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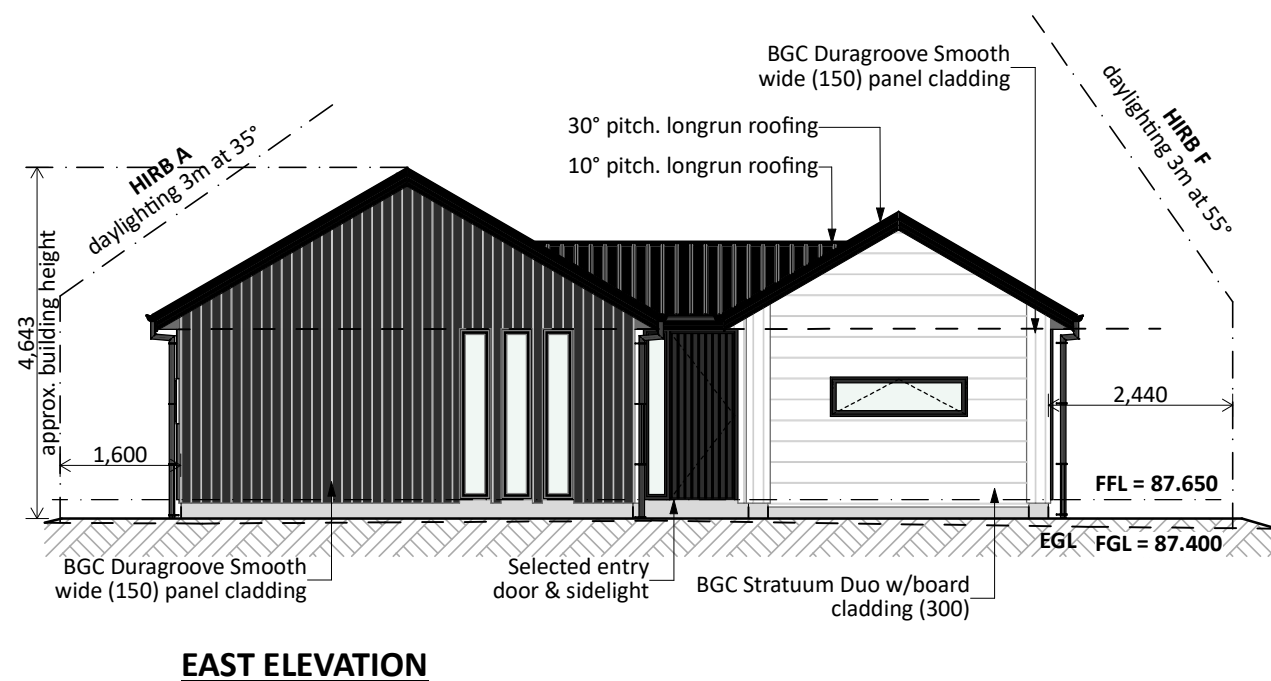
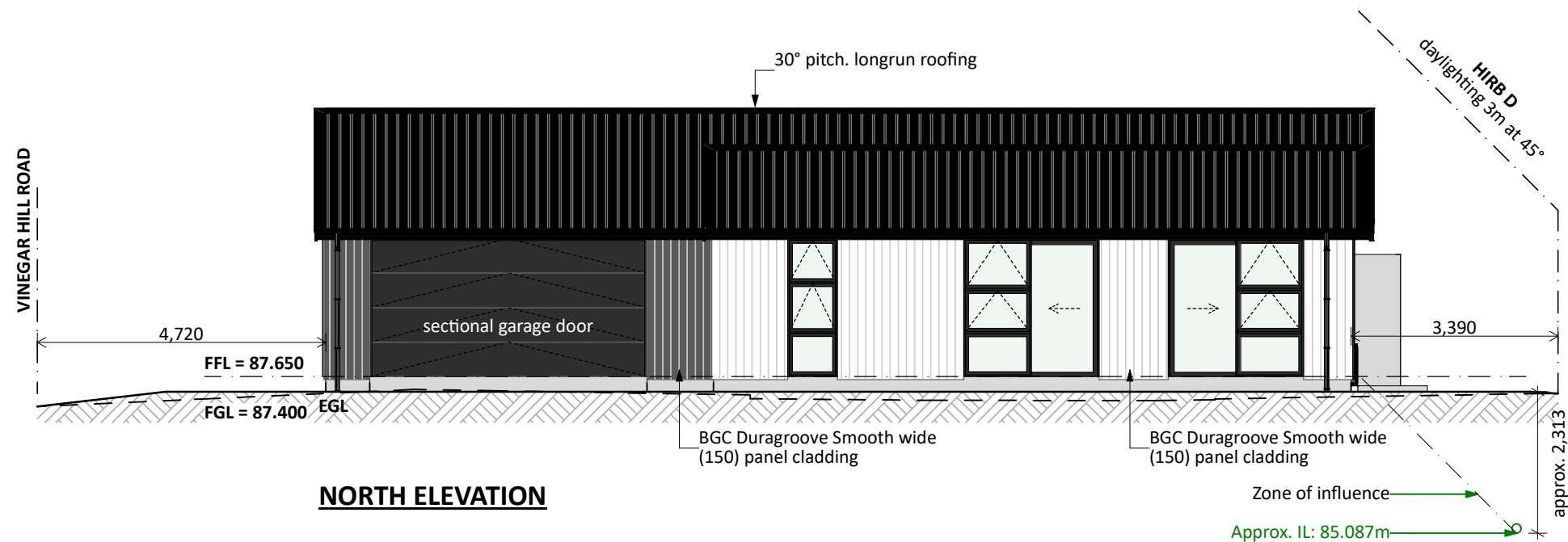


NEW DWELLING FOR: BARRETT HOMES NORTHLAND

ADDRESS:
LOT 18, 35 VINEGAR HILL ROAD
TIAKI RISE STAGE 3, WHANGAREI



Project No:	TR18	Designed:	TE	Wind:	HIGH	Drawing:	COVER SHEET	Date:	2/05/2022
Plan:	TR63(alt.)	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES NORTHLAND	Rev:	
Version:	1.1	Checked:	TG	Exposure:	C	Site Address:	LOT 18, 35 VINEGAR HILL ROAD	Sheet:	
				Council:	WDC		TIAKI RISE STAGE 3, 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:

BGC Stratum Duo horizontal w/board cladding (300)
BGC Duragroove Smooth wide (150) panel cladding

Roof Cladding:

30° & 10° pitch. NZS Colorsteel Endura - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia, spouting and PVC downpipes

Joinery:

Selected powder coated aluminium joinery

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

Signature

Date

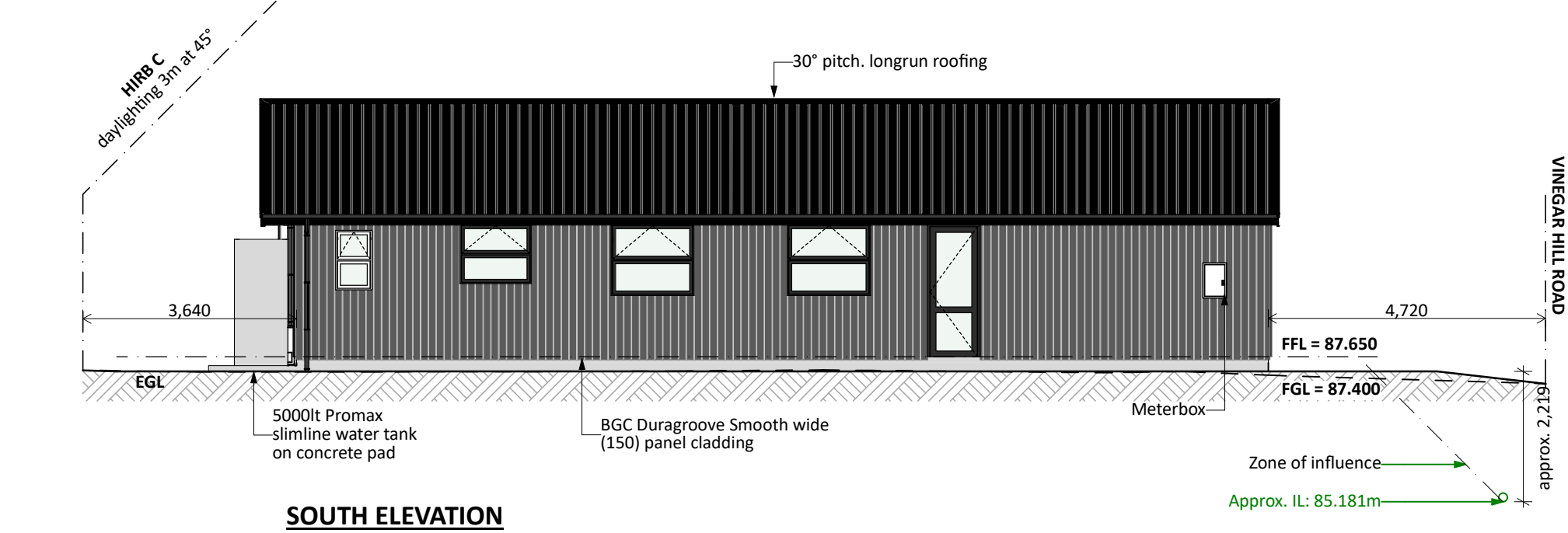
CONCEPT ONLY

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

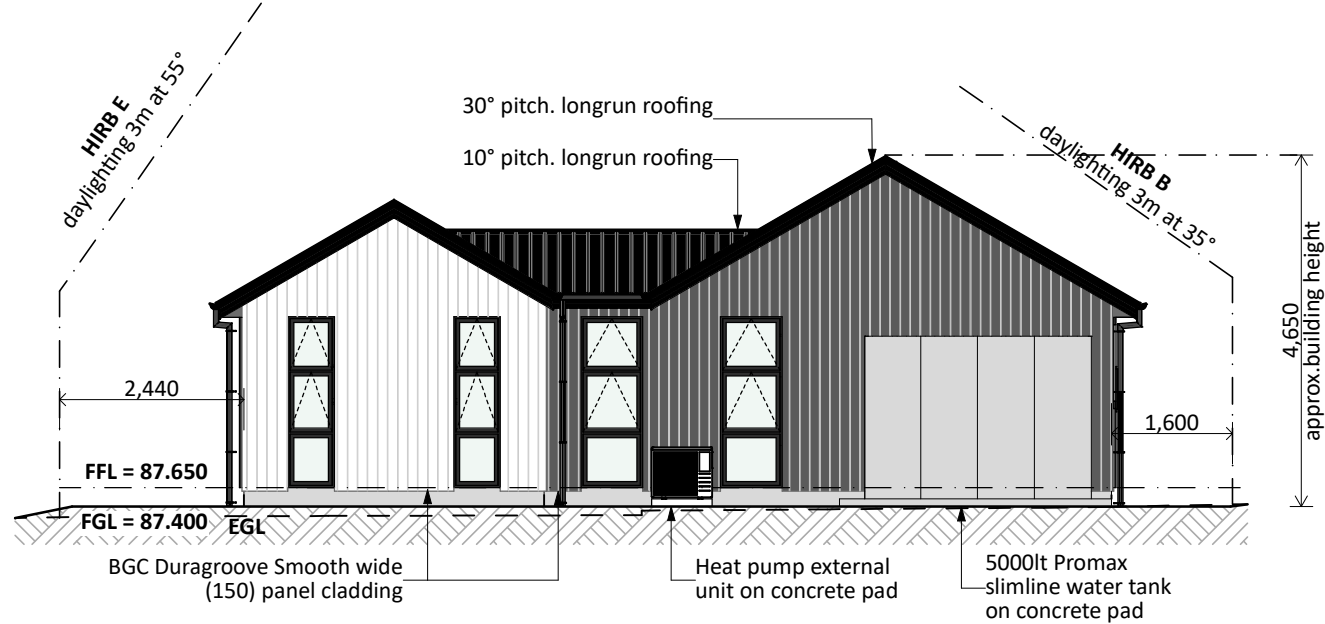
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NZBC D1/AS1 Access
Minimum slip resistance to steps and landings
Concrete or H5 timber step to all access points, min. 150mm below finished floor level

- Foundation:**
Raft floor to engineers design (see plan notes and details)
- Wall Cladding:**
BGC Stratum Duo horizontal w/board (300)
BGC Duragroove Smooth wide (150) panel cladding
- Roof Cladding:**
30° & 10° pitch. NZS Colorsteel Endura - Trapezoidal profile
- Fascia and Spouting:**
COLORCOTE fascia, spouting and PVC downpipes
- Joinery:**
Selected powder coated aluminium joinery



SOUTH ELEVATION



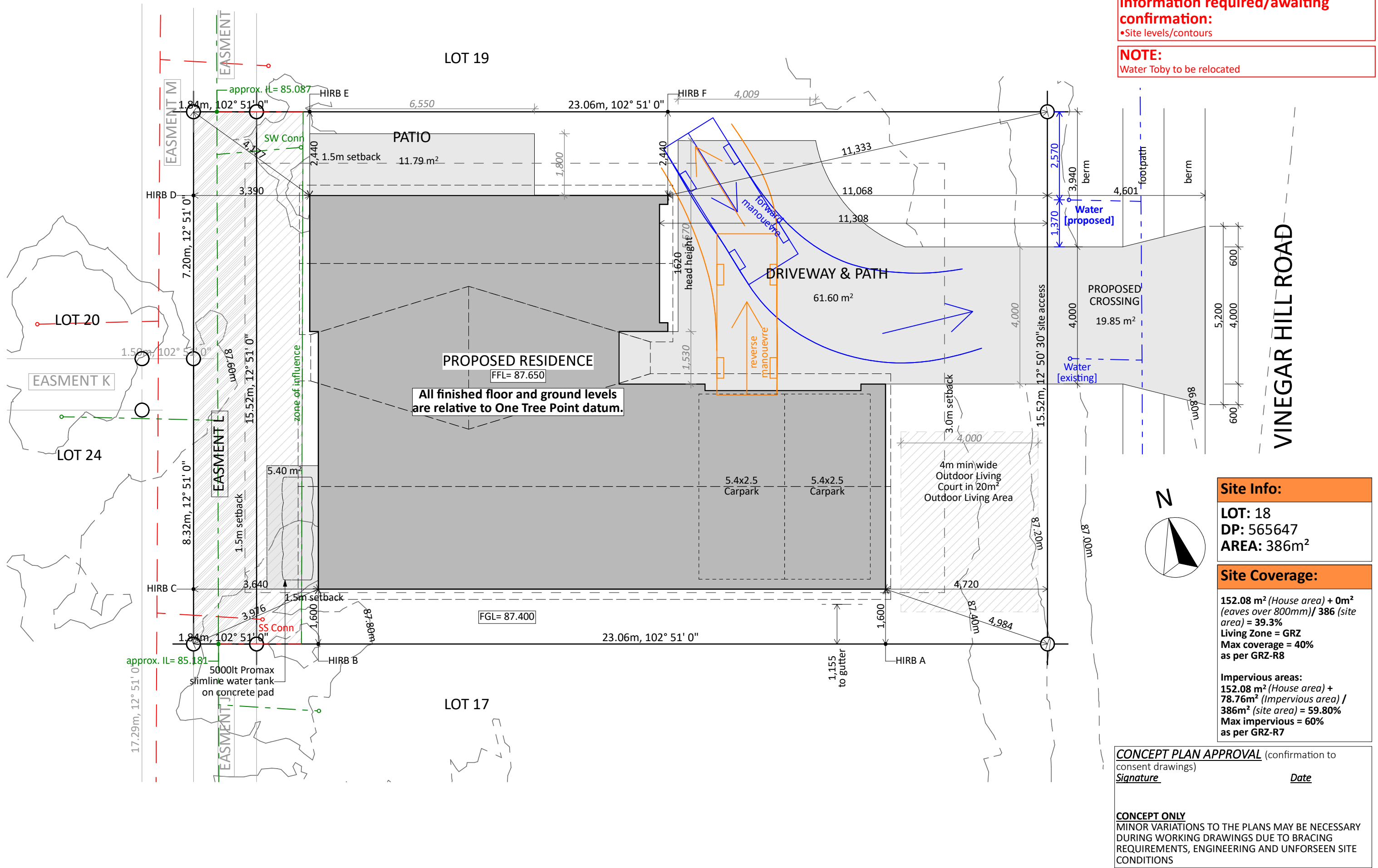
WEST ELEVATION

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

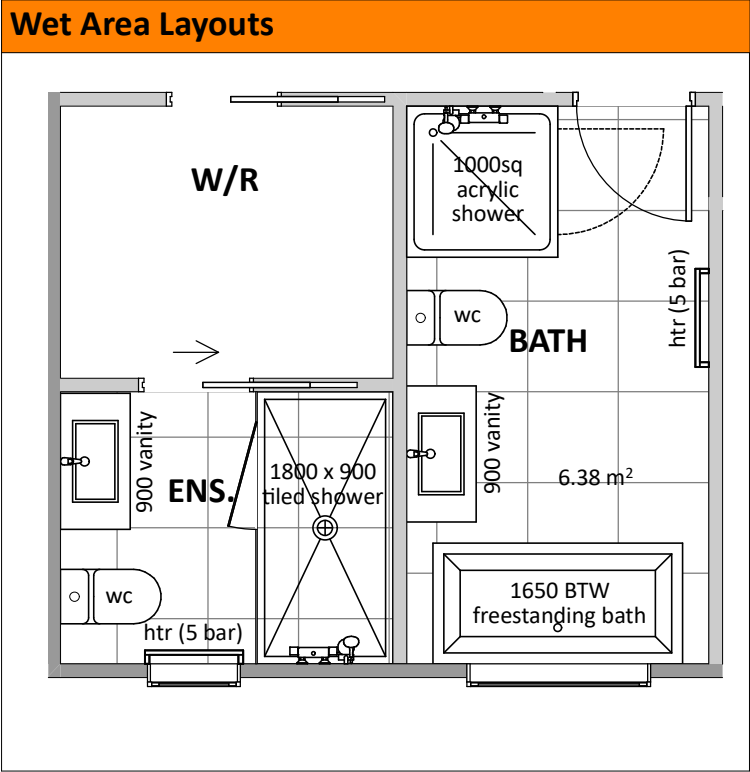
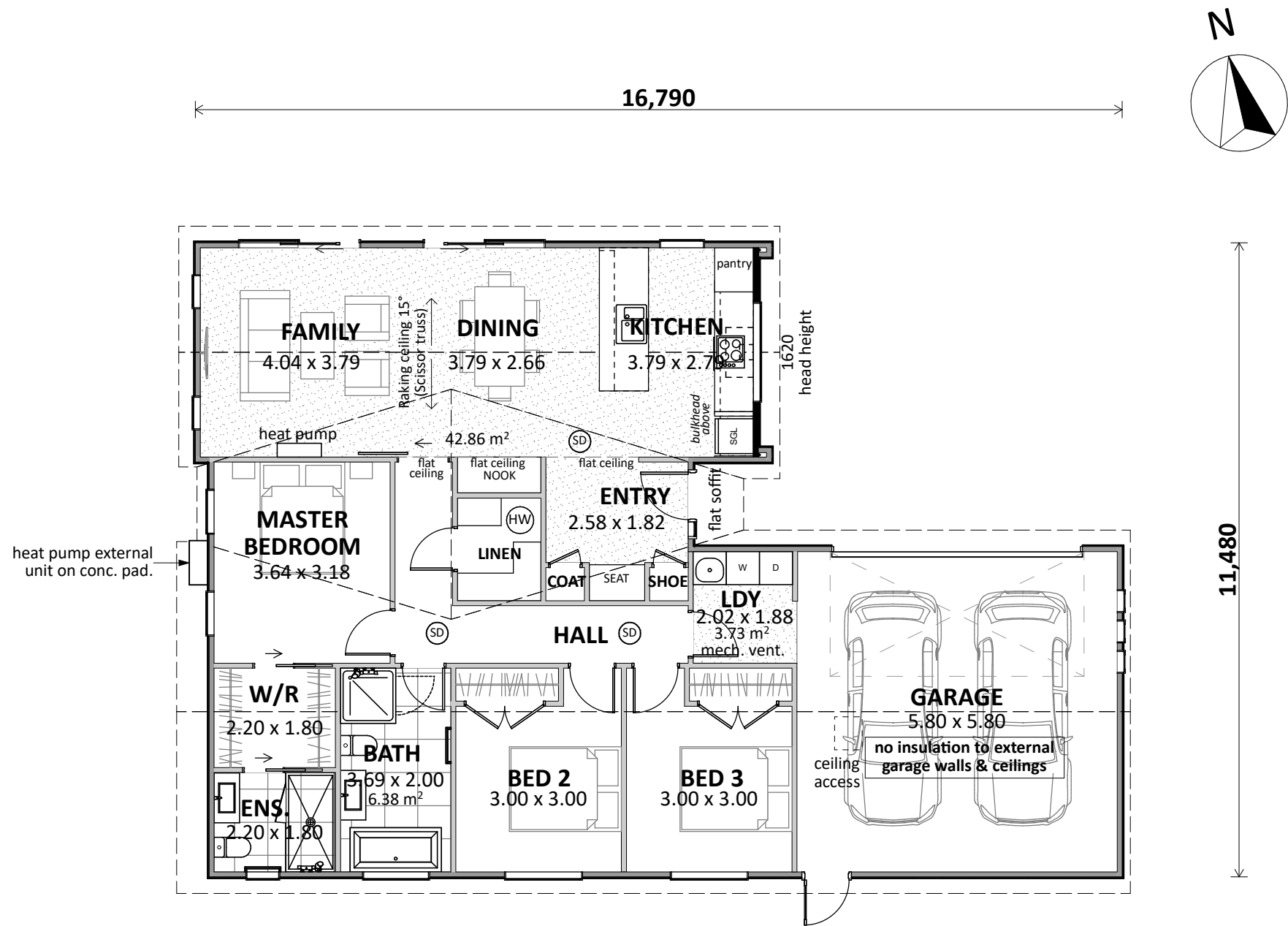
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Version:	1.1	Checked:	TG	Exposure:	C	Site Address:	LOT 18, 35 VINEGAR HILL ROAD	Sheet:	2
				Council:	WDC		TIAKI RISE STAGE 3, WHANGAREI	Scale:	1:100



Project No:	TR18	Designed:	TE	Wind:	HIGH	Drawing:	SITE PLAN	Date:	2/05/2022
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Version:	1.1	Checked:	TG	Exposure:	C	Site Address:	LOT 18, 35 VINEGAR HILL ROAD	Sheet:	3
	design@barrethomes.co.nz			Council:	WDC		TIAKI RISE STAGE 3, WHANGAREI	Scale:	1:100



CHANGES TO PLAN:
- W-07 changed
- 5 bar htr added to Ensuite
- Linen door change

ENGINEERING REQUIRED:
- Engineered Foundation Design

Plan Notes:
2.425 Stud height throughout
All joinery to soffit, unless noted otherwise
Raking ceiling as shown (scissor trusses)

Floor Area:

Area o/foundation: 152.08 m²

Cladding Key:

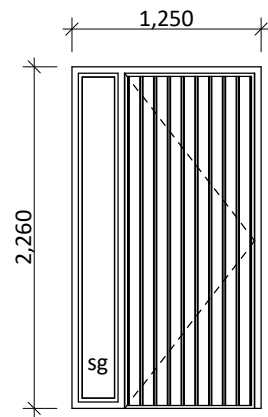
- BGC Duragroove
- EZpanel 50mm AAC

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

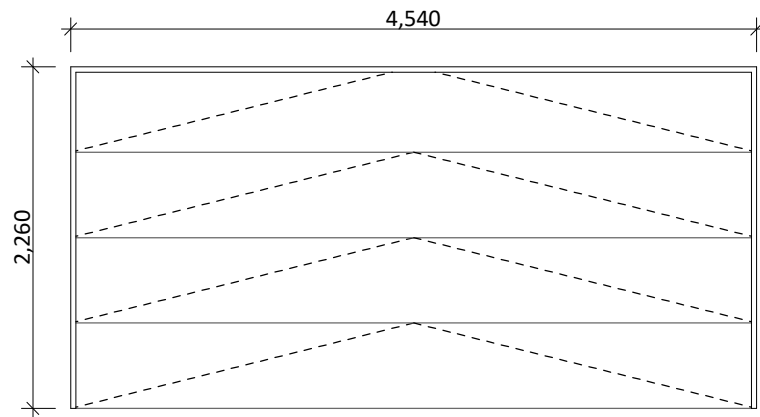
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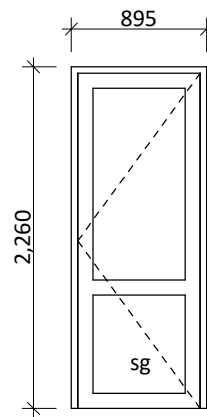
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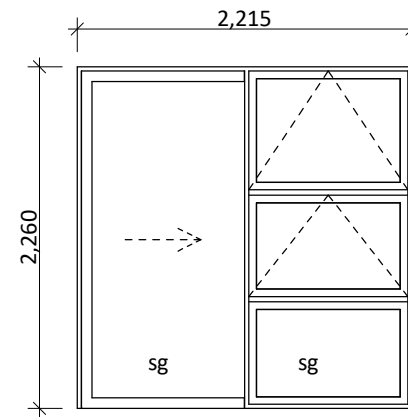
D-01
* Rebated Joinery



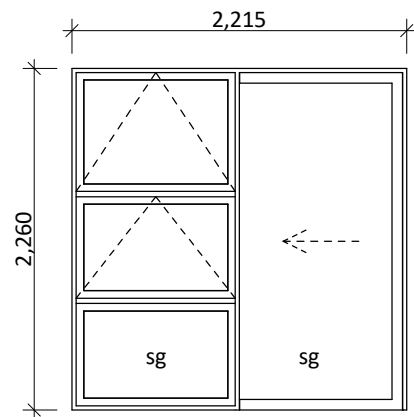
D-02



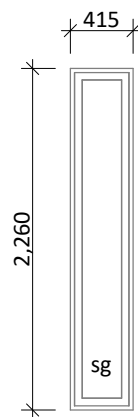
D-03



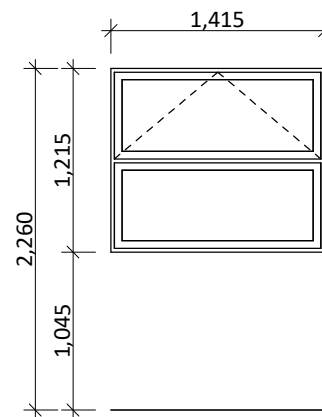
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* Rebated Joinery



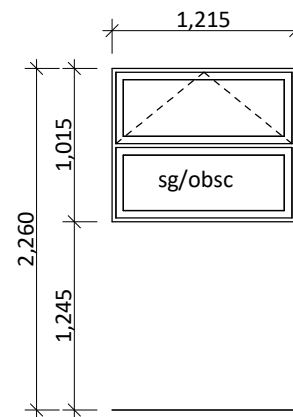
D-05
* Rebated Joinery



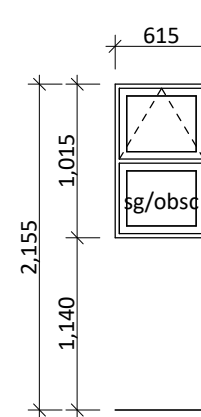
W-01, W-02, W-03



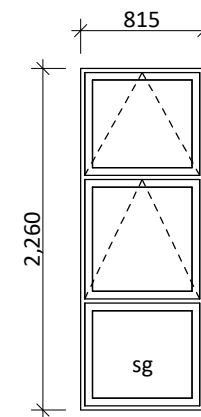
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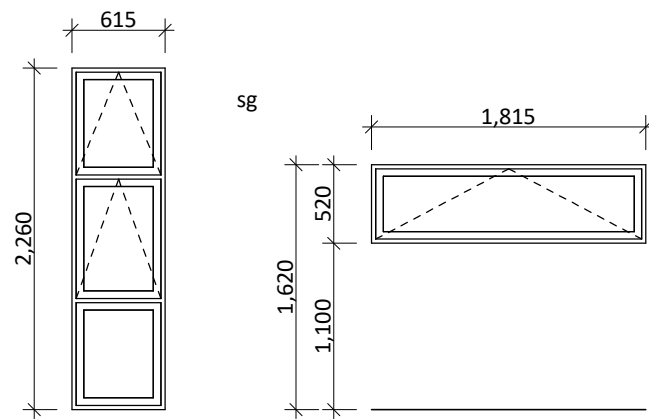
W-06



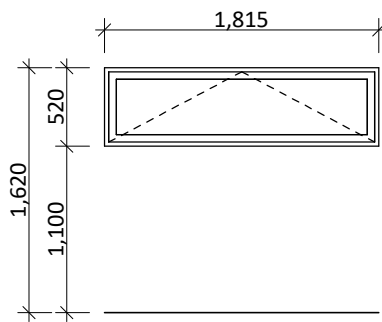
W-07



W-08, W-09, W-12



W-10, W-11



W-13

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

Double glazing to all window and door joinery excluding garage (unless specified)

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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