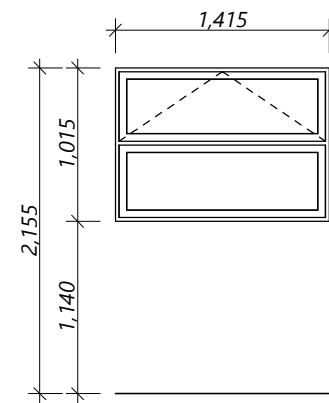
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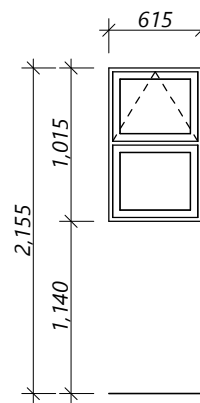
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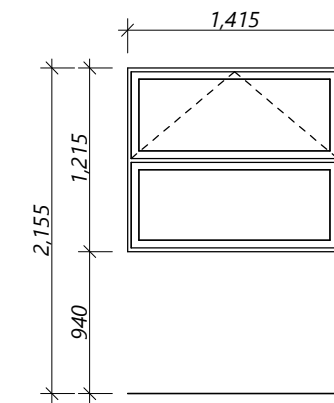
W-07
sg/obs



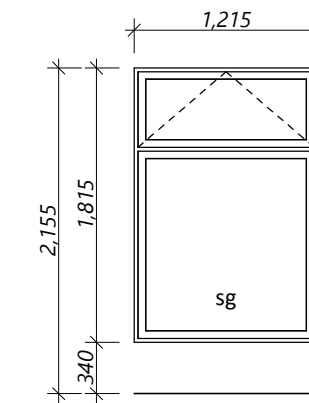
W-08
sg/obs



W-09
sg/obs



W-10



W-11

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)

obs = Obscure glass

REBATED JOINERY

Rebated joinery sizes are to be confirmed with joinery manufacturer.

CONCEPT PLAN APPROVAL (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
CONCEPT ONLY	
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Project No: MOOR20	Designed: NS	Wind: HIGH	Drawing: JOINERY SCHEDULE	Date: 4/12/2025
Plac: The Pacific Pearl	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev: -
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 20, 3 MOORING WAY	Sheet: 10
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:50