Barrett Homes

Welcome to the *whānau*.

CONTENTS:

	COVER SHEET
1	ELEVATIONS
2	ELEVATIONS
3	SITE PLAN
4	LANDSCAPING PLAN
5	CONCEPT PLAN
6	KITCHEN & BATHROOM
7	CROSS SECTIONS
8	JOINERY SCHEDULE



NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 14, 30 MOORING WAY
ONE TREE POINT, WHANGAREI

Y:¥GM Projects¥NORTHLAND¥Marsden Cove (One Tree Point)¥The Mooring¥MOOR14¥Concept Plans¥MOOR14 - 28.10.pln

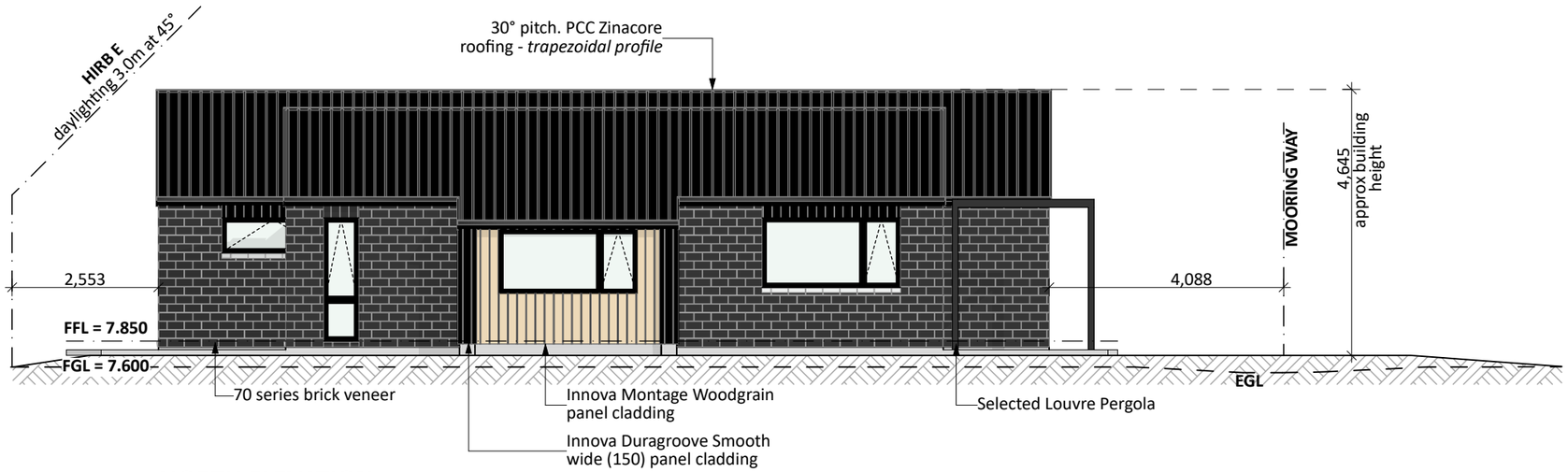
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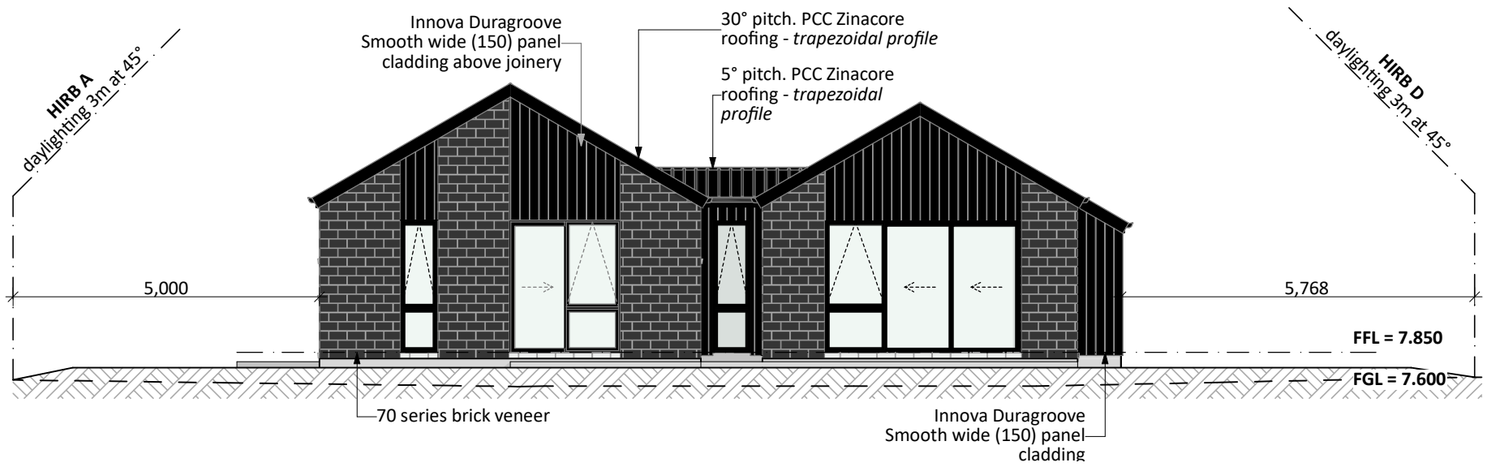
design@barretthomes.co.nz

Project No:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing:	COVER SHEET
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 14, 30 MOORING WAY
				Council:	WDC		ONE TREE POINT, WHANGAREI

Date:	29/10/2026
Rev:	
Sheet:	
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
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:

Innova Montage Woodgrain panel cladding
Innova 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

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

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

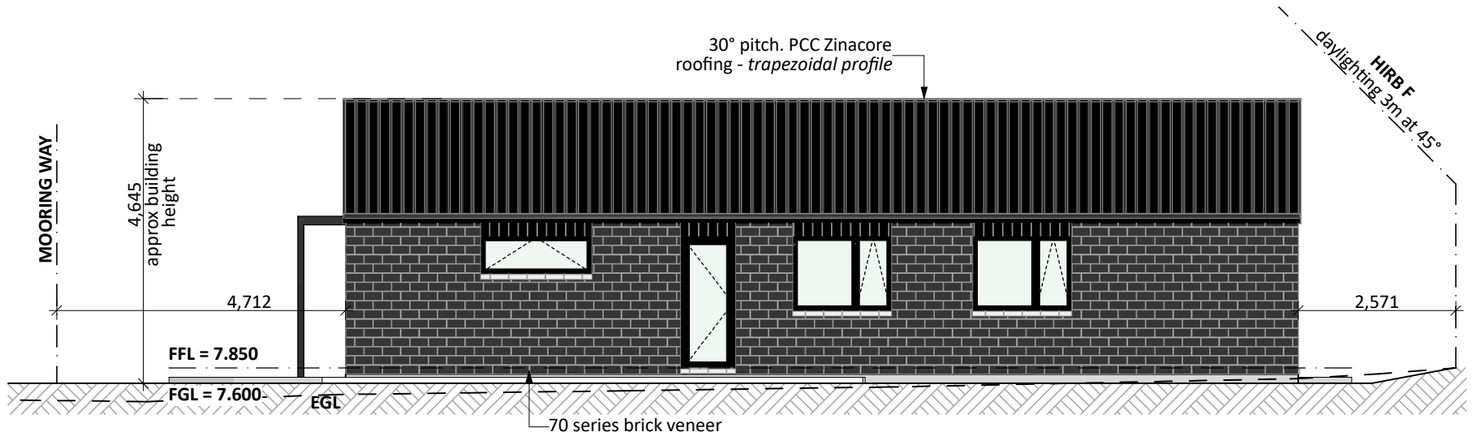
CONCEPT ONLY
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

Project No:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing: ELEVATIONS	Date: 29/10/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version:	1.0	Checked:	KB	Exposure:	D	Site Address: LOT 14, 30 MOORING WAY	Sheet: 1
		design@barretthomes.co.nz		Council:	WDC	ONE TREE POINT, WHANGAREI	Scale: 1:100

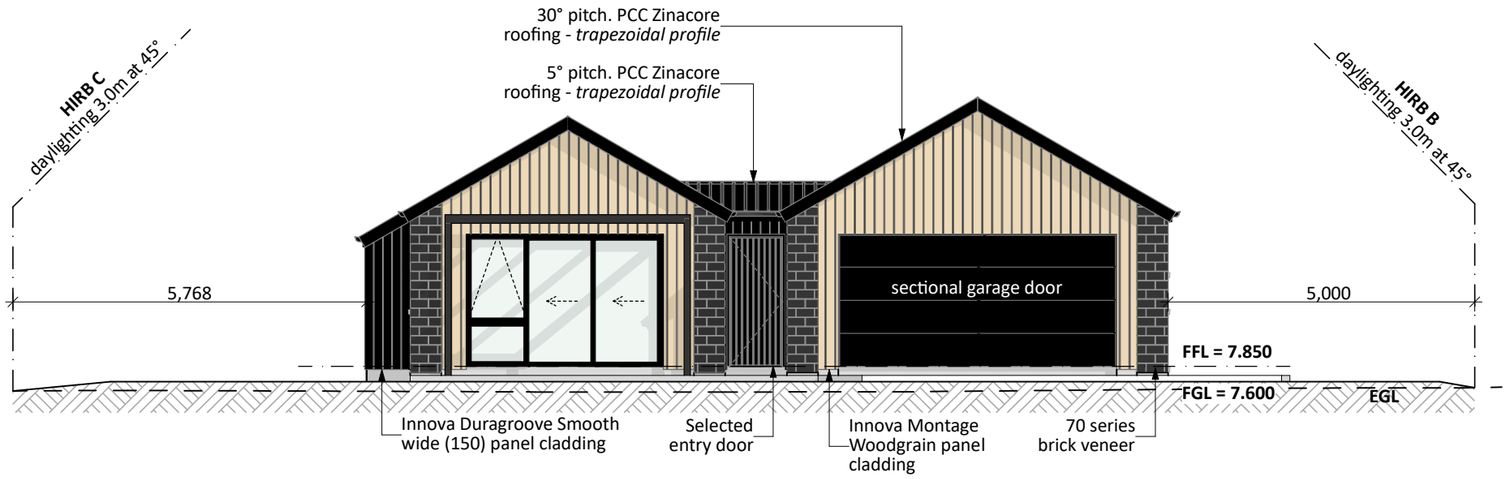
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SOUTH ELEVATION



WEST 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
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:

Innova Montage Woodgrain panel cladding
Innova Duragroove Smooth wide (150) panel cladding
70 series brick veneer - ensure cavity and weep holes are free from excess mortar

Roof Cladding:

30º & 5º 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

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

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Signature *Date*

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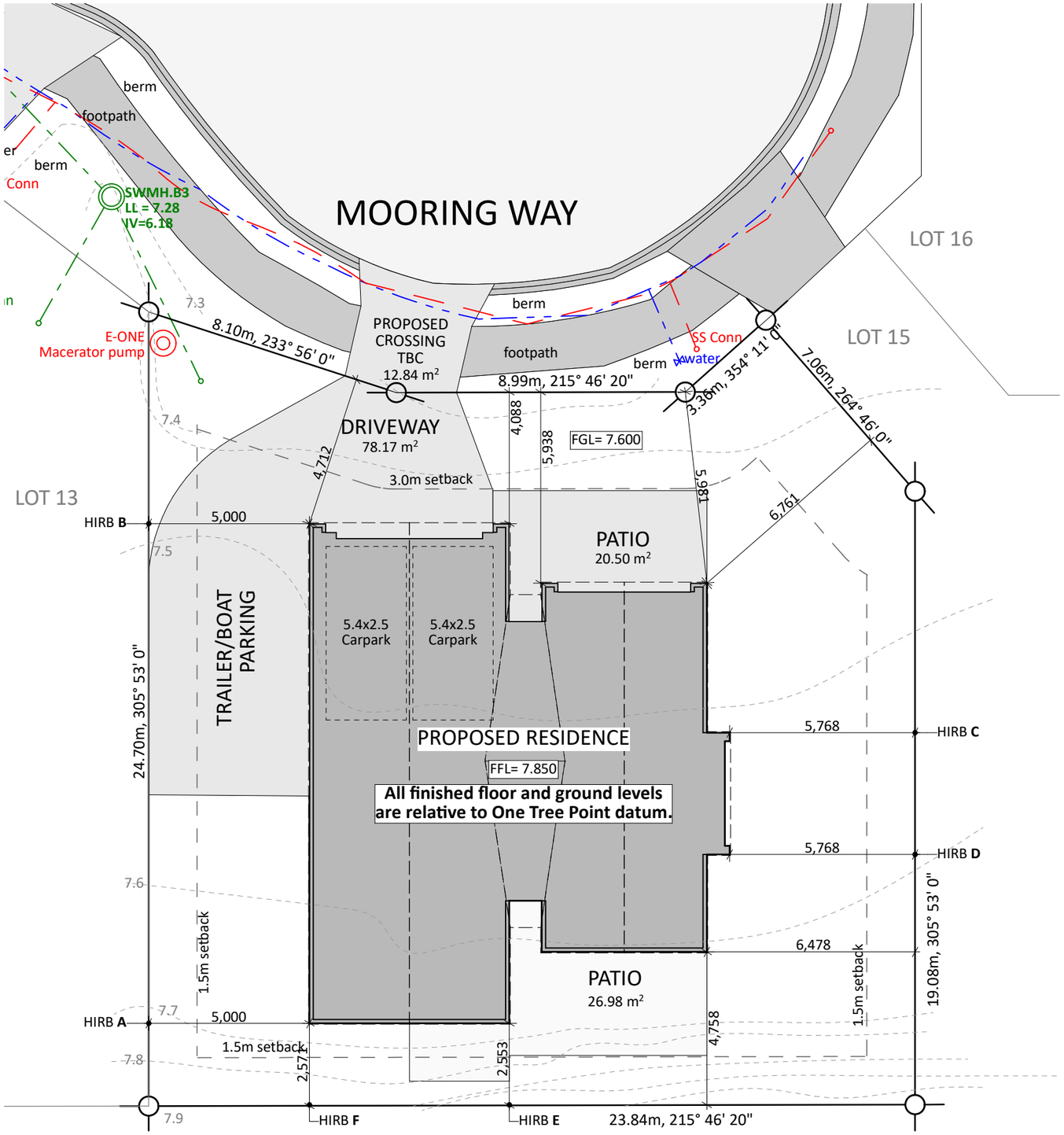
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Project No:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing:	ELEVATIONS
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 14, 30 MOORING WAY
		design@barretthomes.co.nz		Council:	WDC		ONE TREE POINT, WHANGAREI

Date:	29/10/2026
Rev:	
Sheet:	2
Scale:	1:100

Information required/awaiting confirmation:
•Site levels/contours



Site Info:

LOT: 14
DP: 599307
AREA: 539m²

Site Coverage:

163.17m² *(House area)* **/ 539m²** *(site area)* **= 30.2%**
Living Zone = GRZ
Max coverage = 40%
(GRZ-R8 - 40% of net site area)
COMPLIANT

Impervious areas:
291.82m² *(Impervious area)* **/ 539m²** *(site area)* **= 54.15%**
Max Impervious area = 60%
(GRZ-R7 - 60% of net site area)
COMPLIANT

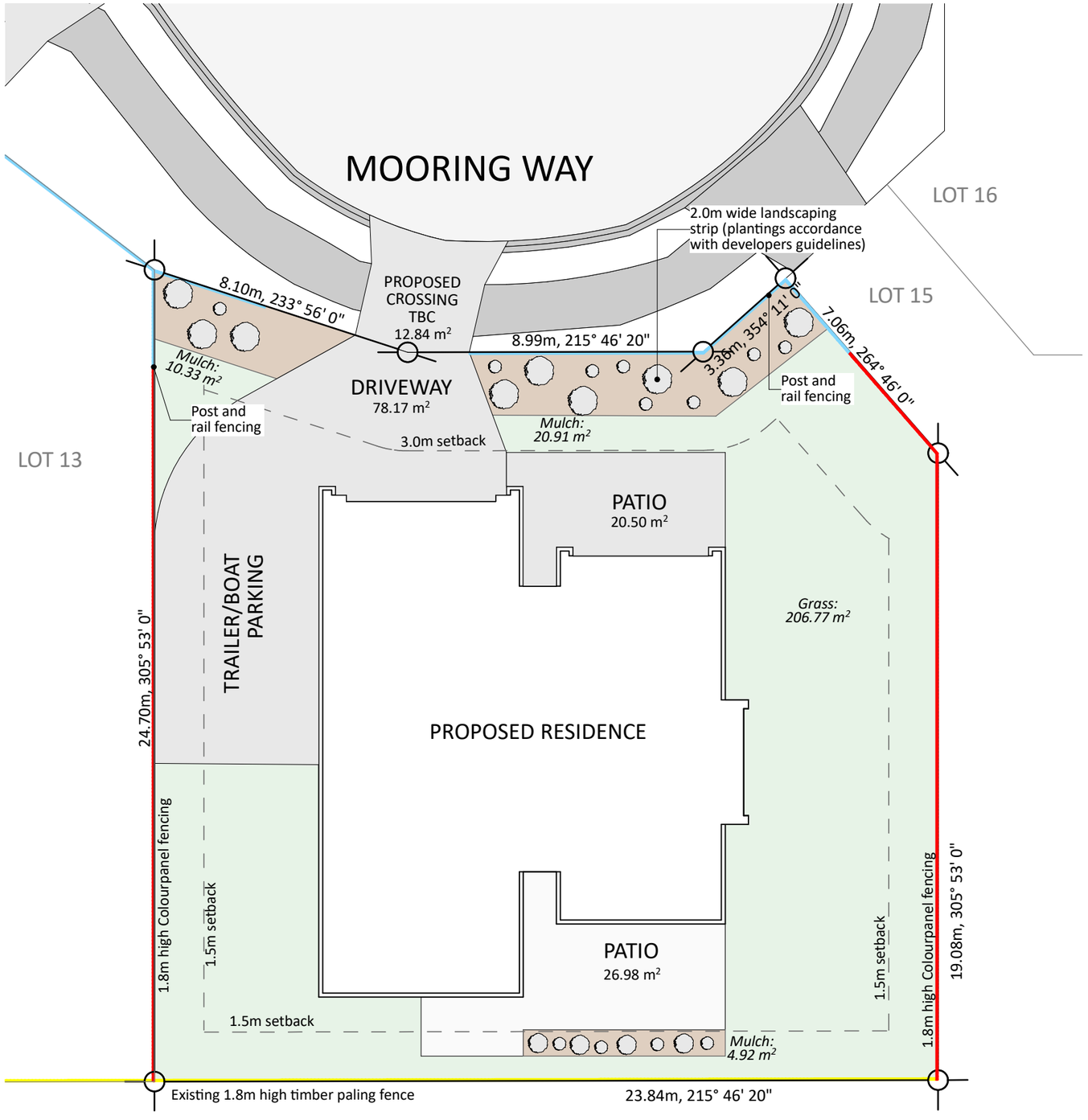
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature *Date*

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Project No: MOOR14	Designed: NS	Wind: HIGH	Drawing: SITE PLAN		Date: 29/10/2026
Plan: New Design	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD		Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 14, 30 MOORING WAY		Sheet: 3
design@barretthomes.co.nz		Council: WDC	ONE TREE POINT, WHANGAREI		Scale: 1:150

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Landscape Key:

- Grass
- Mulch with Plantings
- 1.8m Colourpanel Fencing
- Post & Rail Fencing
- 1.8m Existing Timber Paling Fencing
- Selected Grass Plantings

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Signature *Date*

CONCEPT ONLY

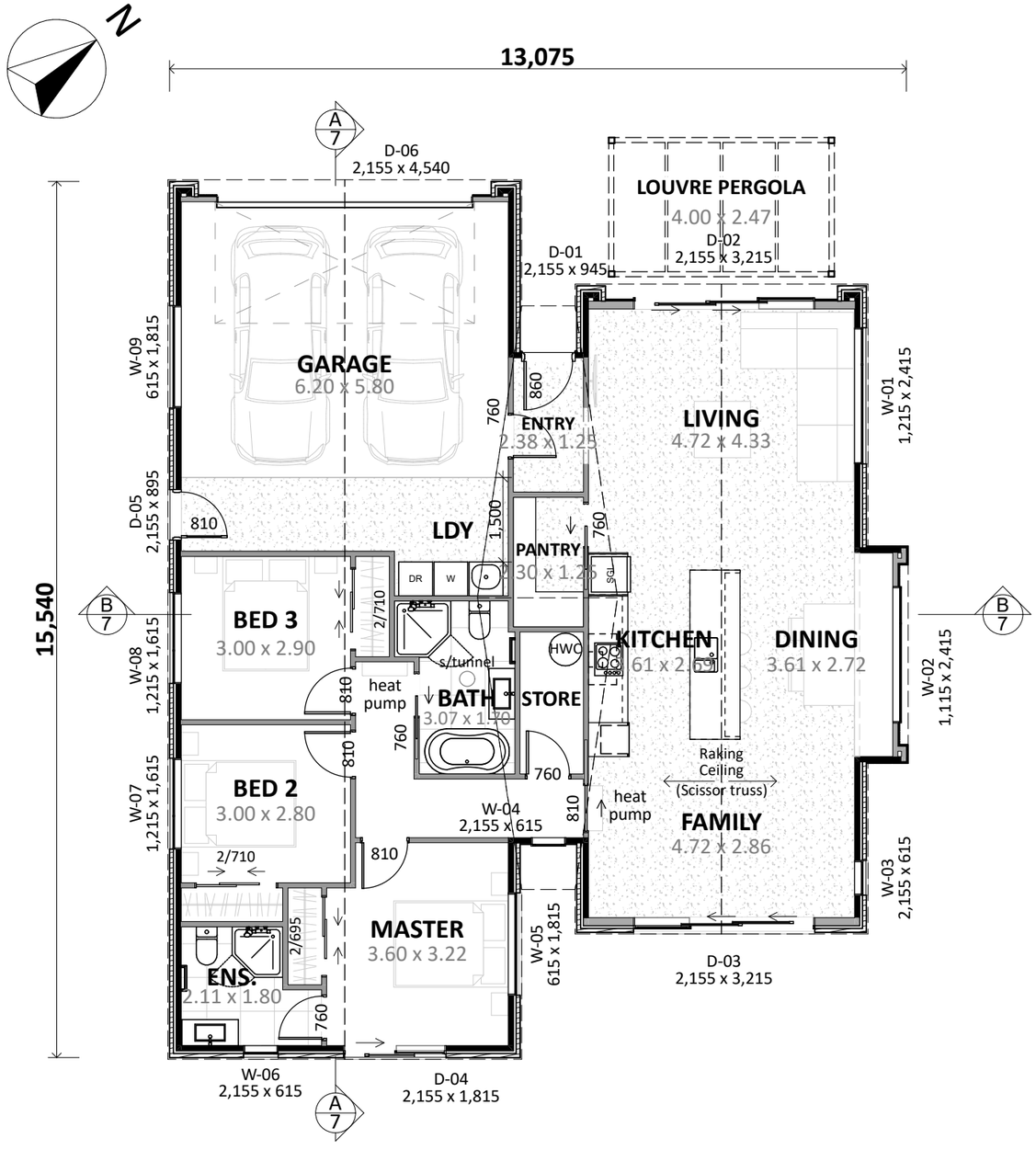
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Project No:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing:	LANDSCAPING PLAN	Date:	29/10/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 14, 30 MOORING WAY	Sheet:	4
			design@barretthomes.co.nz	Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:150

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

Floor Area:

Area o/frame: 157.66 m²
Area o/foundation: 163.17 m²

Cladding Key:

- **INNOVA Montage**
- **INNOVA Duragroove**
- **Brick Veneer**

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Signature *Date*

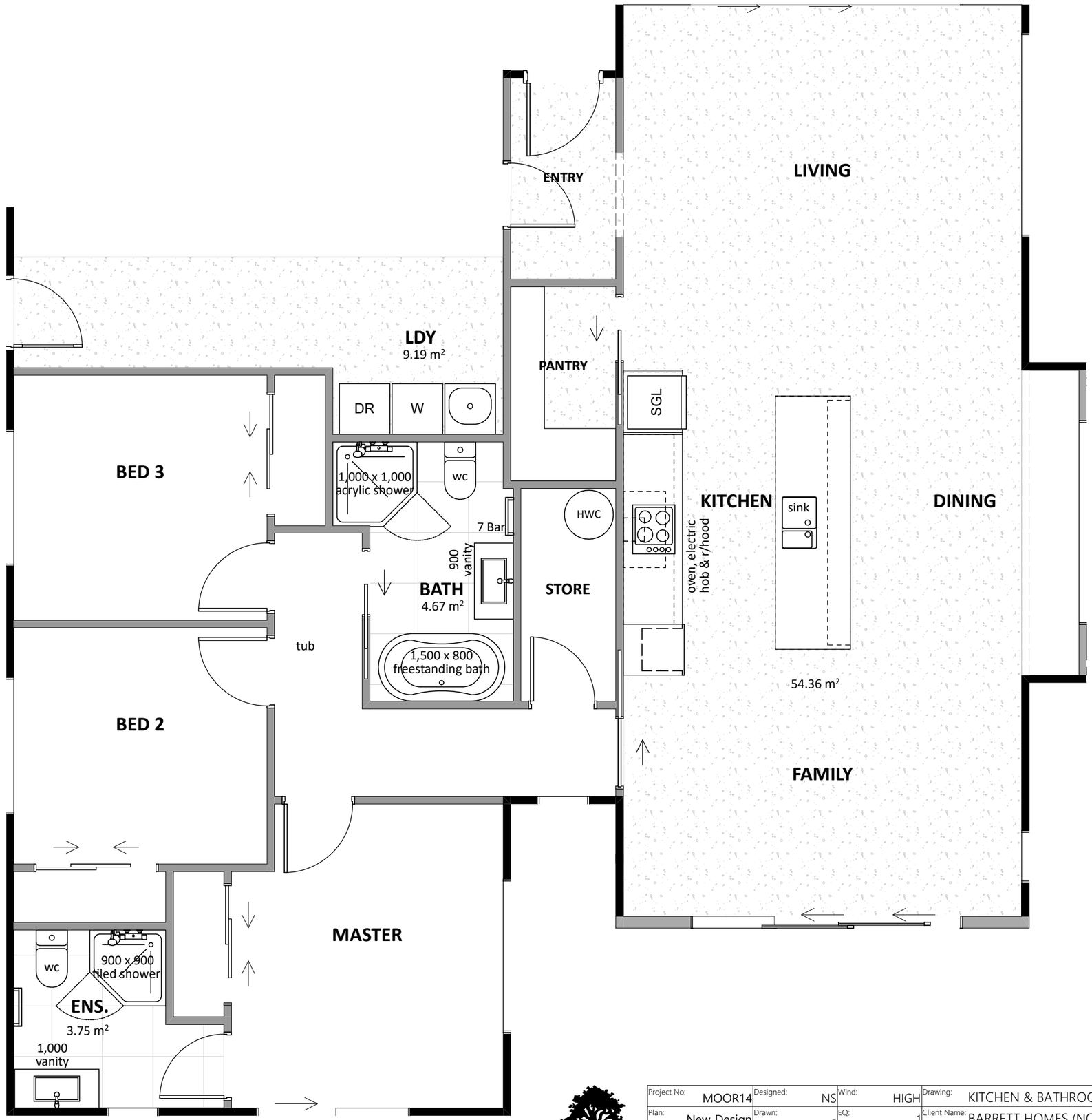
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Plan:	New Design	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
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		design@barretthomes.co.nz		Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100, 1:50

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Floor Types Key:

= Tiled Floor

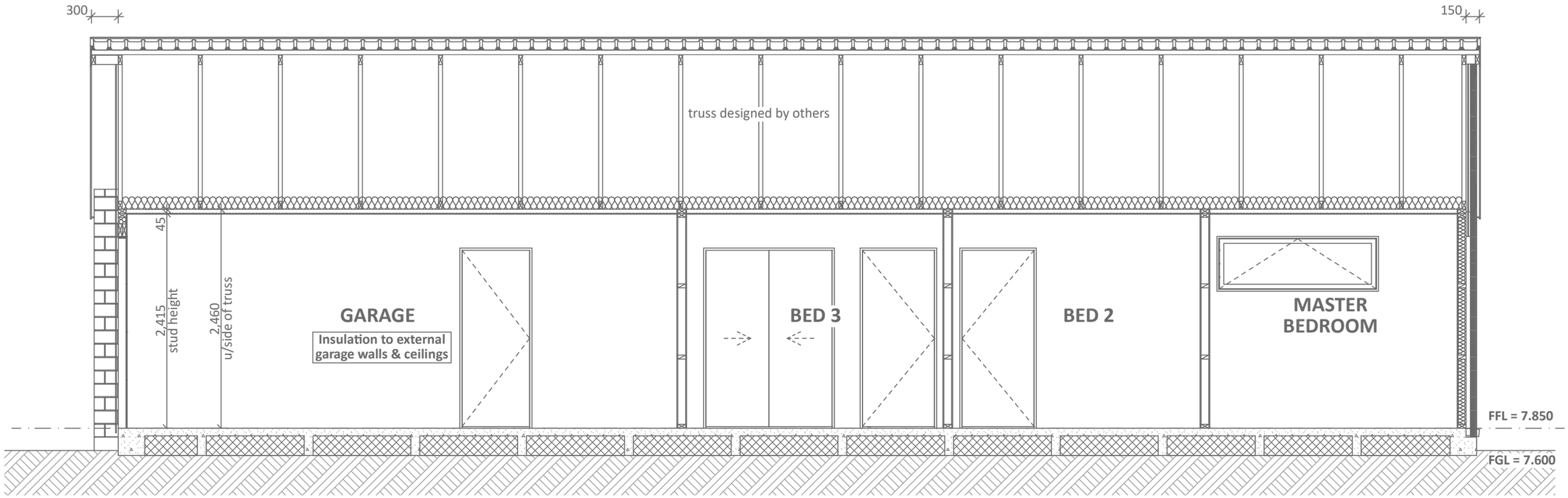
= Polished conc. Floor

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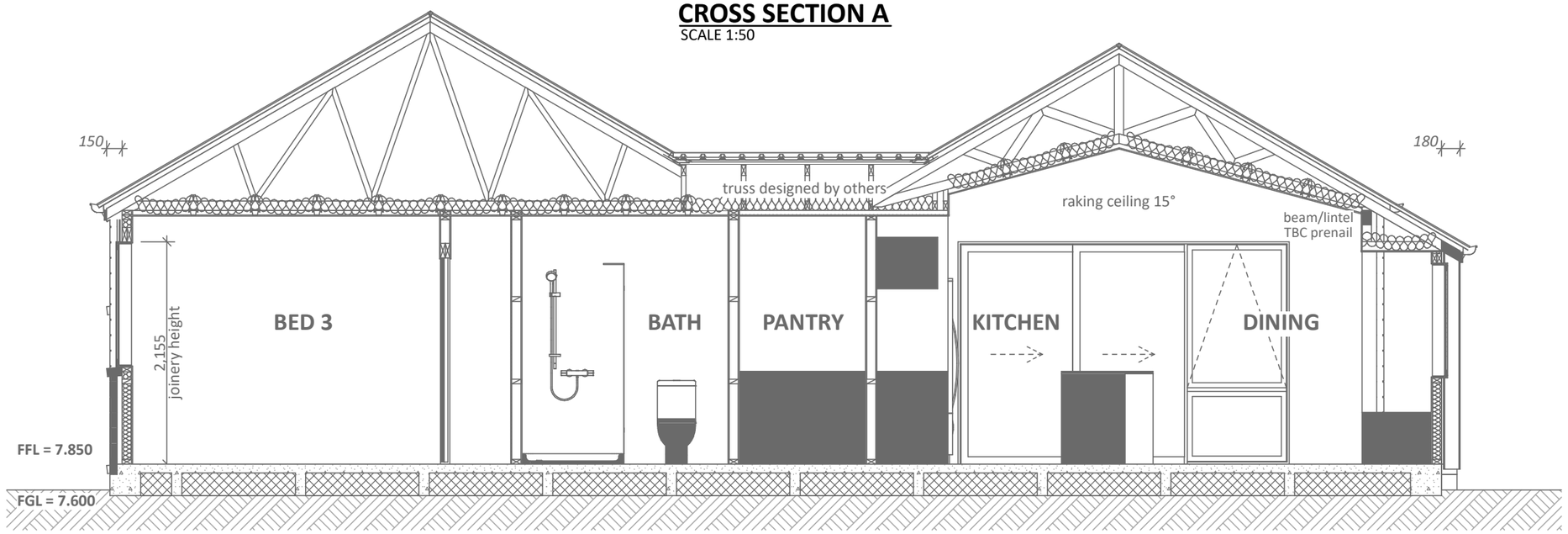
Project No:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing: KITCHEN & BATHROOM	Date: 29/10/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version:	1.0	Checked:	KB	Exposure:	D	Site Address: LOT 14, 30 MOORING WAY	Sheet: 6
	design@barretthomes.co.nz			Council:	WDC	ONE TREE POINT, WHANGAREI	Scale: 1:50

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CROSS SECTION A
SCALE 1:50



CROSS SECTION B
SCALE 1:50

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Signature *Date*

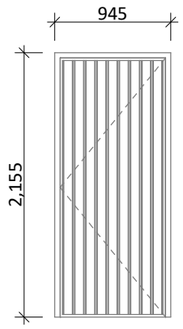
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Project No: MOOR14	Designed: NS	Wind: HIGH	Drawing: CROSS SECTIONS		Date: 29/10/2026
Plan: New Design	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (NORTHLAND) LTD		Rev:
Version: 1.0	Checked: KB	Exposure: D	Site Address: LOT 14, 30 MOORING WAY		Sheet: 7
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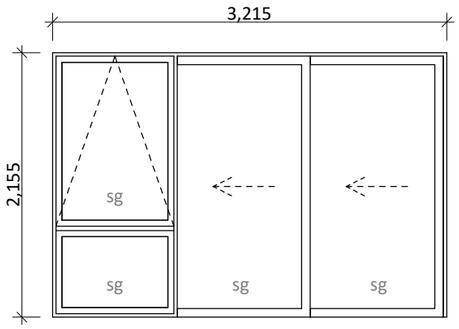
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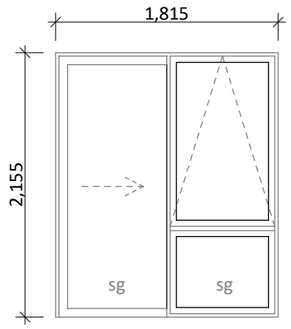
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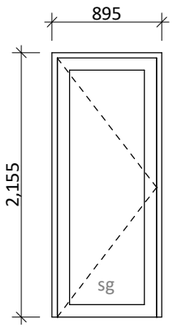
D-01
*Rebated Joinery



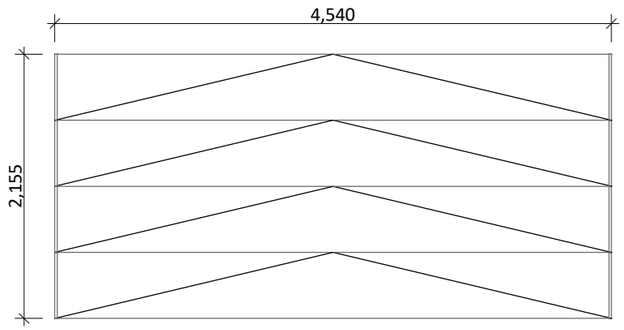
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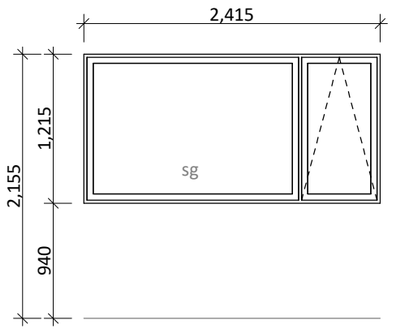
D-04
*Rebated Joinery



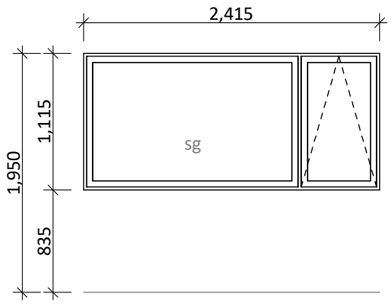
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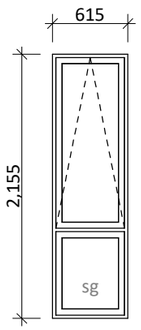
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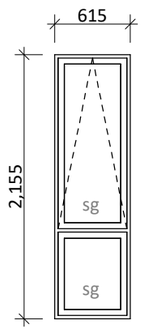
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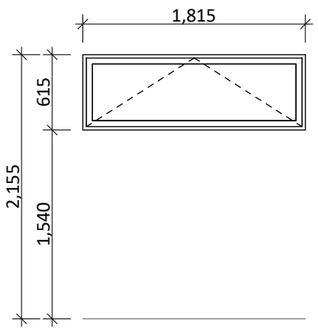
W-02



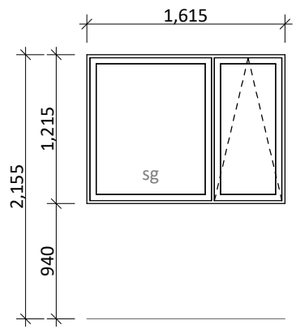
W-03, W-06
W-06 sg/obsc



W-04



W-05, W-09



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 > 0.75m^2 = safety glass
- Doors with glazing area < 0.75m^2 = 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:	MOOR14	Designed:	NS	Wind:	HIGH	Drawing: JOINERY SCHEDULE	Date: 29/10/2026
Plan:	New Design	Drawn:	-	EQ:	1	Client Name: BARRETT HOMES (NORTHLAND) LTD	Rev:
Version:	1.0	Checked:	KB	Exposure:	D	Site Address: LOT 14, 30 MOORING WAY	Sheet: 8
			design@barretthomes.co.nz	Council:	WDC	ONE TREE POINT, WHANGAREI	Scale: 1:50