



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 13, 28 MOORING WAY
ONE TREE POINT, WHANGAREI



Barrett Homes

Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	22/06/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



Natural cladding
- JSC Vertical TMT Taiga w/
board cladding - J55 profile



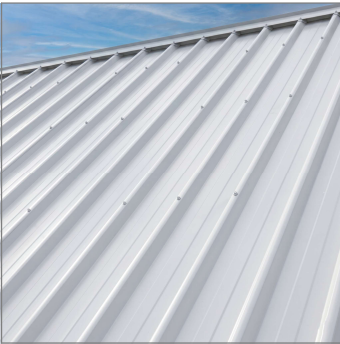
Brick cladding
- Natural



Panel cladding
- INNOVA Duragroove Smooth wide
(150) panel cladding
-Mt. Hikurangi



Joinery
- St.Clair Quarter



Roofing
- PCC Zinacore cladding
- trapezoidal profile
- St.Clair Quarter



Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	MATERIALTY	Date:	22/06/2026
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Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, 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
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

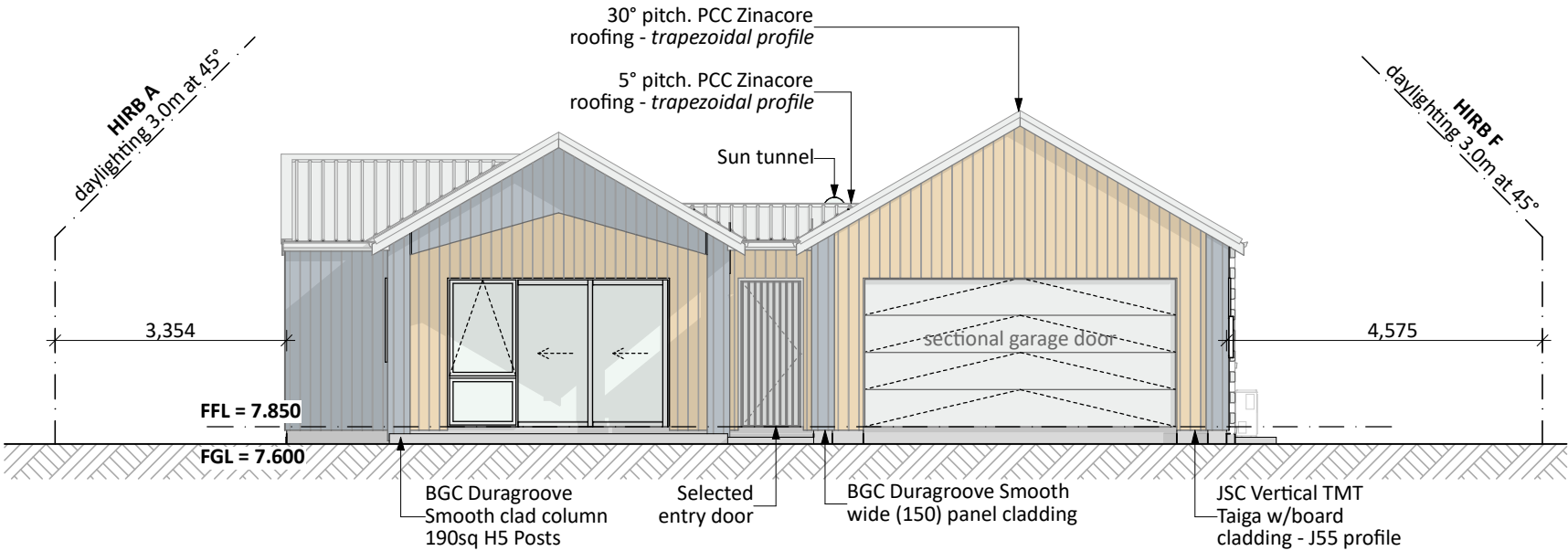
Foundation:
Raft floor to engineers design (see plan notes and details)

Wall Cladding:
JSC Vertical TMT Taiga w/board cladding - J55 profile
BGC Duragroove Smooth wide (150) panel cladding
70 series brick veneer - ensure cavity and weep holes are free from excess mortar

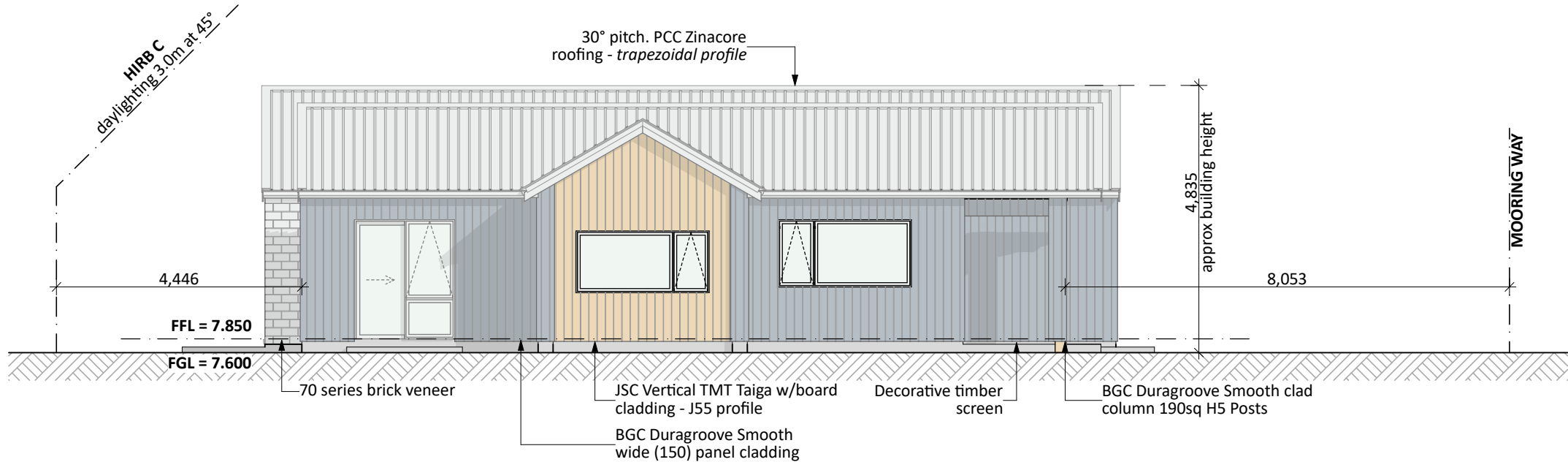
Roof Cladding:
30° & 5° pitch. PCC Zinacore roofing - Trapezoidal profile

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

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



NORTH ELEVATION



EAST ELEVATION

PRELIMINARY ONLY.
Elevations are subject to the following:
- Site Levels

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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Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	1
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100

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Minimum slip resistance to steps and landings
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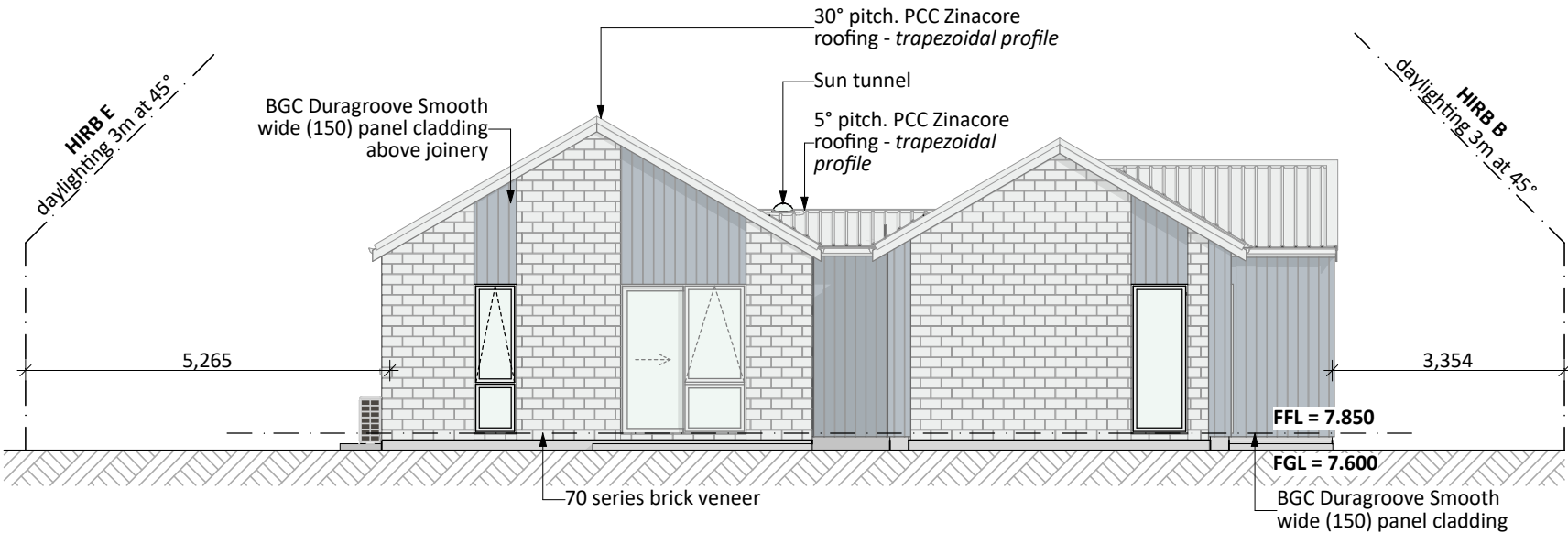
Foundation:
Raft floor to engineers design (see plan notes and details)

Wall Cladding:
JSC Vertical TMT Taiga w/board cladding - J55 profile
BGC Duragroove Smooth wide (150) panel cladding
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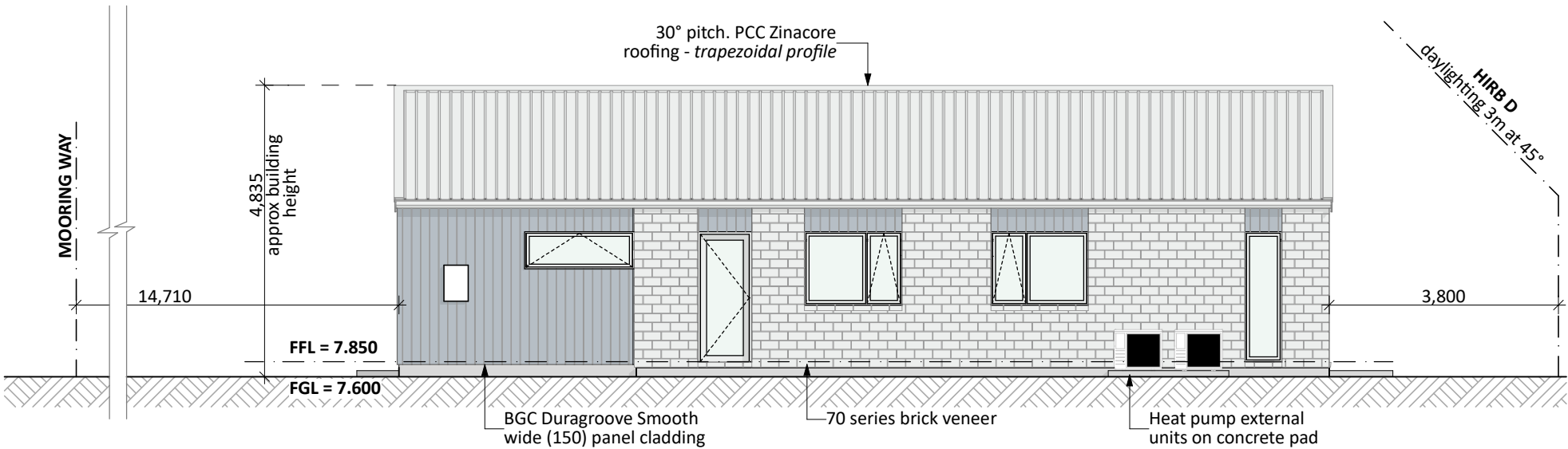
Roof Cladding:
30° & 5° pitch. PCC Zinacore roofing - Trapezoidal profile

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

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



SOUTH ELEVATION



WEST ELEVATION

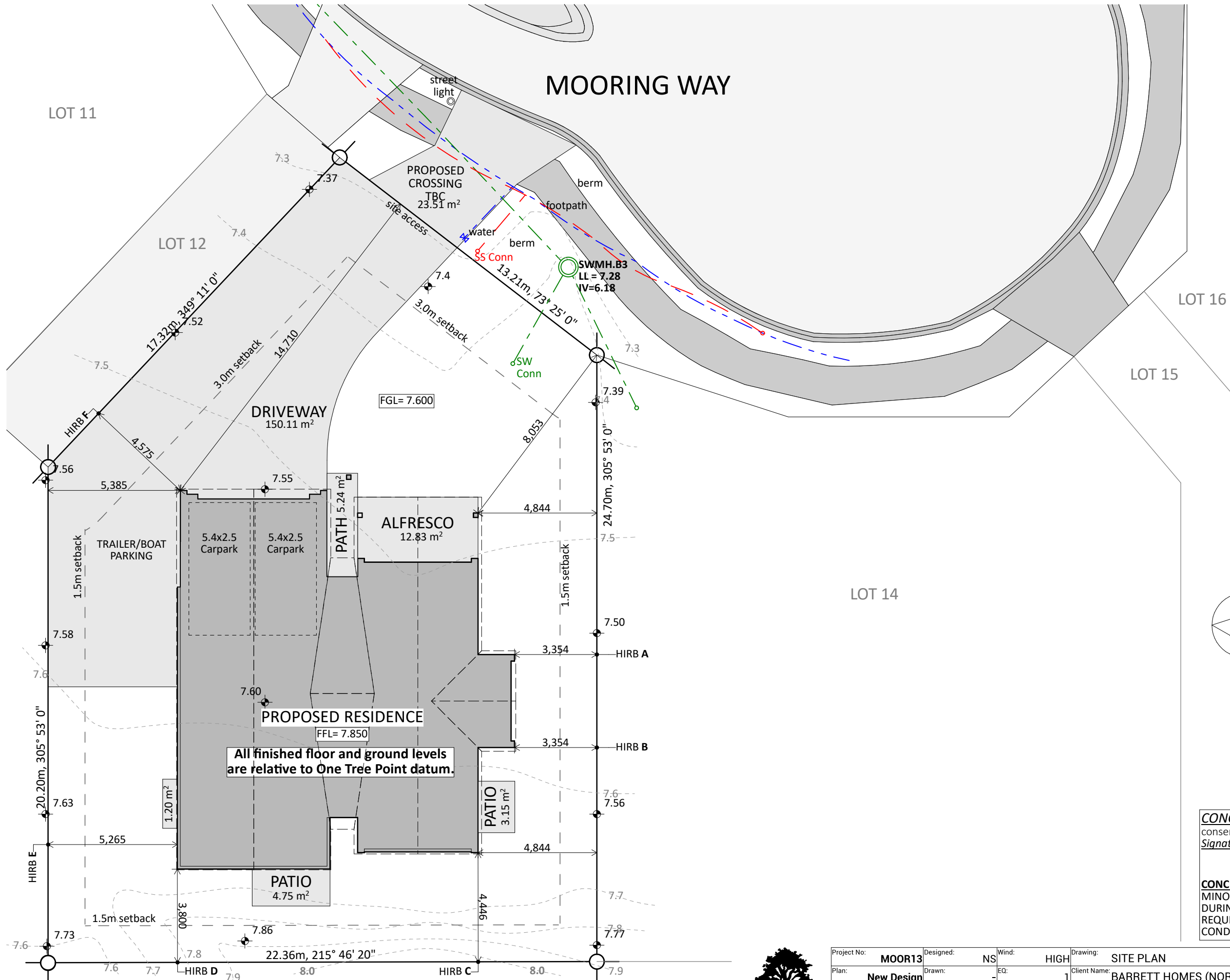
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Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



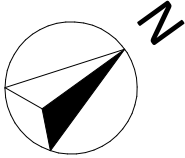
Site Info:

LOT: 13
DP: 599307
AREA: 616m²

Site Coverage:

167.49m² (House area) + 9.62m² (eaves over 800mm) / 616m² (site area) = 28.75%
Living Zone = GRZ
Max coverage = 40%
(GRZ-R8 - 40% of net site area)

Impervious areas:
314.56m² (Impervious area) / 616m² (site area) = 51.06%
Max Impervious area = 60%
(GRZ-R7 - 60% of net site area)



CONCEPT PLAN APPROVAL (confirmation to consent drawings)

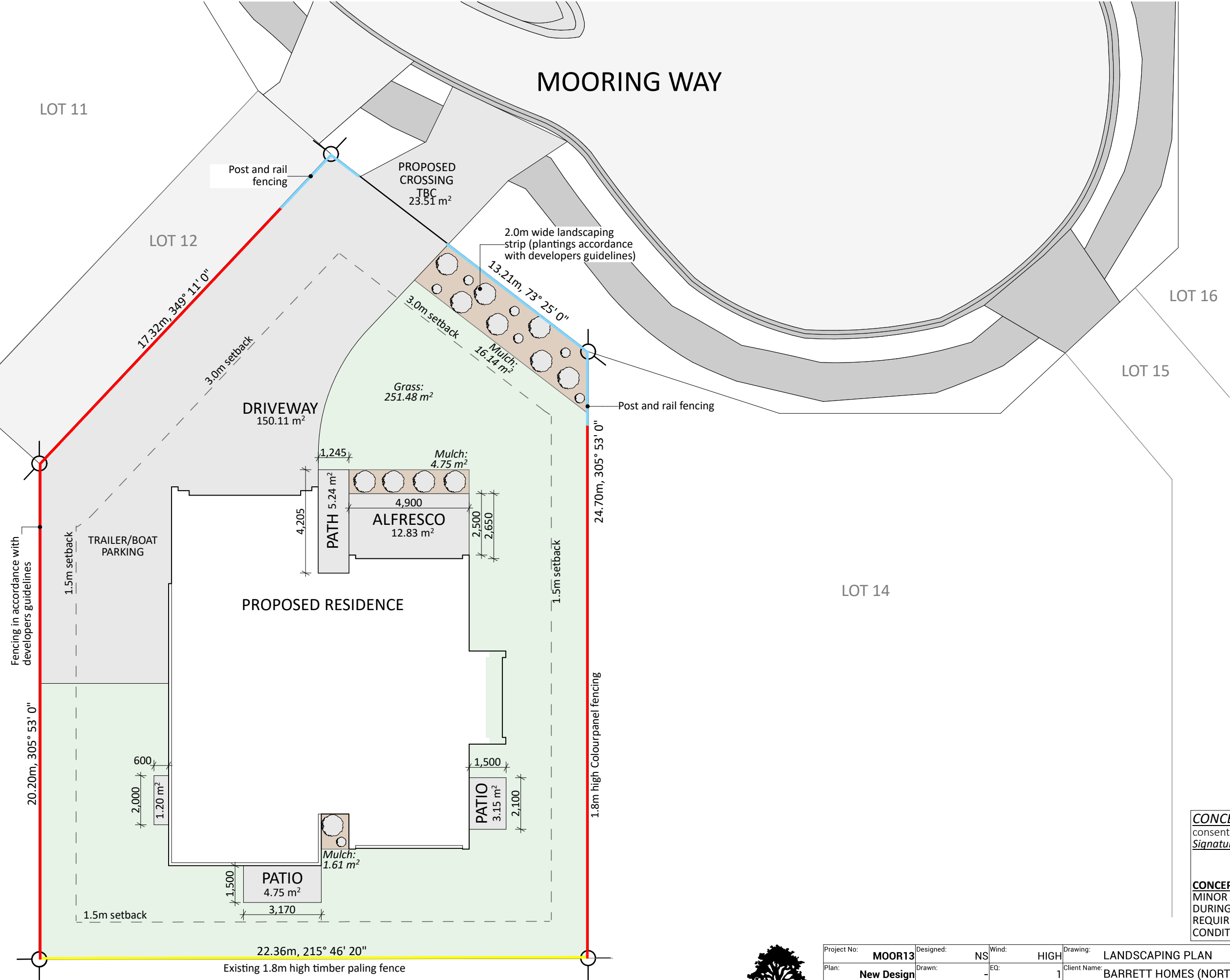
Signature _____ Date _____

CONCEPT ONLY

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Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	22/06/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	3
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:150



Landscape Key:

Grass

Mulch with Plantings

1.8m Colourpanel Fencing

Post & Rail Fencing

1.8m Existing Timber Paling Fencing

Selected Grass Plantings

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

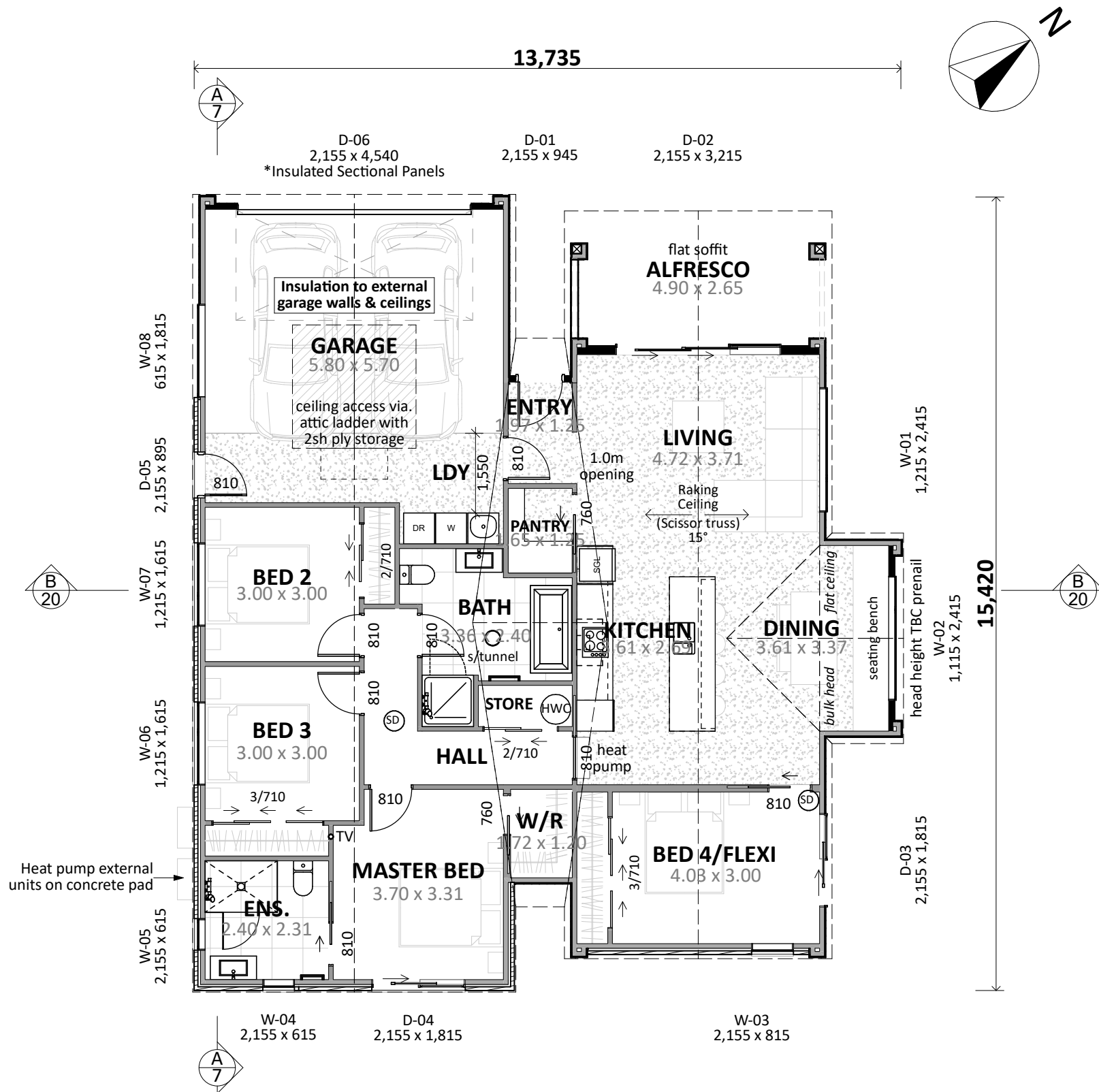
Date

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Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	22/06/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	4
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:150



Plan Notes:
2.425 Stud height throughout
Full height joinery 2155 head height
Raking ceiling over KITCHEN/DINING/LIVING (scissor truss)
Raking soffit to Alfresco (scissor truss)

Floor Area:

Area o/frame: 164.62 m²
Area o/foundation: 167.49 m²

Cladding Key:

- INNOVA Montage
- BGC Duragroove
- Brick Veneer

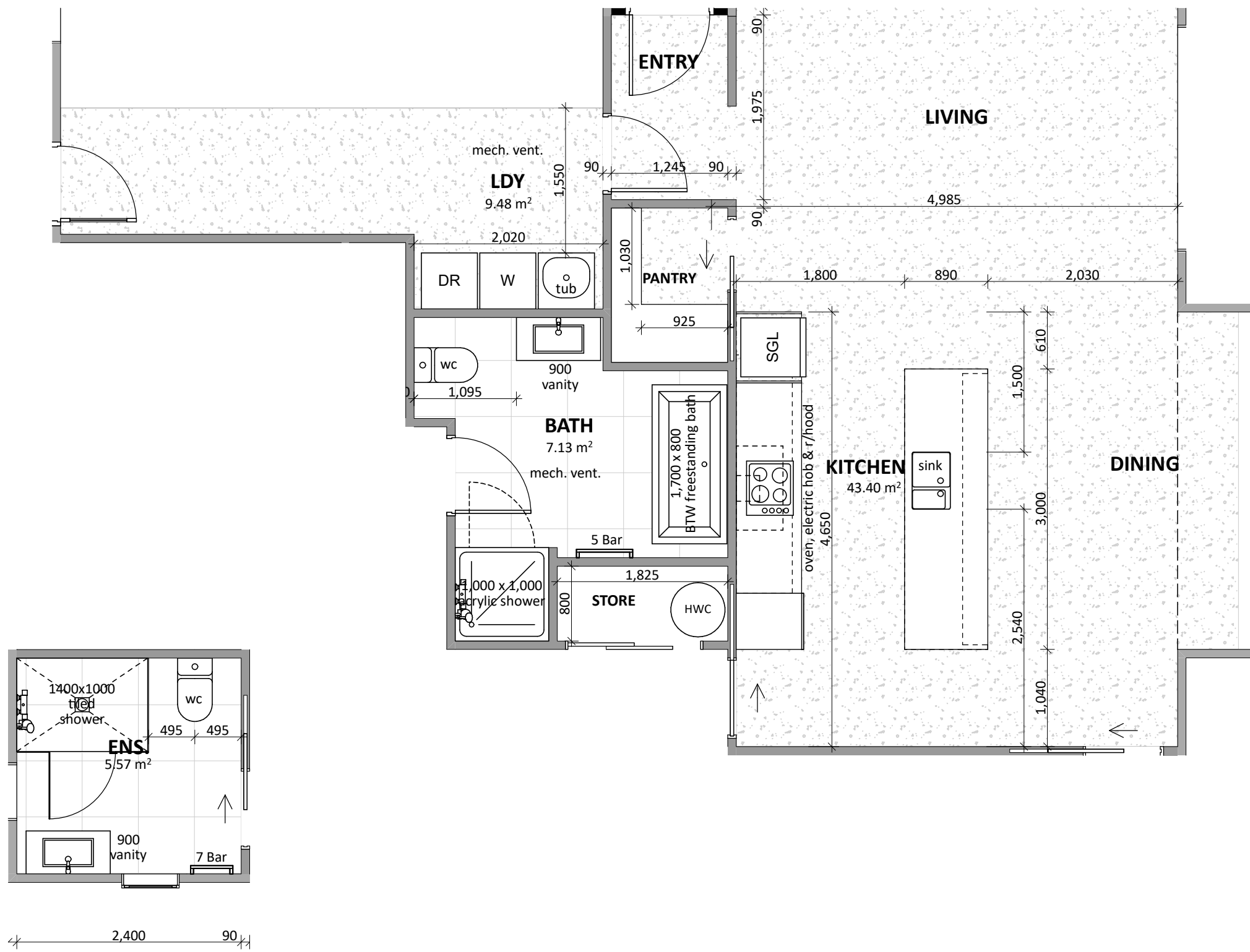
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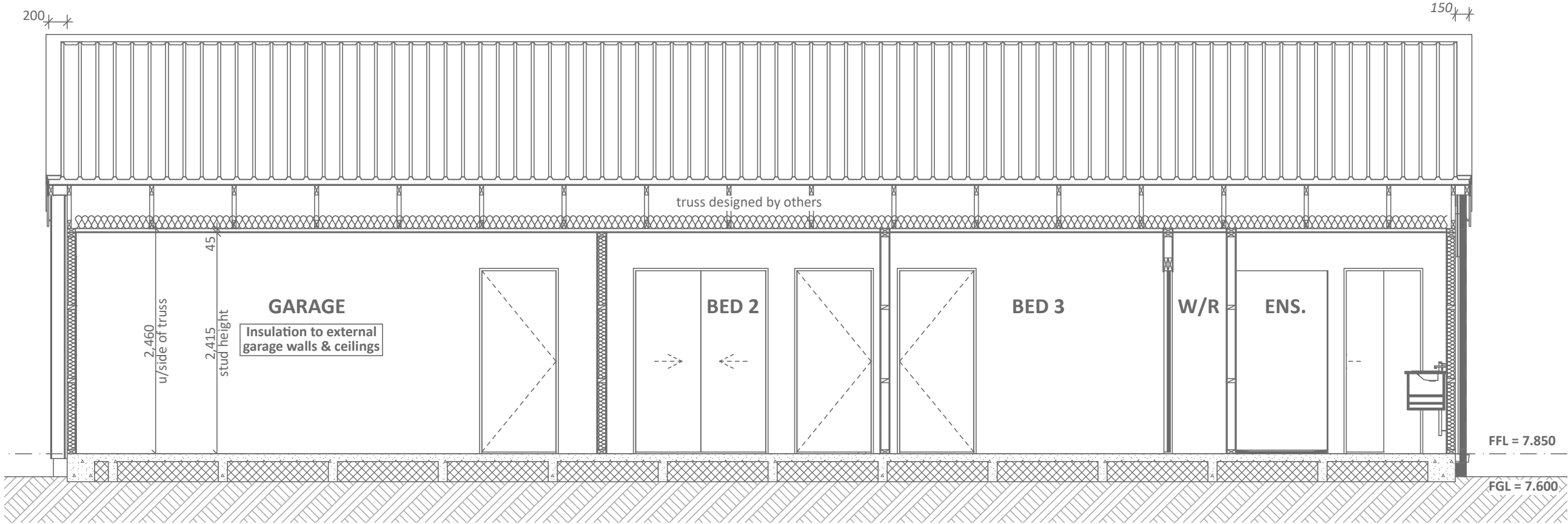


Barrett Homes

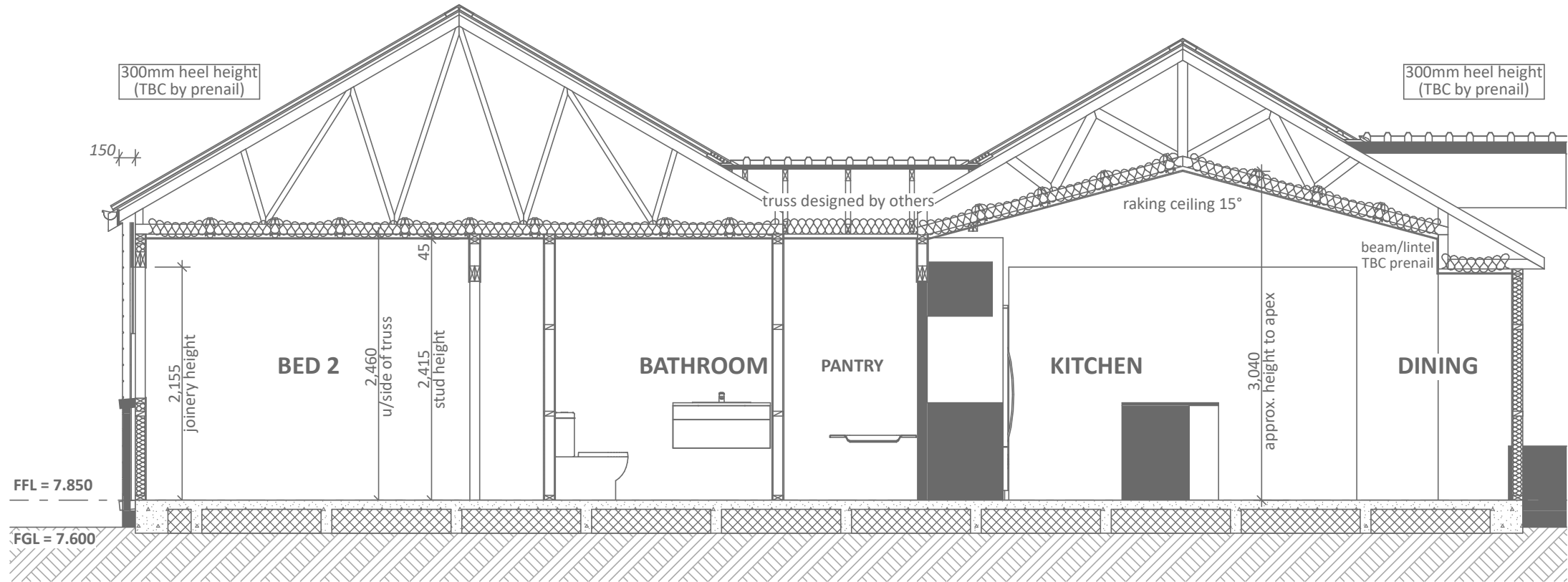
Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	CONCEPT PLAN	Date:	22/06/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	5
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100, 1:50



Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	22/06/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	6
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50



CROSS SECTION A
SCALE 1:50



CROSS SECTION B
SCALE 1:50

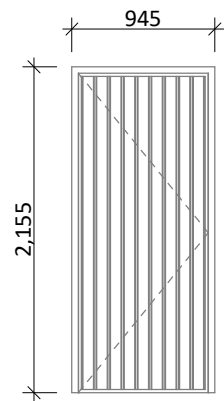
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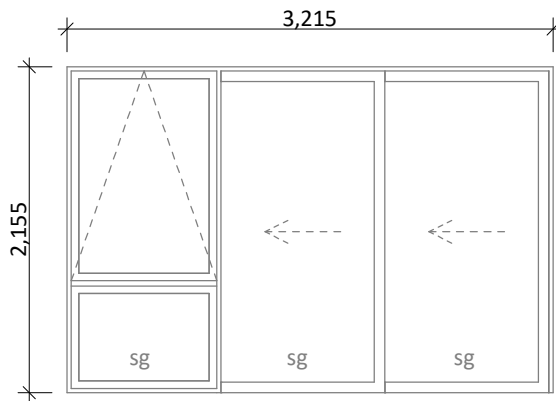


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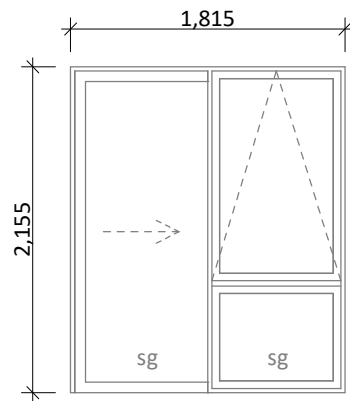
Project No:	MOOR13	Designed:	NS	Wind:	HIGH	Drawing:	CROSS SECTIONS	Date:	22/06/2026
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Version:	1.1	Checked:	KB	Exposure:	D	Site Address:	LOT 13, 28 MOORING WAY	Sheet:	7
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50



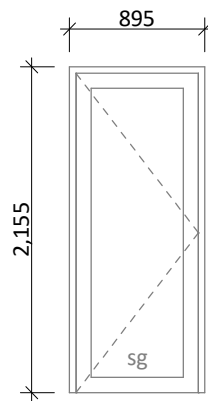
D-01
*Rebated joinery



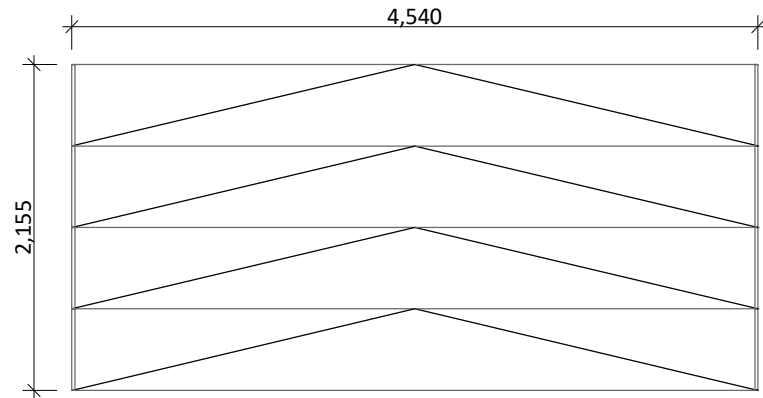
D-02
*Rebated joinery



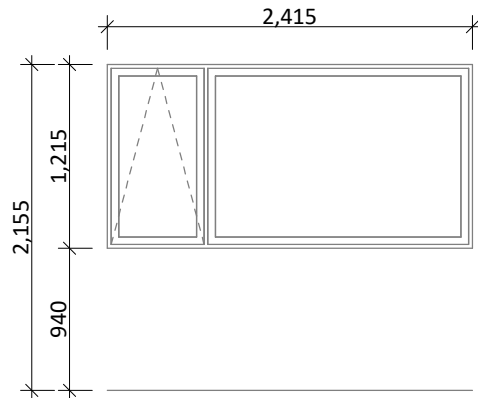
D-03, D-04
*Rebated joinery



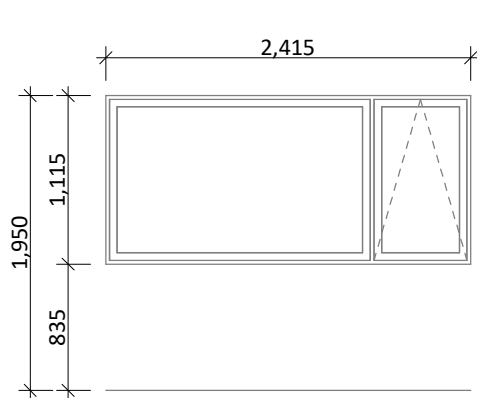
D-05



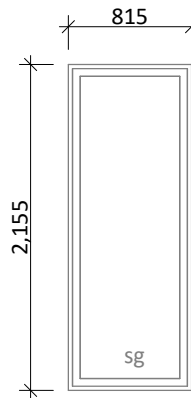
D-06
*Insulated Sectional Panels



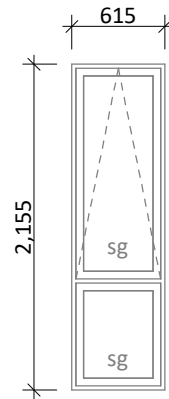
W-01



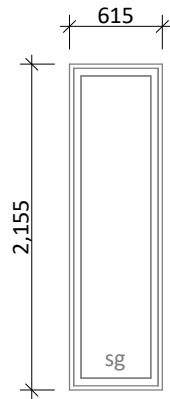
W-02



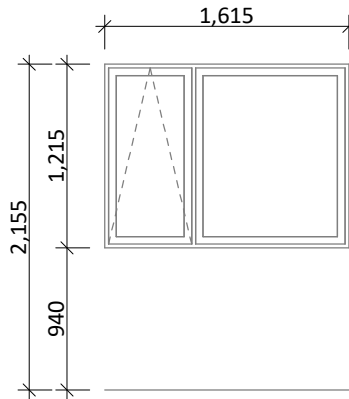
W-03



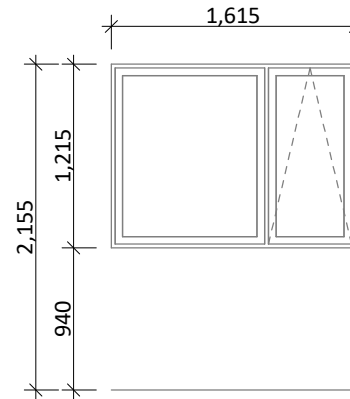
W-04
sg/obsc



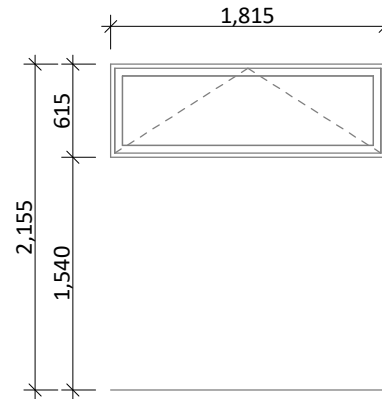
W-05
sg/obsc



W-06



W-07



W-08

General notes:

Aluminium joinery head heights to be 2.155m (excludes DINING window & 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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<u>Signature</u>	<u>Date</u>
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