



Barrett Homes

Welcome to the *whānau*.

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- 1 ELEVATIONS
- 2 ELEVATIONS
- 3 SITE PLAN
- 4 LANDSCAPING PLAN
- 5 CONCEPT PLAN
- 6 KITCHEN & BATHROOM
- 7 CROSS SECTION A
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- 9 JOINERY SCHEDULE



NEW DWELLING FOR:
DMJ PROPERTIES LTD

ADDRESS:
LOT 59, 1 TIAKI RISE
TIAKI RISE, STAGE 2, WHANGAREI



Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	25/08/2025
Plan:	TR91	Drawn:	-	EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	

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

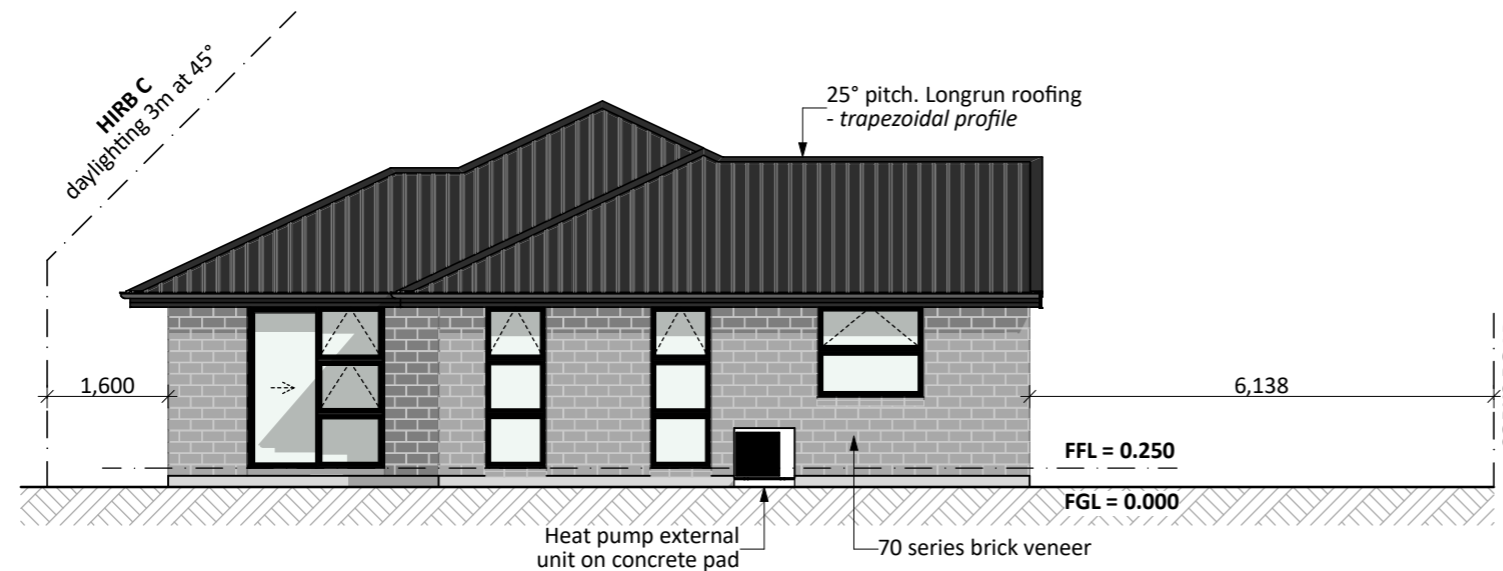
Foundation:
 Raft floor to engineers design (see plan notes and details)

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

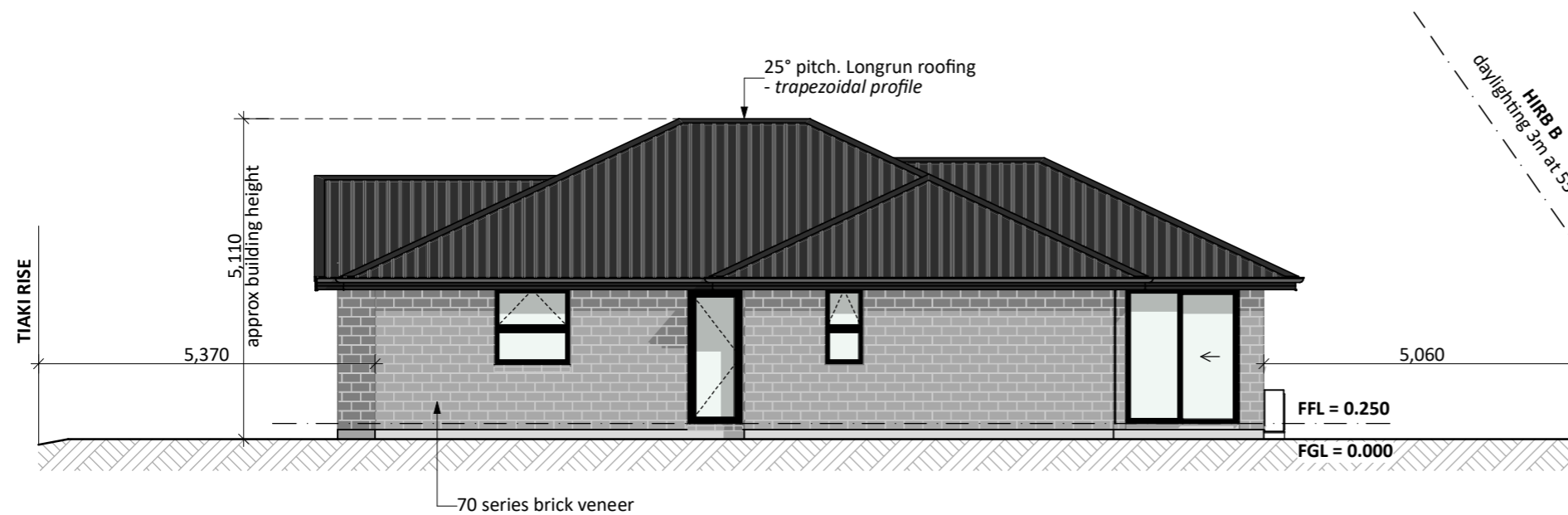
Roof Cladding:
 25° pitch. Longrun roofing - Trapezoidal profile

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

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:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	1
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:100

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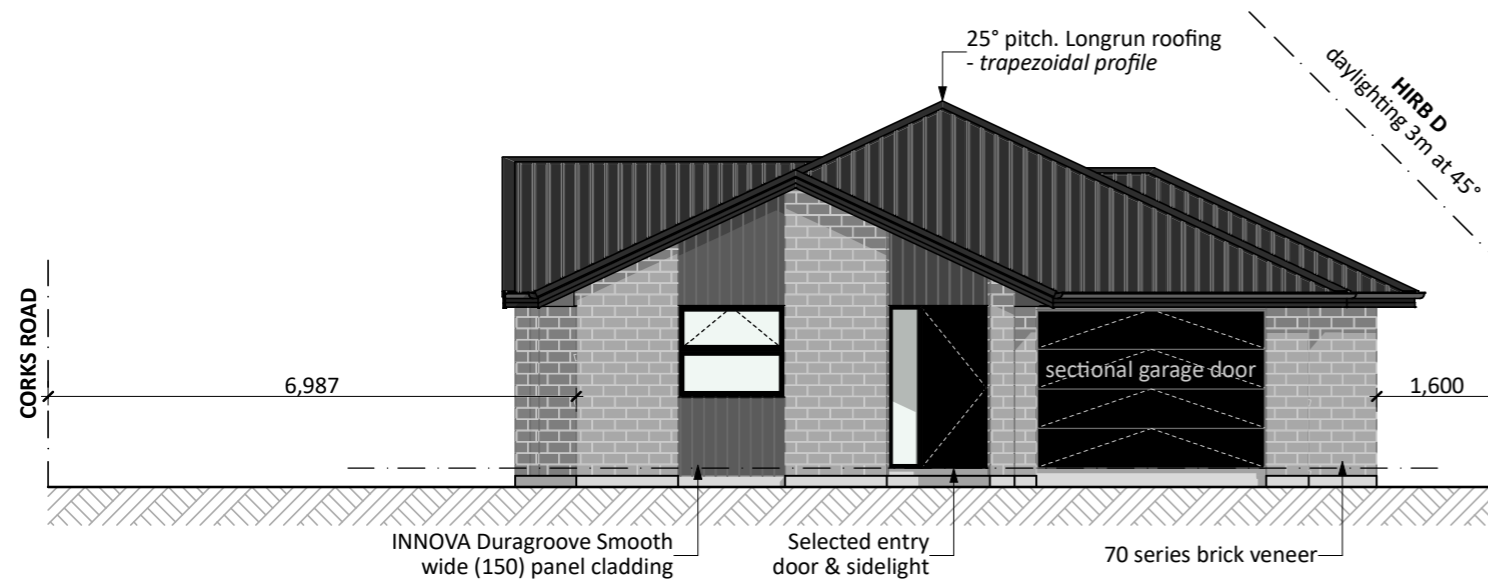
25° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

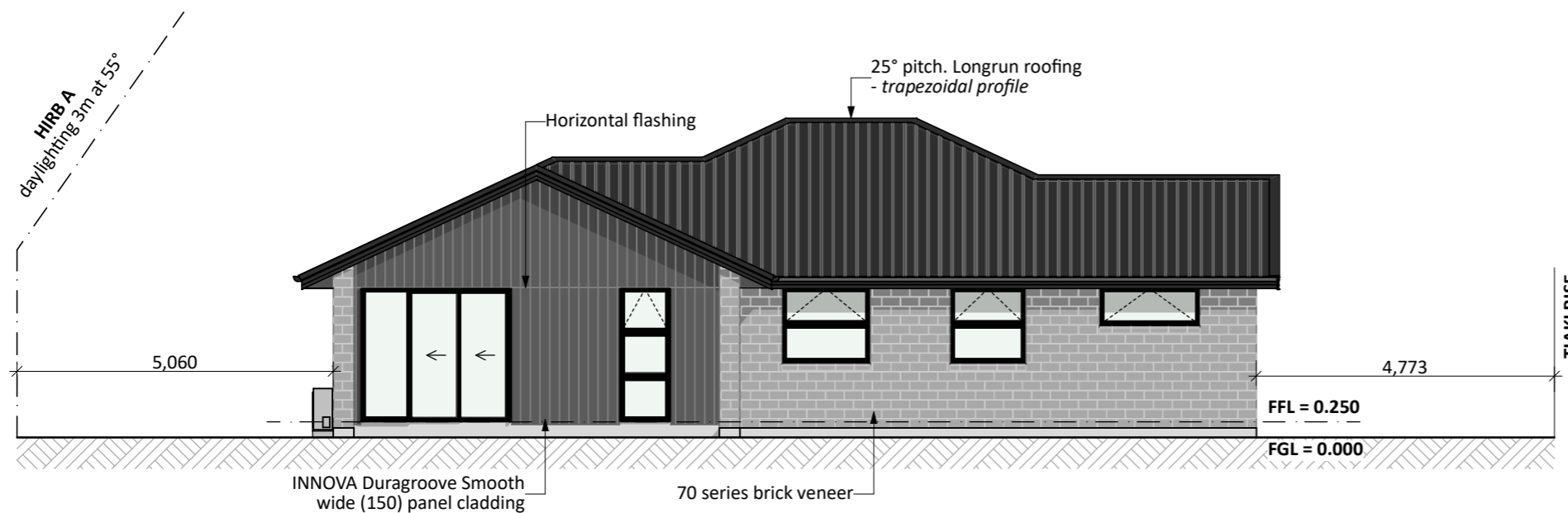
COLORCOTE fascia, spouting & 80mm Ø MARLEY PVC downpipes

Joinery & Glazing:

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



SOUTH ELEVATION



WEST ELEVATION

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

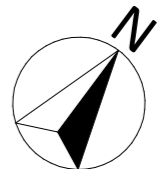
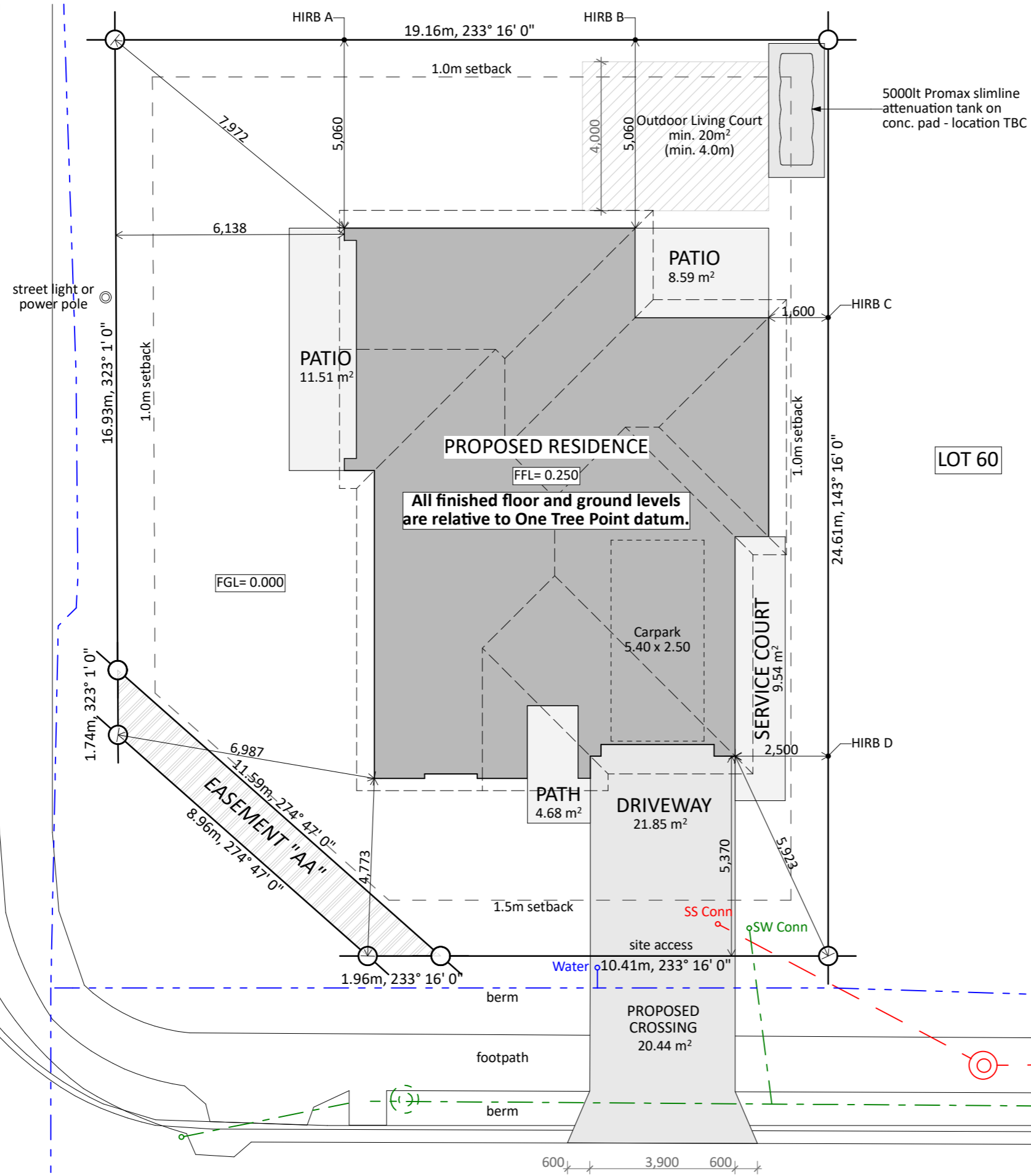
CONCEPT ONLY

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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	2
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:100

CORKS ROAD



Site Info:
LOT: 59
DP: 548009
AREA: 450m²
Site Coverage:
139.39 m ² (House area) + 2.65m ² (eaves over 800mm) / 450m ² (site area) = 31.56%
Living Zone = HDR
Max coverage = 40%
(As per RC-SL1900001 & P129693 - Clause 10 Land use condition 2)
Impervious areas:
213.93m ² (Impervious area) / 450m ² (site area) = 47.54%
Max Impervious area = 60%
(GRZ-R7 - 60% of net site area)

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TIAKI RISE




Barrett Homes

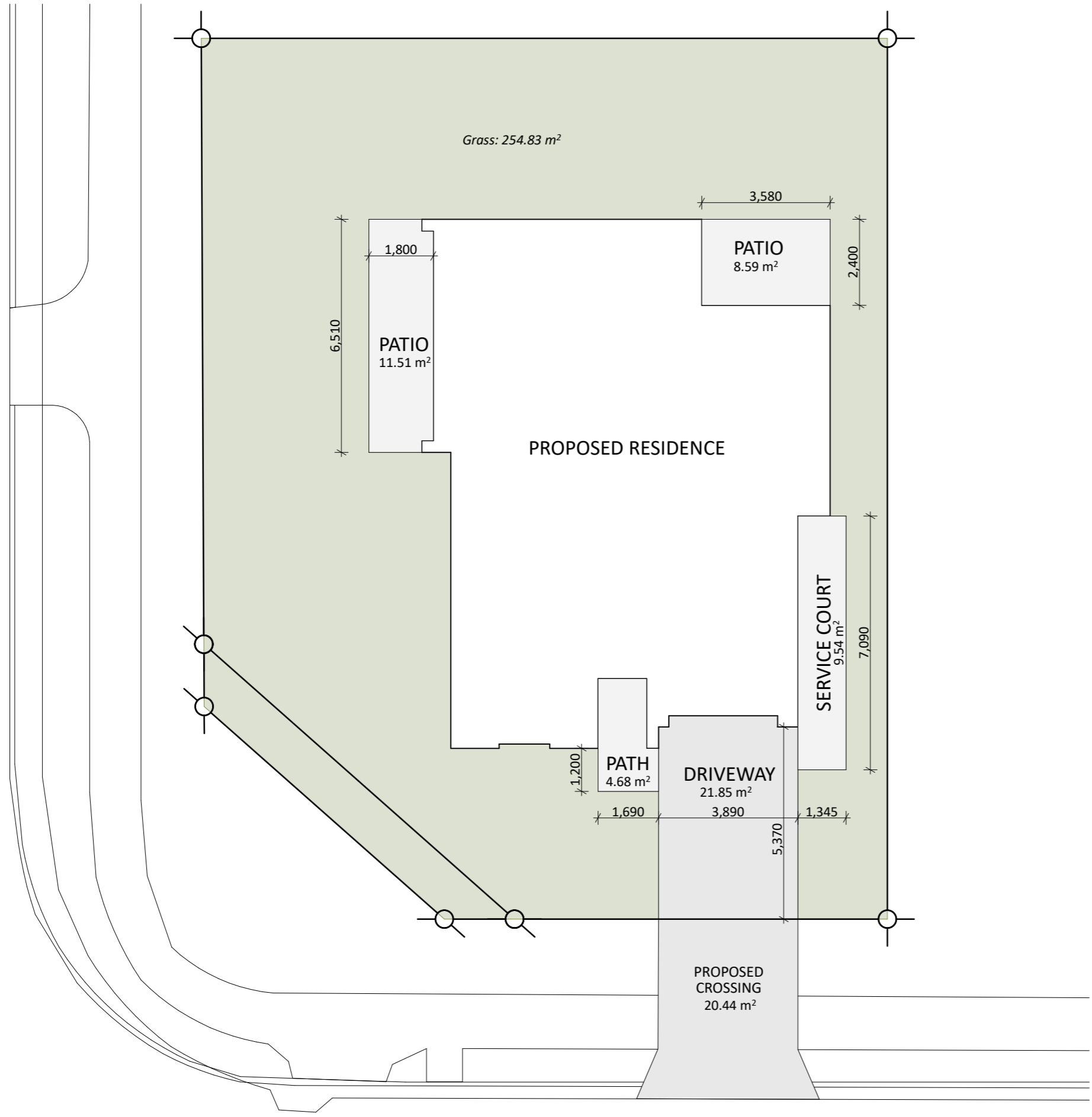
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Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	3
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:125

Y:\WGM Projects\NORTHLAND\Whangarei\Tiaki Rise\WTR59\Concept Plans\Concept 2.1\WTR59 - Concept 2.1.pln

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Landscape Key:	
	Grass

CORKS ROAD



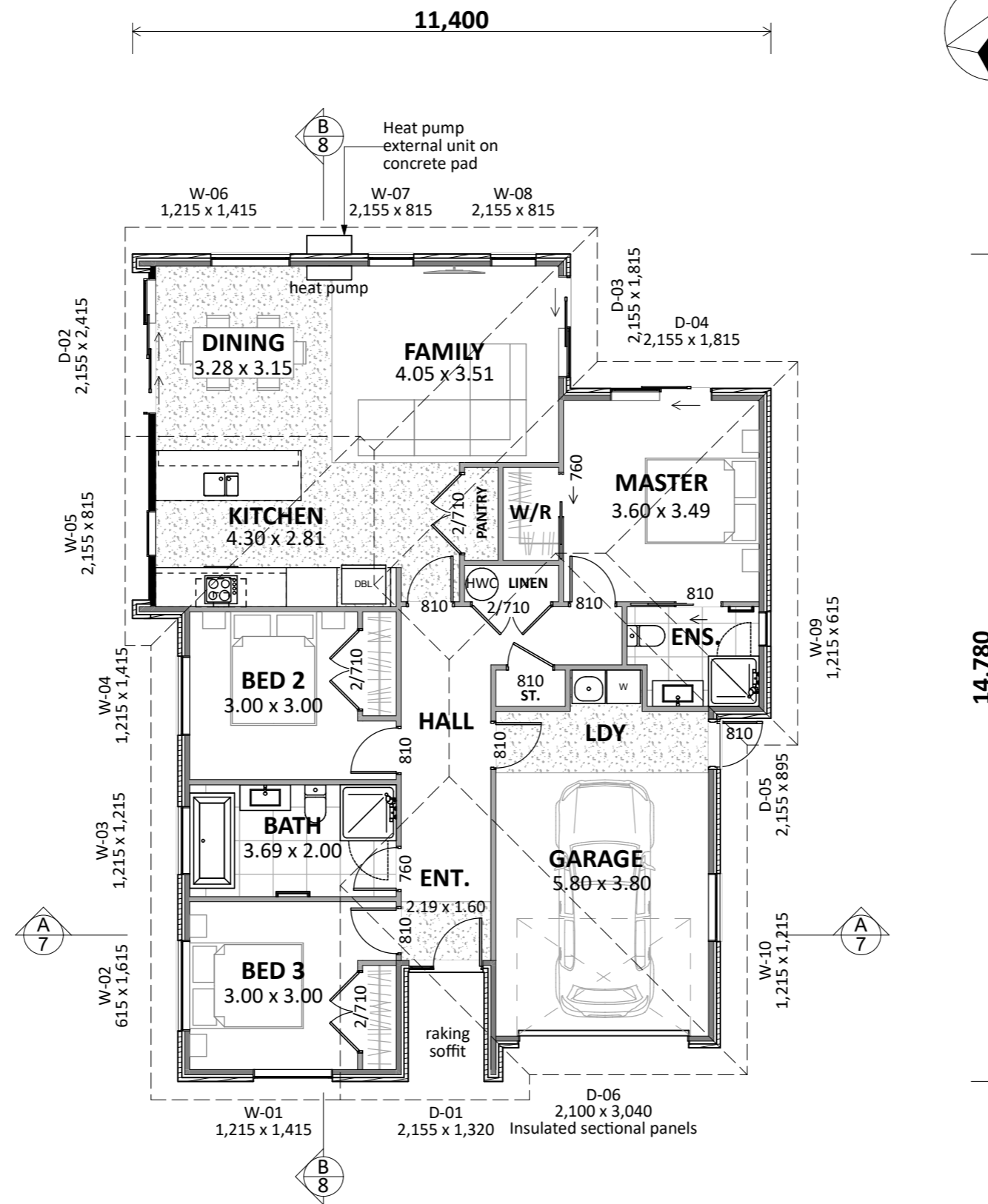
TIAKI RISE

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	4
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:125



CHANGES TO PLAN:
 - Vinyl flooring to polished concrete
 - Heat pump location

ENGINEERING REQUIRED:
 - Foundation

Plan Notes:
 2.415 Stud height throughout
 All full height joinery to soffit (2155)
 Raking soffit to Entry (extended top chords)

Floor Area:

Area o/frame: 133.88 m²
 Area o/foundation: 139.39 m²

Cladding Key:

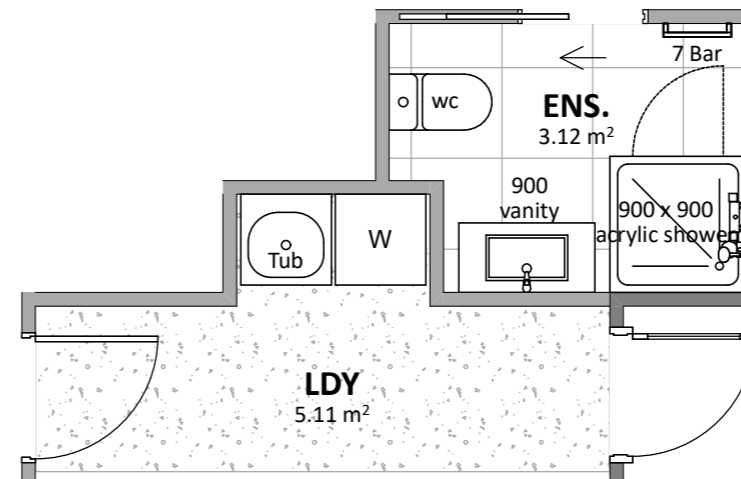
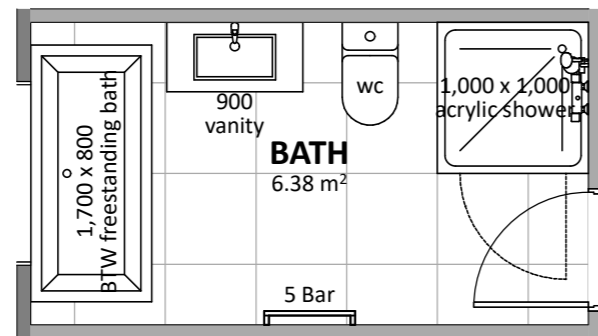
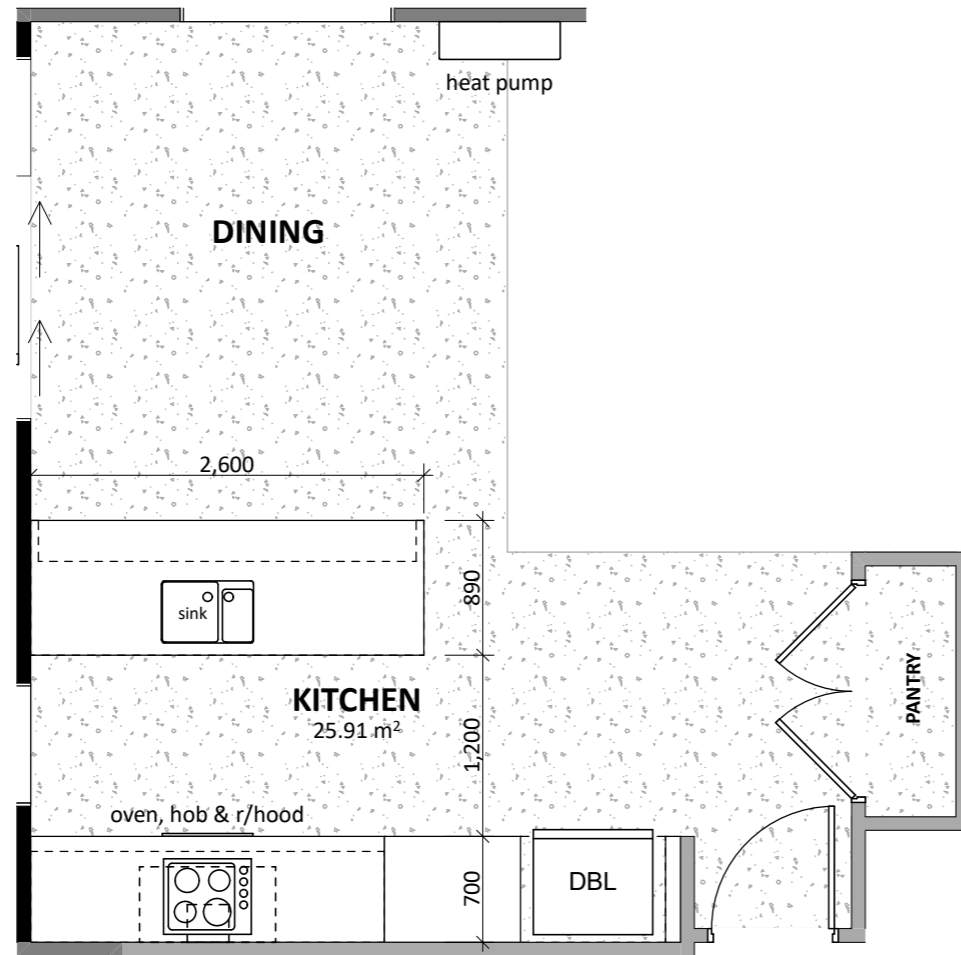
- INNOVA Duragroove
- Brick Veneer

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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	5
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:100



Floor Types Key:

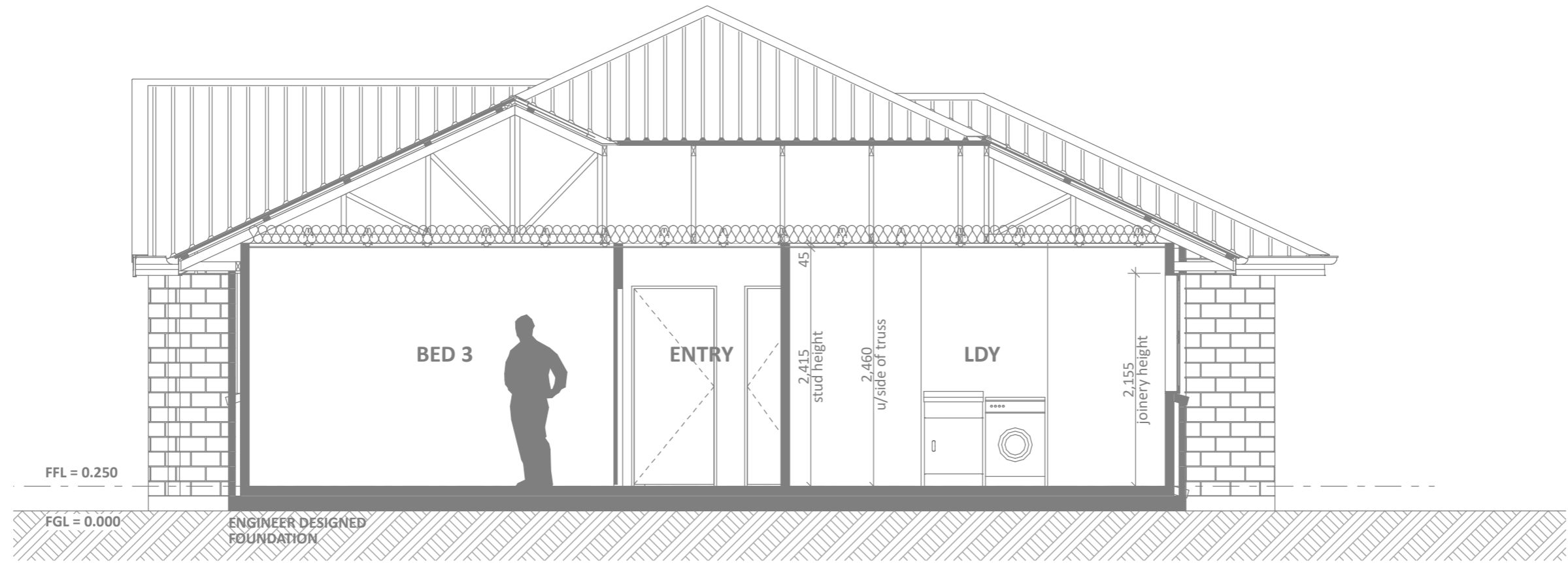
	= Tiled Floor		= Polished Conc Floor
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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	6
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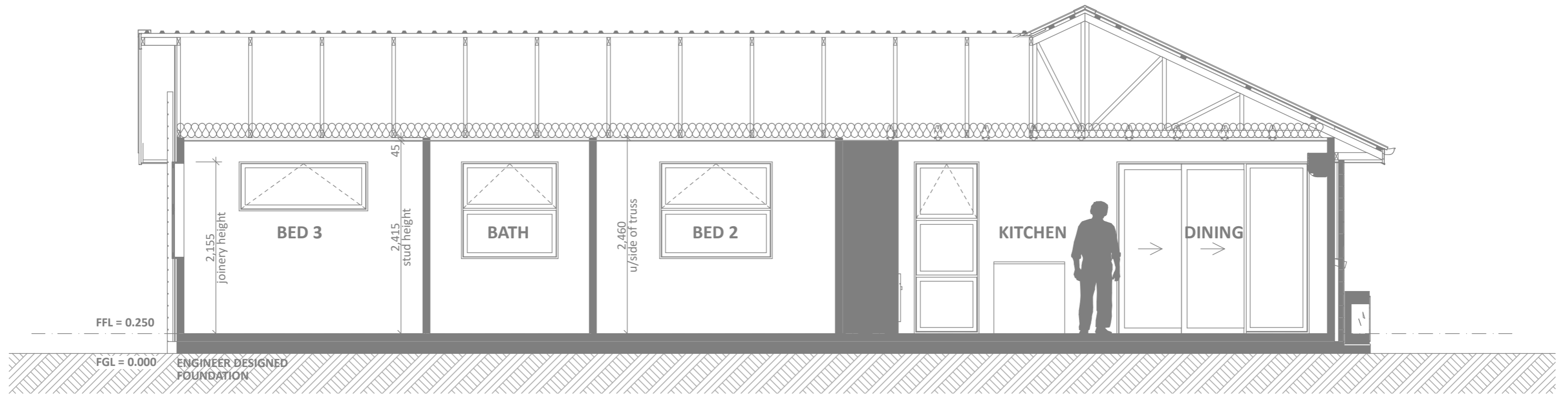
CONCEPT SECTION A
SCALE 1:50

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Signature Date

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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	CROSS SECTION A	Date:	25/08/2025
Plan:	TR91	Drawn:	-	EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	7
		design@barrethomes.co.nz		Council:	WDC	TIAKI RISE, STAGE 2, WHANGAREI		Scale:	1:50



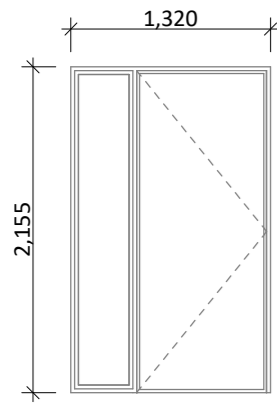
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Signature Date

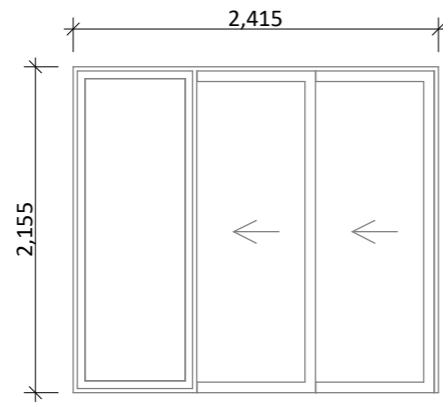
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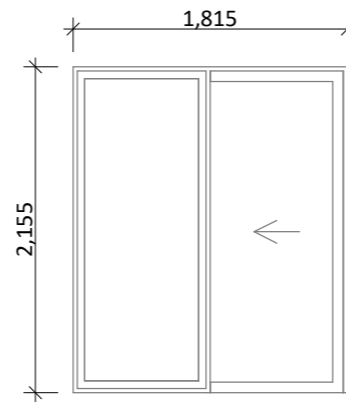
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Plan:	TR91	Drawn:	-	EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	8
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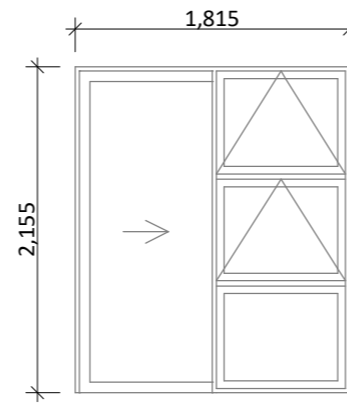
D-01
Rebated Joinery
860 Door Leaf



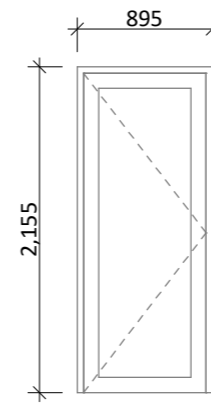
D-02
Rebated Joinery



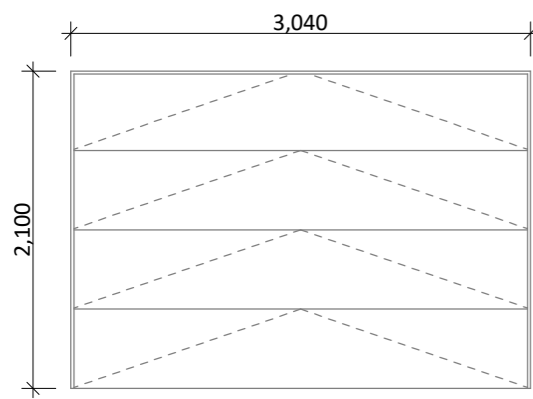
D-03
Rebated Joinery



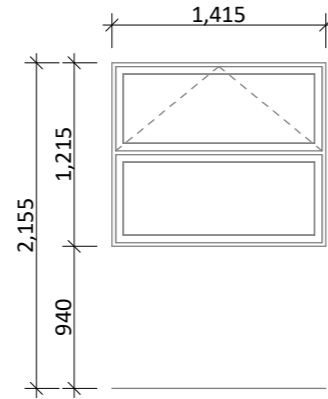
D-04
Rebated Joinery



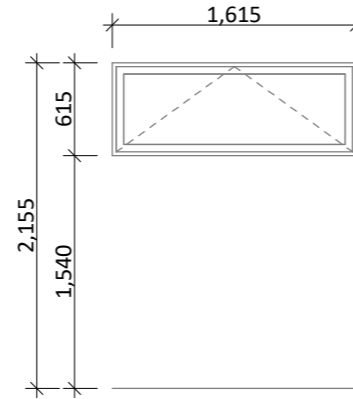
D-05
810 Door Leaf



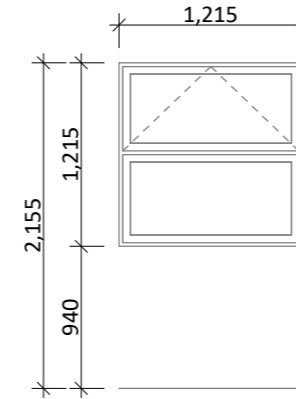
D-06
Insulated sectional panels



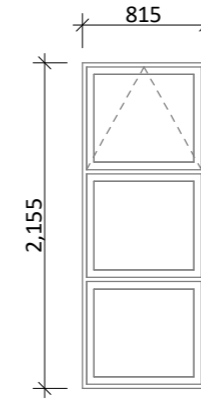
W-01, W-04, W-06



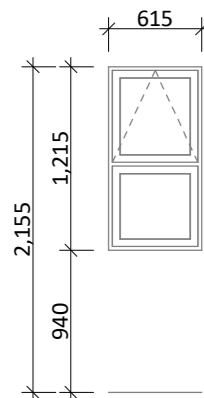
W-02



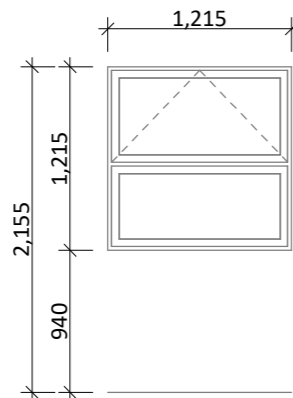
W-03
sg/obsc



W-05, W-07, W-08



W-09
sg/obsc



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

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Project No:	TR59	Designed:	KB/DP	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	25/08/2025
Plan:	TR91	Drawn:		EQ:	1	Client Name:	DMJ PROPERTIES LTD	Rev:	
Version:	2.1	Checked:	KB	Exposure:	C	Site Address:	LOT 59, 1 TIAKI RISE	Sheet:	9
				Council:	WDC		TIAKI RISE, STAGE 2, WHANGAREI	Scale:	1:50