



# Barrett Homes

Welcome to the *whānau*.

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

**ADDRESS:**  
 LOT 9, 20 MOORING WAY  
 ONE TREE POINT, WHANGAREI

**APPROVED**  
 By Karl Bryant at 11:58 am, Apr 01, 2026

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Project No:	MOOR9	Designed:	KB	Wind:	HIGH	Drawing:	COVER SHEET	Date:	13/03/2026
Plan:	NGAROT08	Drawn:	JL	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	REV:
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 9, 20 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	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:**  
 Raft floor to engineers design (see plan notes and details)

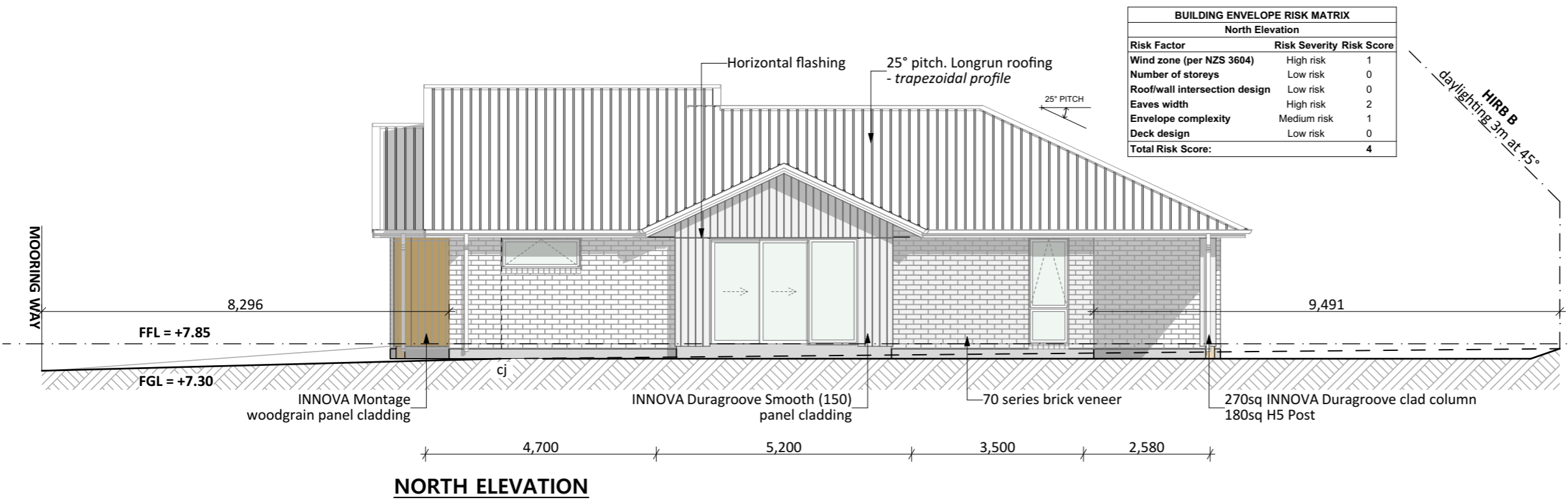
**Wall Cladding:**  
 70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
 INNOVA Duragroove Smooth (150) panel cladding  
 INNOVA Montage Woodgrain panel cladding

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

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

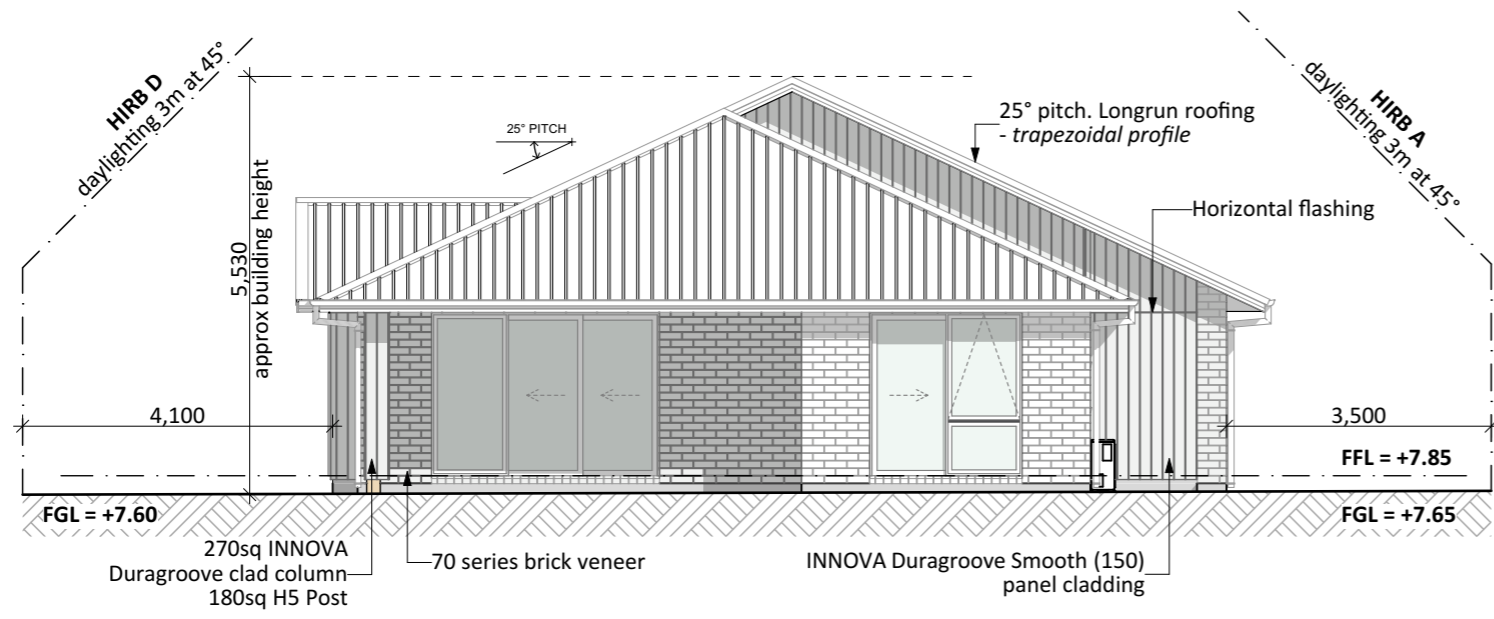
**Joinery & Glazing:**  
 Selected powder coated aluminium joinery with thermally improved Low E double glazing

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>



**NORTH ELEVATION**

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersections design	Very high risk	5
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>9</b>



**EAST ELEVATION**

*[Signature]*  
**APPROVED**  
 By Karl Bryant at 11:58 am, Apr 01, 2026



Project No: MOOR9	Designed: KB	Wind: HIGH	Drawing: ELEVATIONS	Date: 13/03/2026
Plan: NGAROTO8	Drawn: JL	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 5.0	Checked: KB	Exposure: D	Site Address: LOT 9, 20 MOORING WAY	Sheet: 1
		Council: WDC	ONE TREE POINT, WHANGAREI	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:**  
 Raft floor to engineers design (see plan notes and details)

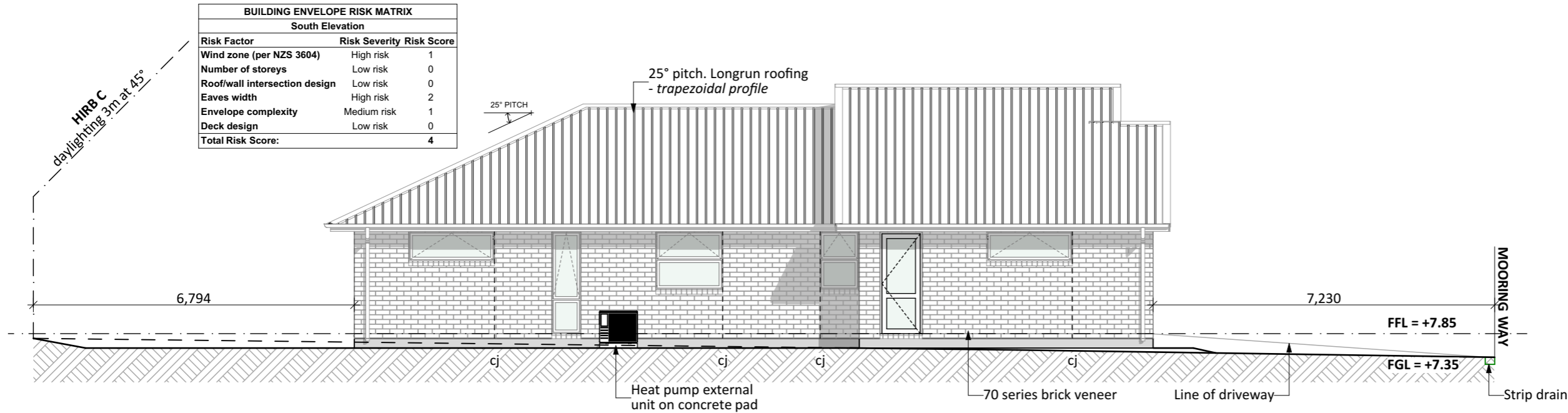
**Wall Cladding:**  
 70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
 INNOVA Duragroove Smooth (150) panel cladding  
 INNOVA Montage Woodgrain panel cladding

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

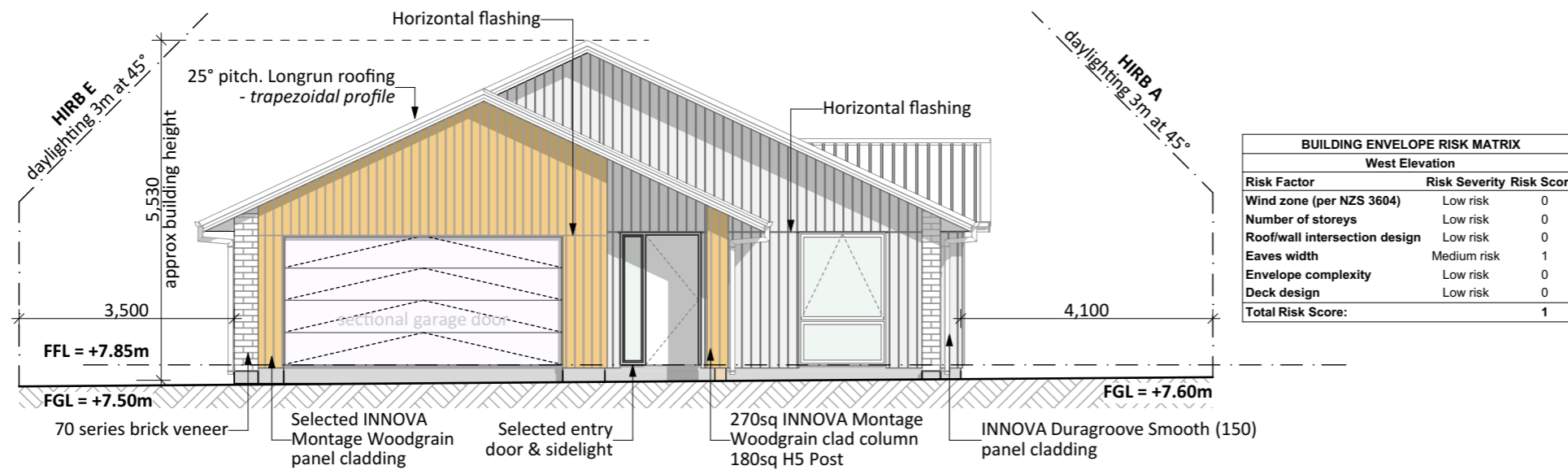
**Fascia and Spouting:**  
 COLORCOTE fascia, spouting & 80mm Ø MARLEY PVC downpipes

**Joinery & Glazing:**  
 Selected powder coated aluminium joinery with thermally improved Low E double glazing

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>4</b>



**SOUTH ELEVATION**



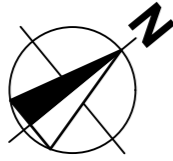
BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>1</b>

**WEST ELEVATION**

*[Signature]*  
**APPROVED**  
 By Karl Bryant at 11:57 am, Apr 01, 2026



Project No: <b>MOOR9</b>	Designed: KB	Wind: HIGH	Drawing: ELEVATIONS	Date: 13/03/2026
Plan: <b>NGAROTO8</b>	Drawn: JL	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: <b>5.0</b>	Checked: KB	Exposure: D	Site Address: LOT 9, 20 MOORING WAY	Sheet: 2
		Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:100



NOTE: ADEQUATE STEPS MUST BE UNDERTAKEN FOR THE CONTROL OF STORMWATER AND SEDIMENT DURING CONSTRUCTION. FAILURE TO COMPLY MAY LEAD TO ENFORCEMENT ACTION BEING TAKEN UNDER THE BUILDING ACT 2004

NOTE: SITE TO BE FENCED TO MAKE SECURE AS PER NZBC:F5 ACCESS TO SITE IS AT VEHICLE ENTRANCE

**Geotechnical Report**  
Plans are to be read in conjunction with LDE (Land Development & Engineering) Geotechnical completion report and details. Reference: 18893 dated 22 July 2024.

STMH.B1 (DATUM)  
LL= 7.26  
IL= 5.30

NOTE: ACTUAL LOCATION IN FRONT OF LOT 8 (AT NORTHERN END)

**SITE**  
**20 MOORING WAY,**  
**ONE TREE POINT**  
**LOT 9**  
**DP 599307**  
**AREA - 600m<sup>2</sup>**  
**FLOOR AREA: 152.47m<sup>2</sup>**

SITE  
WIND ZONE HIGH  
WIND REGION A  
EARTHQUAKE 1  
EXPOSURE D  
CLIMATE 1  
SNOW LOADING NO  
RAINFALL INT. 40-50mm/hr

GENERAL RESIDENTIAL ZONE WITH COASTAL ENVIRONMENT OVERLAY

MAX HEIGHT - 8m  
PROPOSED - 5.53m  
**COMPLIES**

OUTDOOR LIVING COURT  
20m2 MIN DIMENSION 4m  
**COMPLIES**

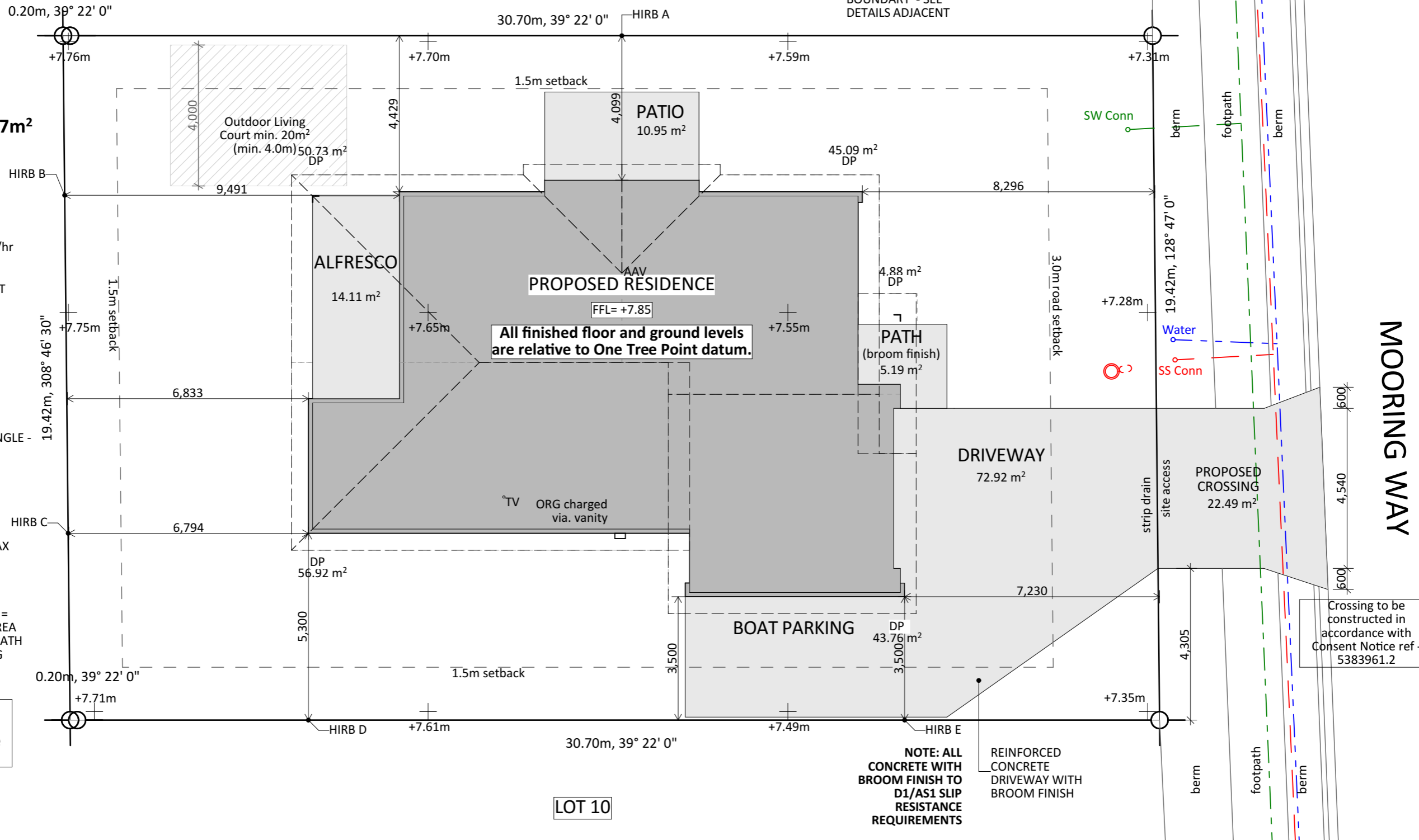
RECESSION PLANE - 2.3m + ANGLE - SEE DIAGRAM  
**COMPLIES**

BOUNDARY SETBACKS -1.5m  
ROAD SETBACK - 3m  
**COMPLIES**

BUILDING COVERAGE 40% MAX  
600X0.40 = 240m2 MAX  
CURRENTLY = 199.51m<sup>2</sup>  
**COMPLIES**

MAX. IMPERVIOUS AREA 60% = 360m2 - CURRENTLY, ROOF AREA 199.51m2 + PATIO 8.98m2 + PATH 2.07m2 + DRIVEWAY/PARKING 66.7m2 = 277.26m2  
**COMPLIES**

**All finished floor and ground levels are relative to One Tree Point datum.**



Crossing to be constructed in accordance with Consent Notice ref - 5383961.2

*[Signature]*

**APPROVED**  
By Karl Bryant at 11:57 am, Apr 01, 2026

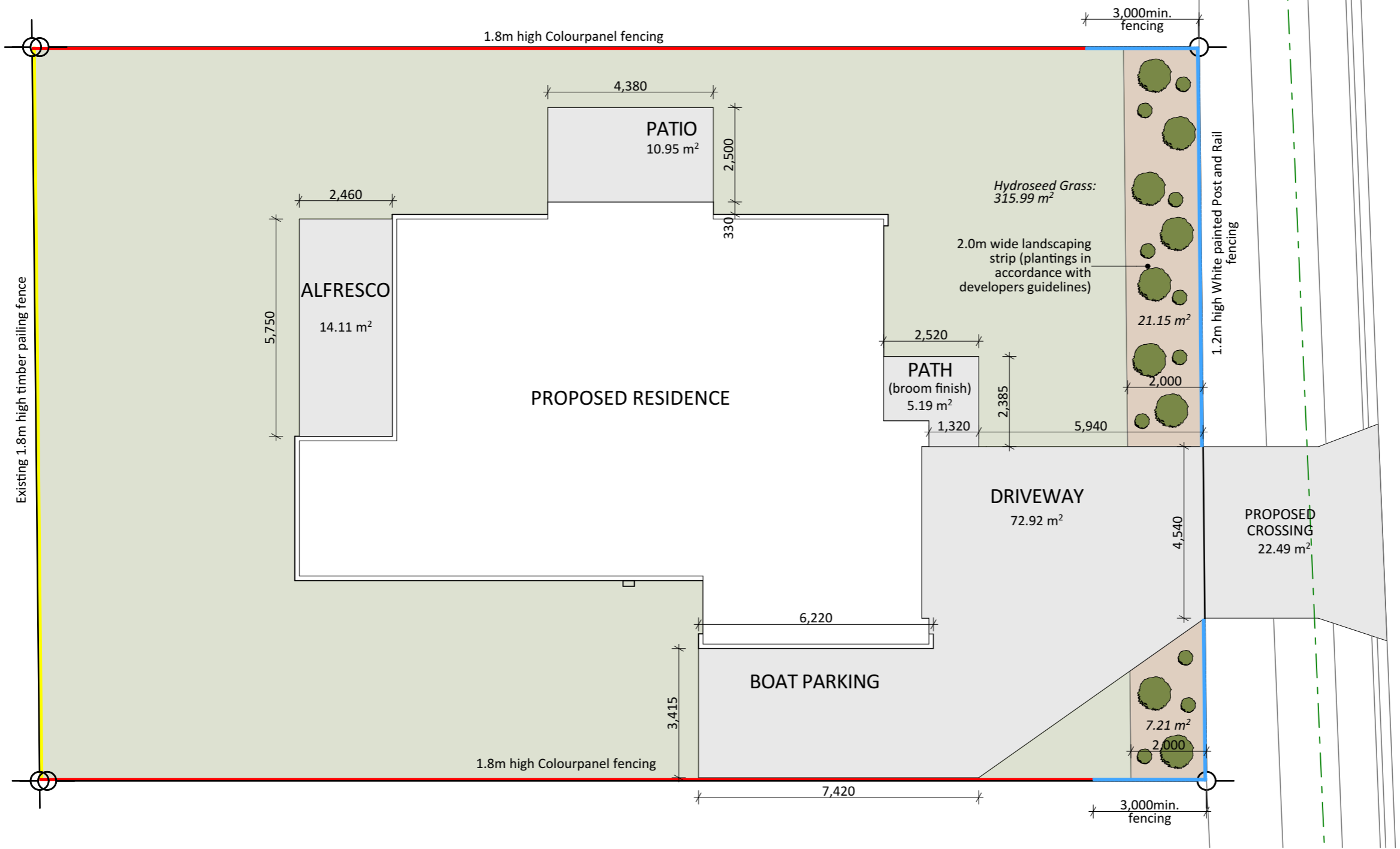


Barrett Homes

Project No: MOOR9	Designed: KB	Wind: HIGH	Drawing: SITE PLAN	Date: 13/03/2026
Plan: NGAROTO8	Drawn: JL	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: 5.0	Checked: KB	Exposure: D	Site Address: LOT 9, 20 MOORING WAY	Sheet: 3
	Council: WDC		ONE TREE POINT, WHANGAREI	Scale: 1:120



Landscape Key:	
	HydroSeed Grass
	Mulch
	1.8m Existing Timber pailing fencing
	1.8m Colourpanel fencing
	1.2m Post and Rail fencing
	Selected Grass Plantings

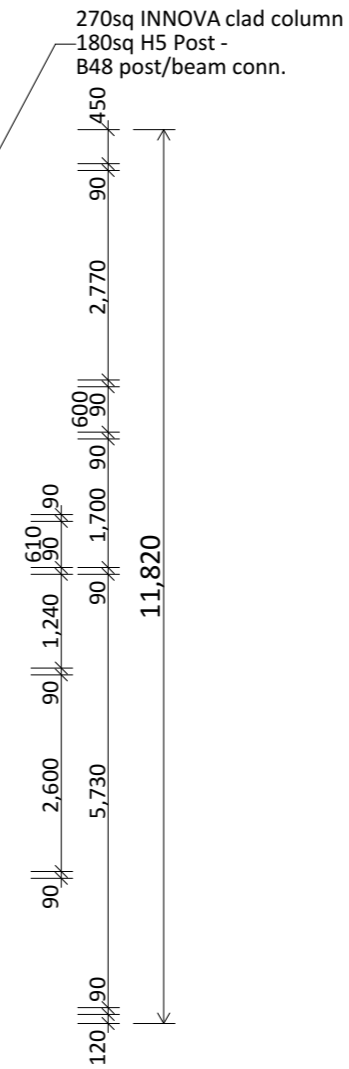
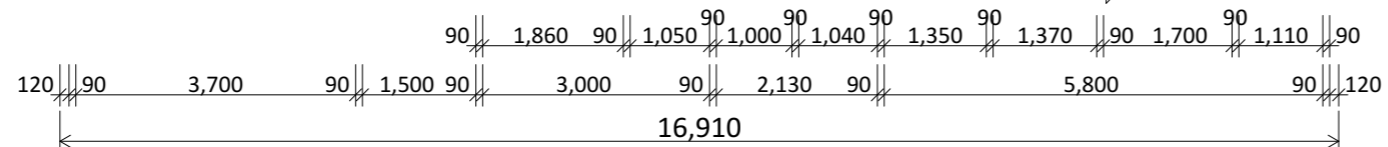
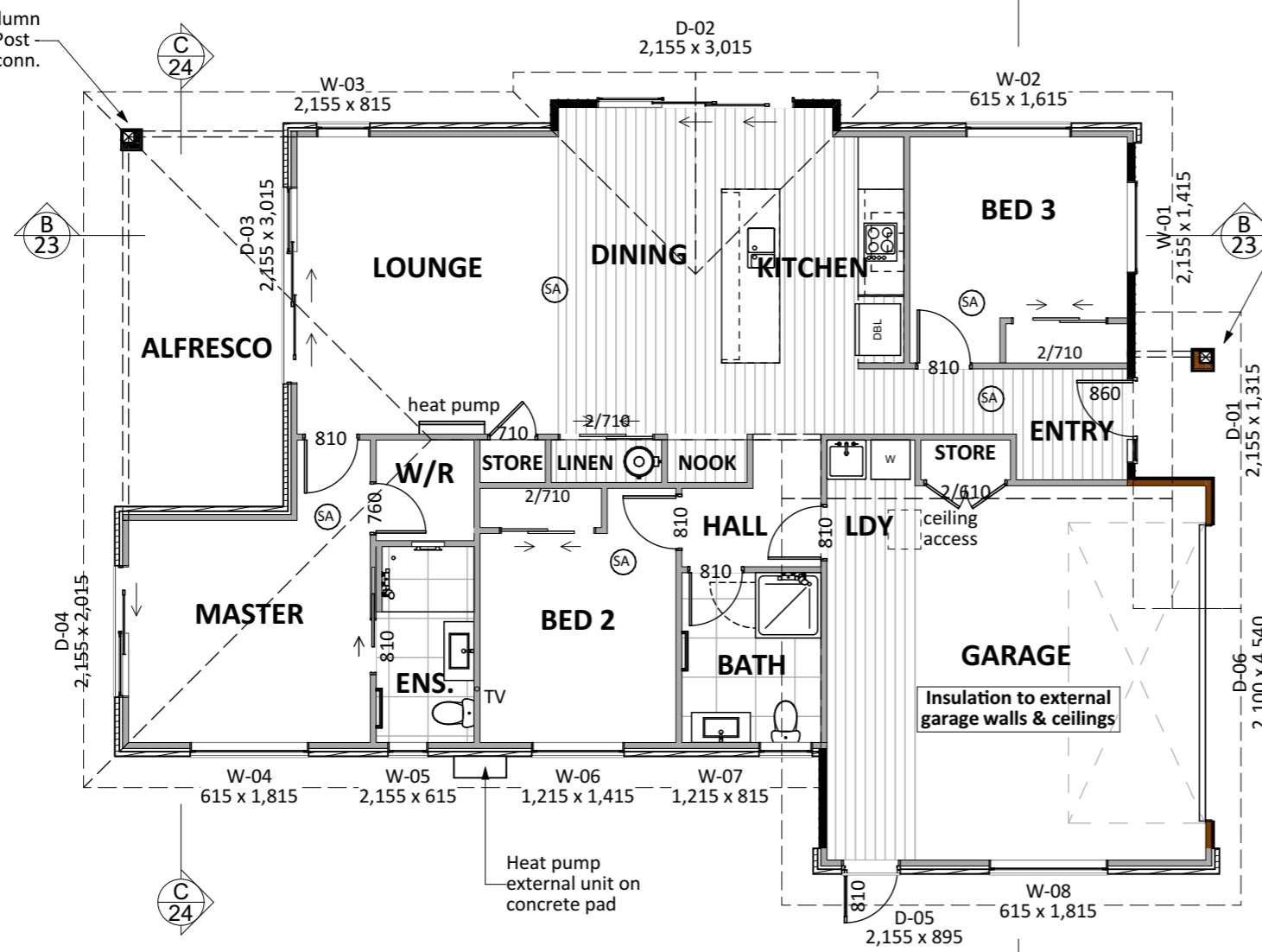
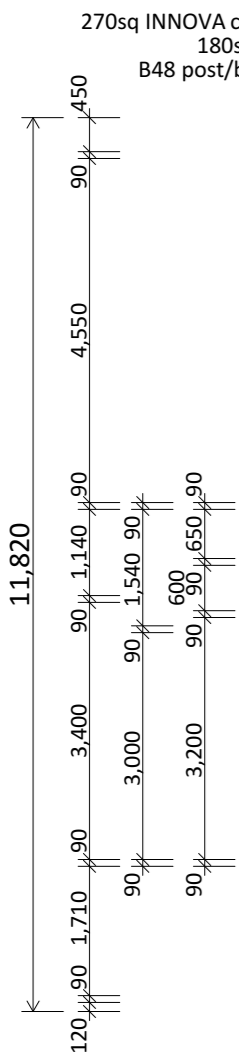
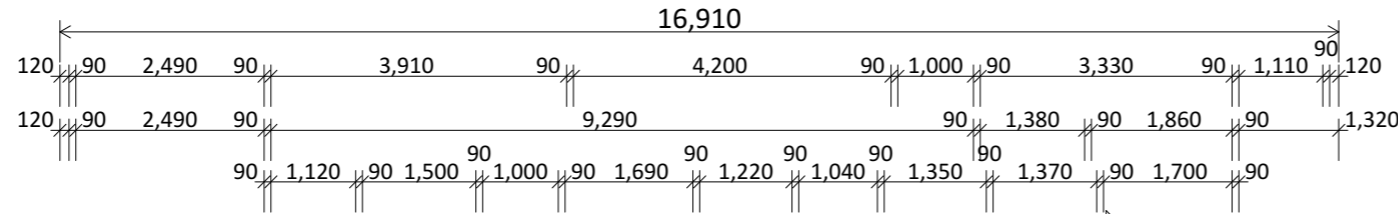
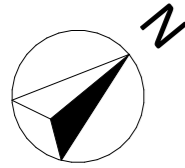


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*[Signature]*  
**APPROVED**  
 By Karl Bryant at 11:56 am, Apr 01, 2026



Project No: <b>MOOR9</b>	Designed: KB	Wind: HIGH	Drawn: LANDSCAPE PLAN	Date: 13/03/2026
Plan: <b>NGAROT8</b>	Drawn: JL	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version: <b>5.0</b>	Checked: KB	Exposure: D	Site Address: LOT 9, 20 MOORING WAY	Sheet: 6
	design@barretthomes.co.nz	Council: WDC	ONE TREE POINT, WHANGAREI	Scale: 1:120



**General notes:**

Always cross reference the foundation plan with the floor plan prior to setting out.

All joinery sizes specified are to be confirmed with an on-site measure up prior to joinery fabrication. No liability shall be held by the Barrett Homes for incorrect supply of joinery.

Refer to attached pre-cut design and documents for all lintel sizes, truss and top plate fixings. Contractor to refer to truss manufacturers producer statements for any further load bearing footing / slab thickenings that may be required to support roof loads. This layout is preliminary. Read in conjunction with final PS1 and precut design and documents.

Refer to all written dimensions, DO NOT scale off drawings.

2.415 stud height throughout, 2460 u/side of truss (unless specified)

Raking soffit (extended top chords) to ENTRY

All joinery 2155 head height

Electric hobs with vented r/hood.

Mains pressure 180ℓ HWC with tempering valve and seismic restraint in accordance with NZBC: 2004 section G12. PE-Xa water supply pipes. Hot water supply pipes shall be thermally insulated to comply with H1/AS1 5.0 Please confirm plumbing fixture locations before foundation commences.

Confirm shower tray size before commencing wall framing

Ensure entry lighting complies with NZBC D1/AS1 & G8/AS1. To provide a minimum illuminance of 20 lux, the total wattage required per m2 of floor area is shown in Table 1.

Down lights to be CA 80, CA 135. IC or IC-F Type (max 1 per 5m<sup>2</sup>).

SA - Provide interconnected wireless smoke alarm system with alarms located in all bedrooms, living spaces, hallways and landings. Alarms required at maximum 10m intervals along escape routes and no more than 5m from adjacent walls. Must be fitted with hush facility and comply with NZS 4514:2021

*[Signature]*  
**APPROVED**  
 By Karl Bryant at 11:55 am, Apr 01, 2026



Project No:	MOOR9	Designed:	KB	Wind:	HIGH	Drawing:	FLOOR PLAN	Date:	13/03/2026
Plan:	NGAROTO8	Drawn:	JL	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	5.0	Checked:	KB	Exposure:	D	Site Address:	LOT 9, 20 MOORING WAY	Sheet:	9
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100