



Barrett Homes

Welcome to the *whānau*.

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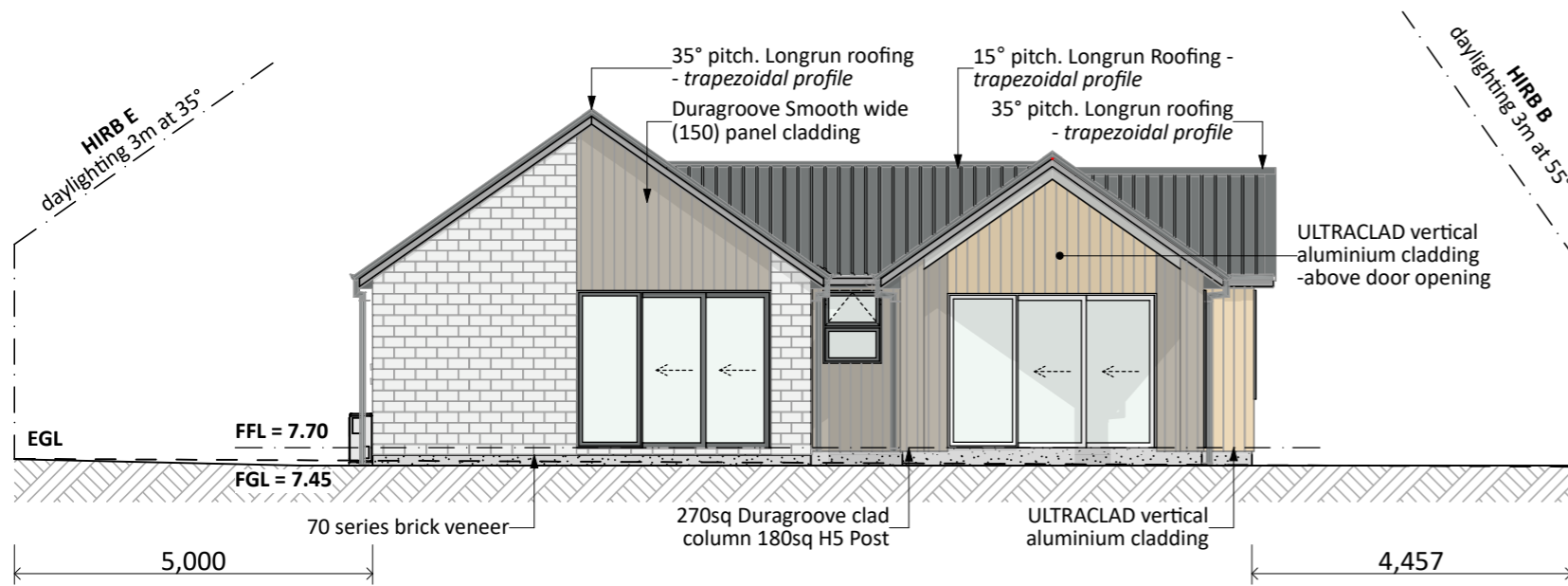
- COVER SHEET
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- 3 SITE PLAN
- 4 CONCEPT PLAN
- 5 KITCHEN & BATHROOM
- 6 JOINERY SCHEDULE

**NEW DWELLING FOR:
EB DEVELOPMENTS**

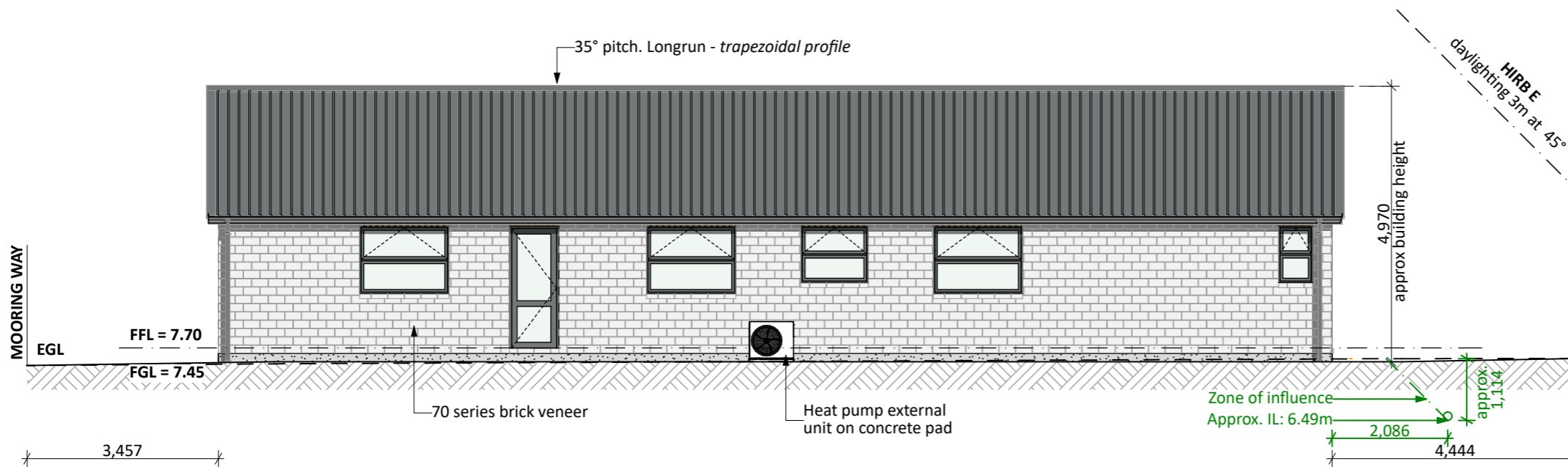
**ADDRESS:
LOT 16
34 MOORING WAY,
ONE TREE POINT**



Project No:	MOOR16	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	25/06/2026
Plan:	MH47	Drawn:	CS	EQ:	1	Client Name:	EB DEVELOPMENTS	Rev:	
Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 16, 34 MOORING WAY	Sheet:	
			design@barrethomes.co.nz	Council:	WDC		ONE TREE POINT	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 Duragroove Smooth wide (150) panel cladding
 ULTRACLAD vertical aluminium exterior cladding system

Roof Cladding:

35° & 15° pitch. NZS Colorsteel MAXAM - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia & spouting with Marley PVC downpipes

Joinery:

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

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



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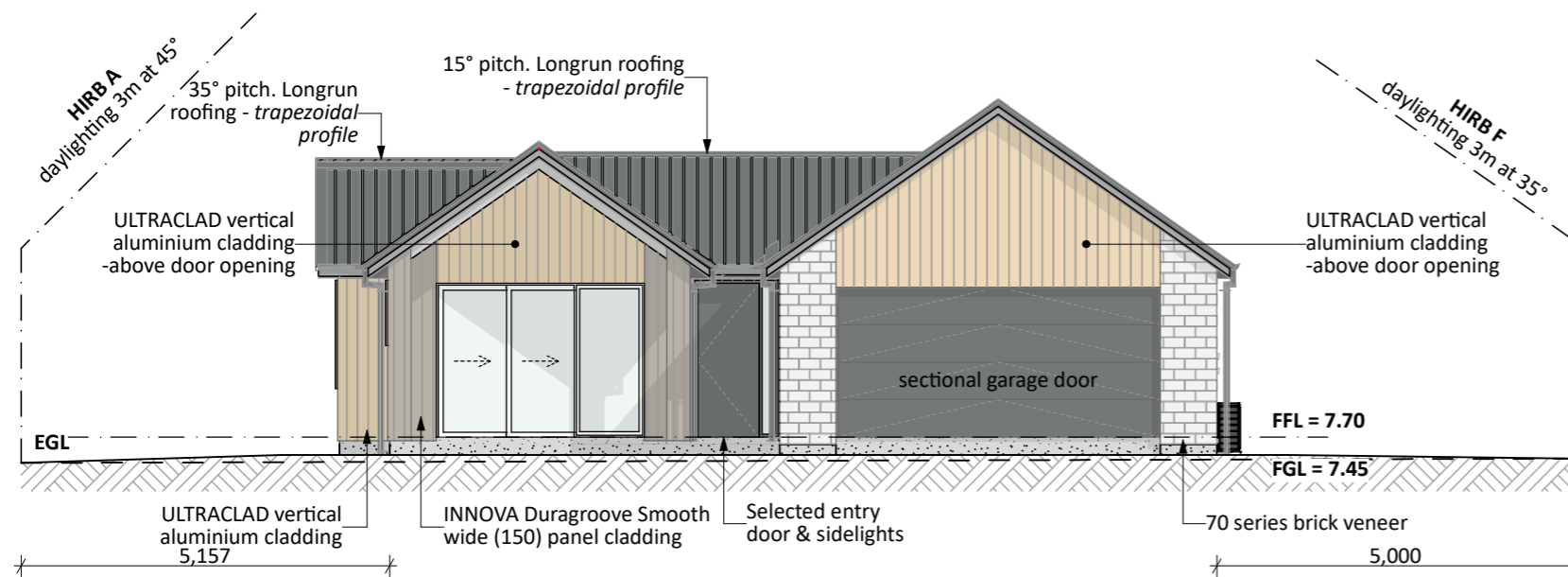
35° & 15° pitch. NZS Colorsteel MAXAM - Trapezoidal profile

Fascia and Spouting:

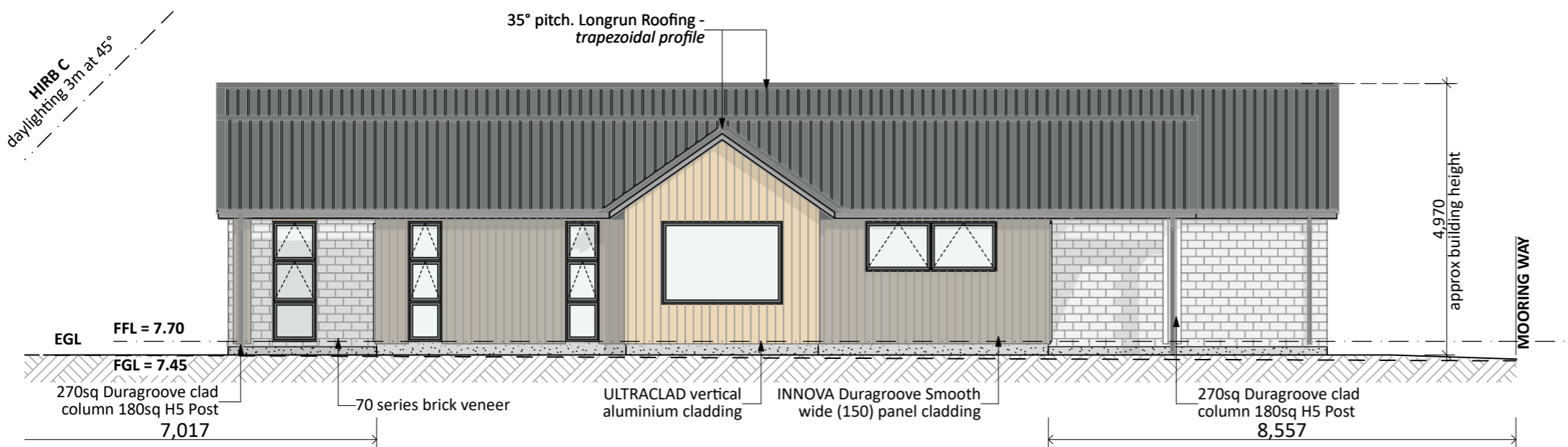
COLORCOTE fascia & spouting with Marley PVC downpipes

Joinery:

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



SOUTH ELEVATION



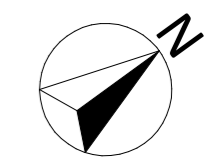
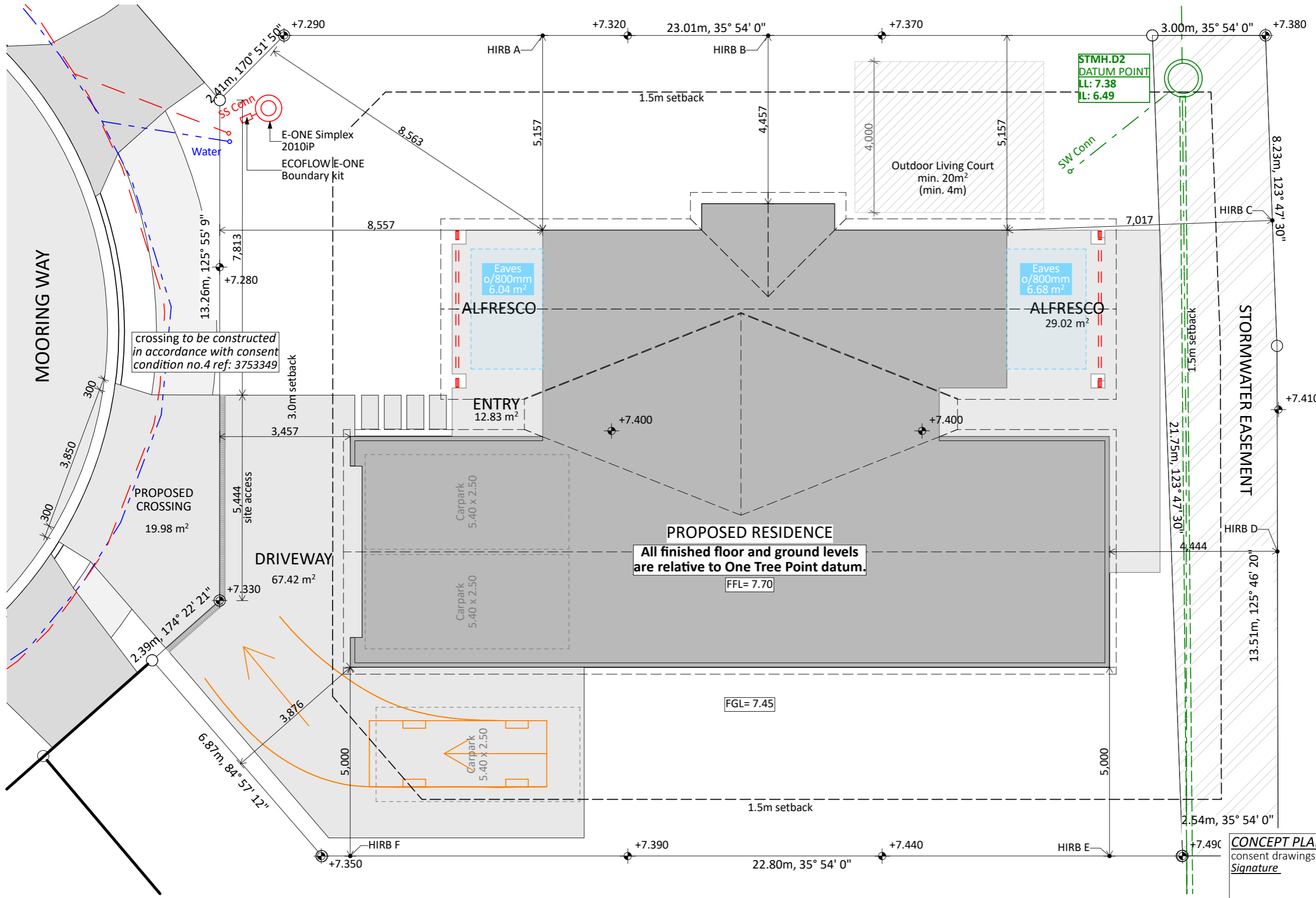
WEST ELEVATION

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			design@barrethomes.co.nz	Council:	WDC		ONE TREE POINT	Scale:	1:100



Site Info:

LOT: 16
DP: 599307
AREA: 606m²

Site Coverage:

189.06 m² (House area) + 12.72m² (eaves over 800mm) / 606m² (site area) = 33.29% ✓
Living Zone = GRZ
Max coverage = 40%
(GRZ-R8 - 40% of net site area)

Impervious areas:
298.33m² (Impervious area) / 606m² (site area) = 49.22% ✓
Max Impervious area = 60%
(GRZ-R7 - 60% of net site area)

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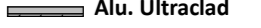
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			design@barrethomes.co.nz	Council:	WDC		ONE TREE POINT	Scale:	1:100

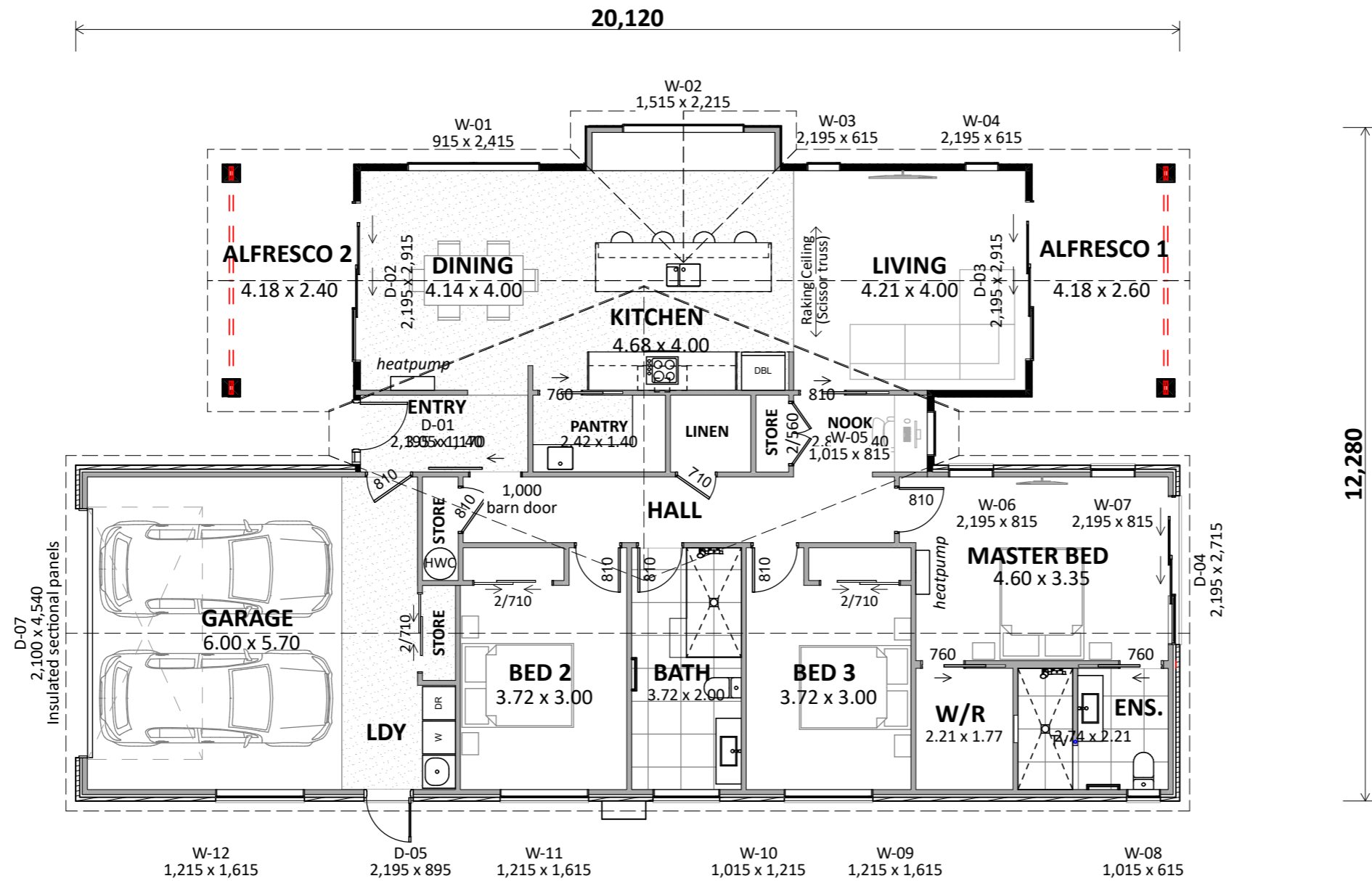
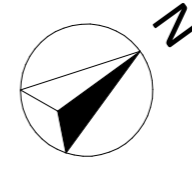
ENGINEERING REQUIRED:
 - Alfresco Bracing
 - Foundations

Plan Notes:
 2.425 Stud height throughout
 All full height joinery (2195)
 Raking ceiling (scissor trusses) to Living/Kitchen/
 Dining
 Rafters to both Alfrescos

Floor Area:
 Area o/frame: 184.62 m²
 Area o/foundation: 189.06 m²

Cladding Key:

-  BGC Duragroove
-  Brick Veneer
-  Alu. Ultraclad

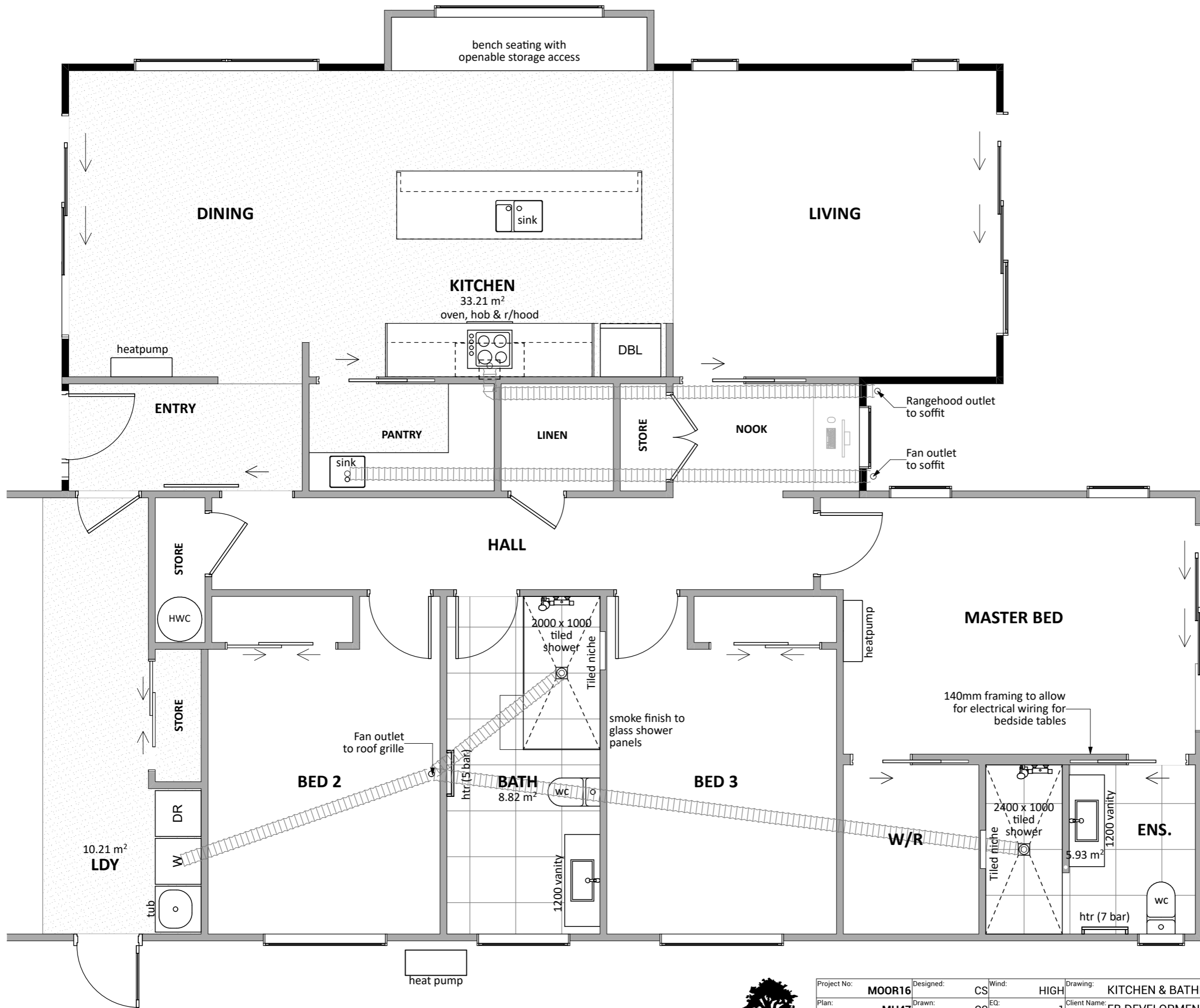


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Floor Types Key:
 [Pattern] = Polished Conc. Floor [Pattern] = Tiled Floor

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Version:	2.0	Checked:	KB	Exposure:	D	Site Address:	LOT 16, 34 MOORING WAY	Sheet:	5
			design@barrethomes.co.nz	Council:	WDC		ONE TREE POINT	Scale:	1:50

General notes:

Aluminium joinery head heights to be 2.195m (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.

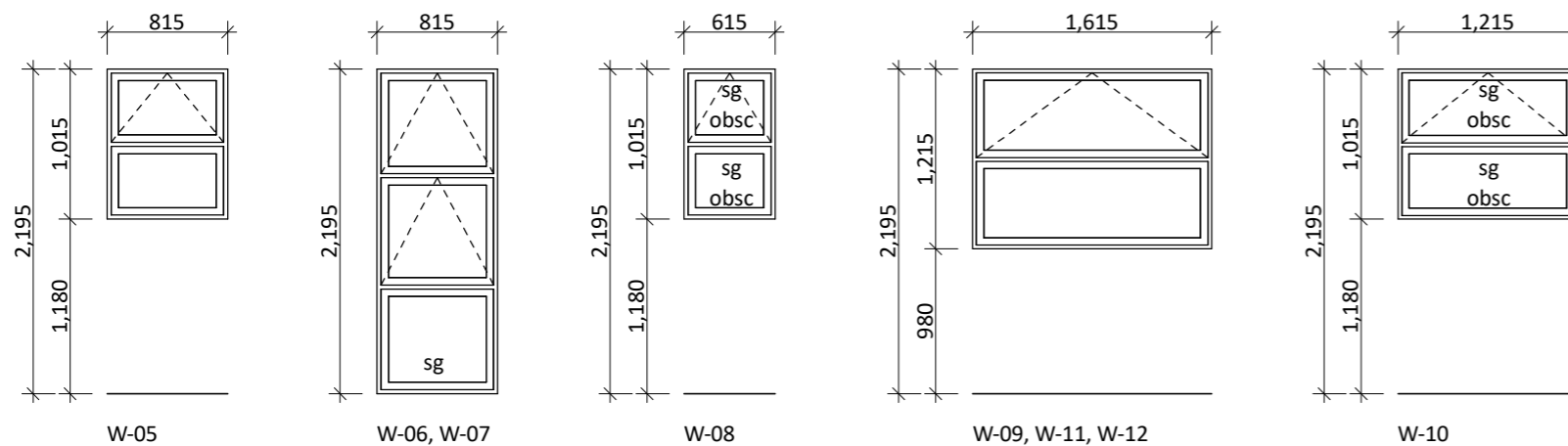
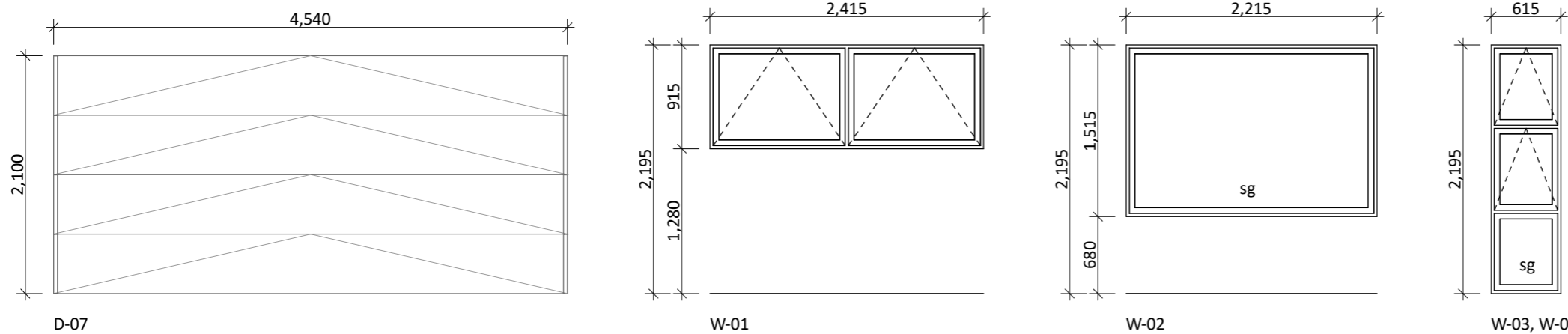
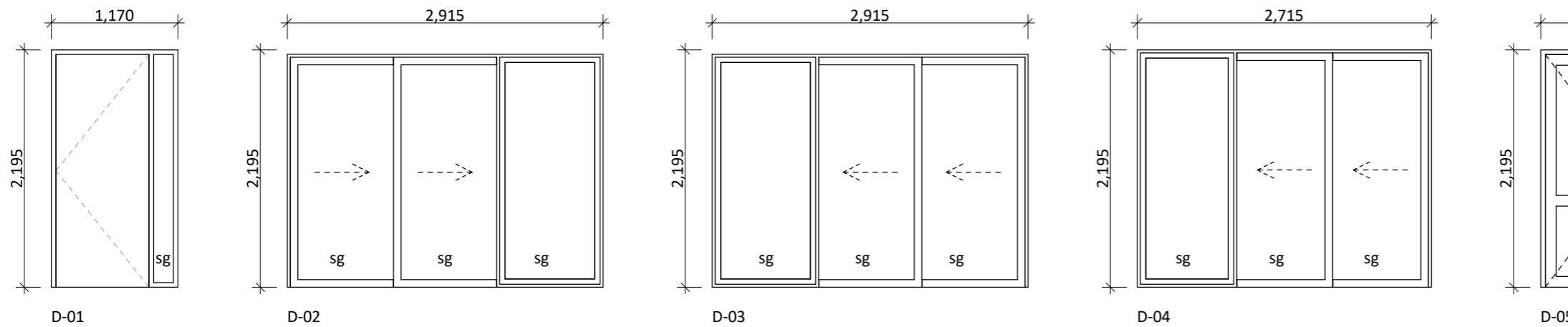
All glazing clear float unless noted anywhere, (refer to joinery schedule)

- 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.



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