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CROSS SECTION

JOINERY SCHEDULE

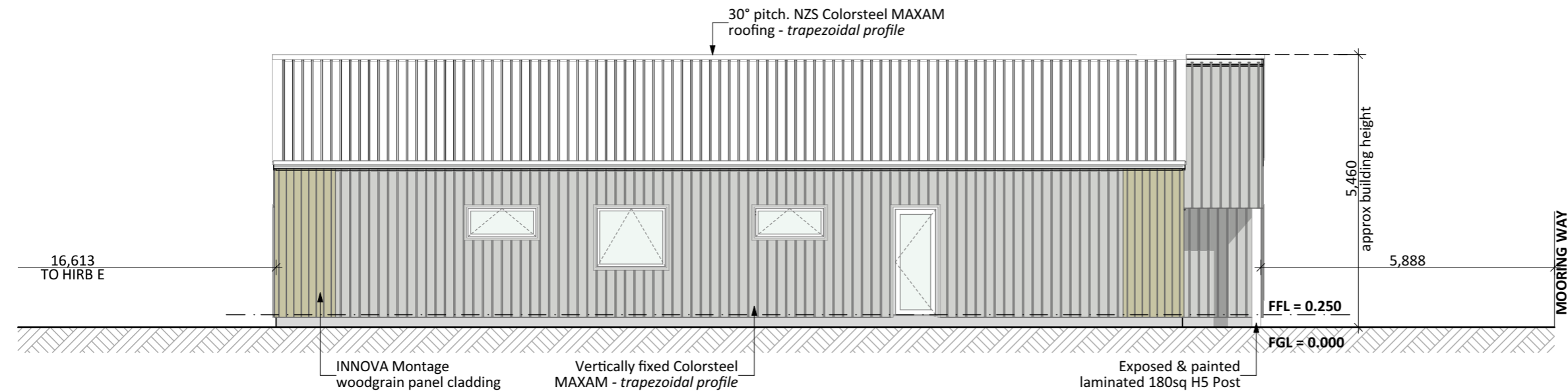


NEW DWELLING FOR:  
BARRETT HOMES (NORTHLAND) LTD

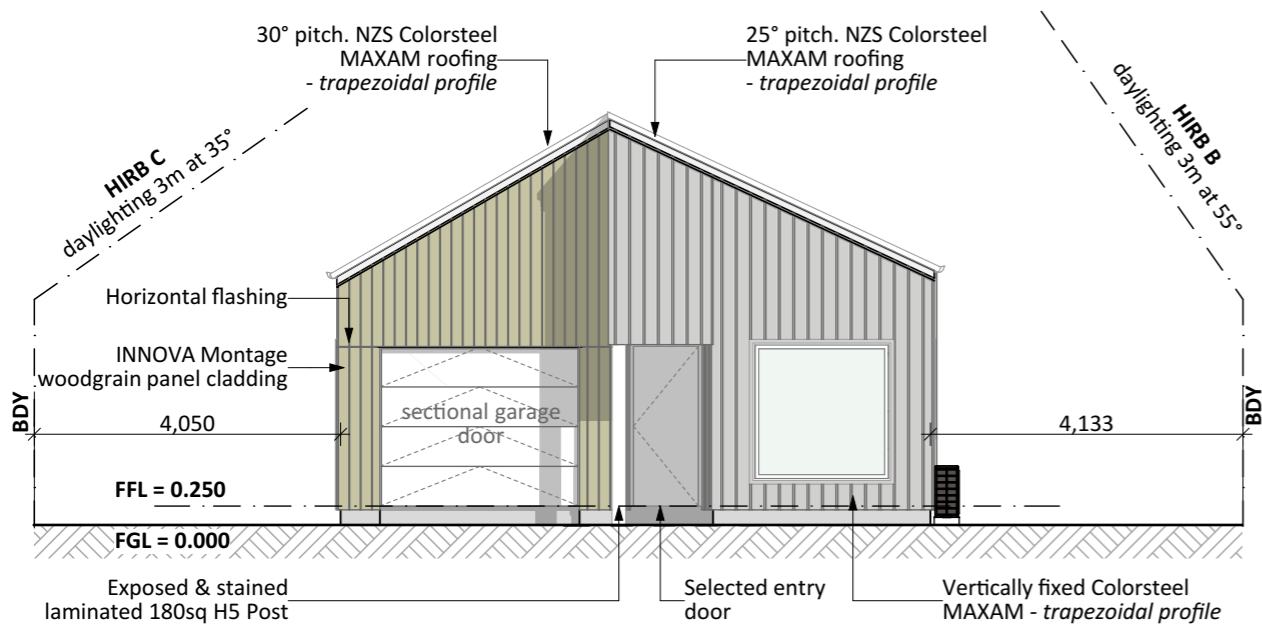
ADDRESS:  
LOT 1, 4 MOORING WAY  
ONE TREE POINT, WHANGAREI



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	



NORTH 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 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.

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

**Wall Cladding:**  
Vertically fixed Colorsteel Maxam Longrun - Trapezoidal profile on timber castellated battens  
INNOVA Montage woodgrain panel cladding

**Roof Cladding:**  
25° & 30° pitch. NZS Colorsteel MAXAM roofing - Trapezoidal profile

**Fascia and Spouting:**  
COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

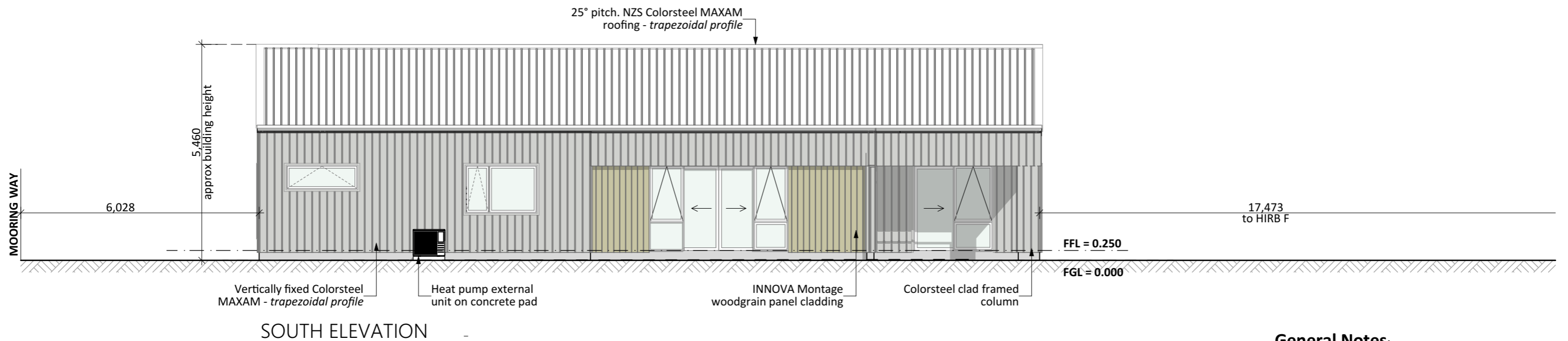
**Joinery & Glazing:**  
Selected powder coated aluminium joinery with thermally improved Low E double glazing

**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



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	16/01/2026
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Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	1
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



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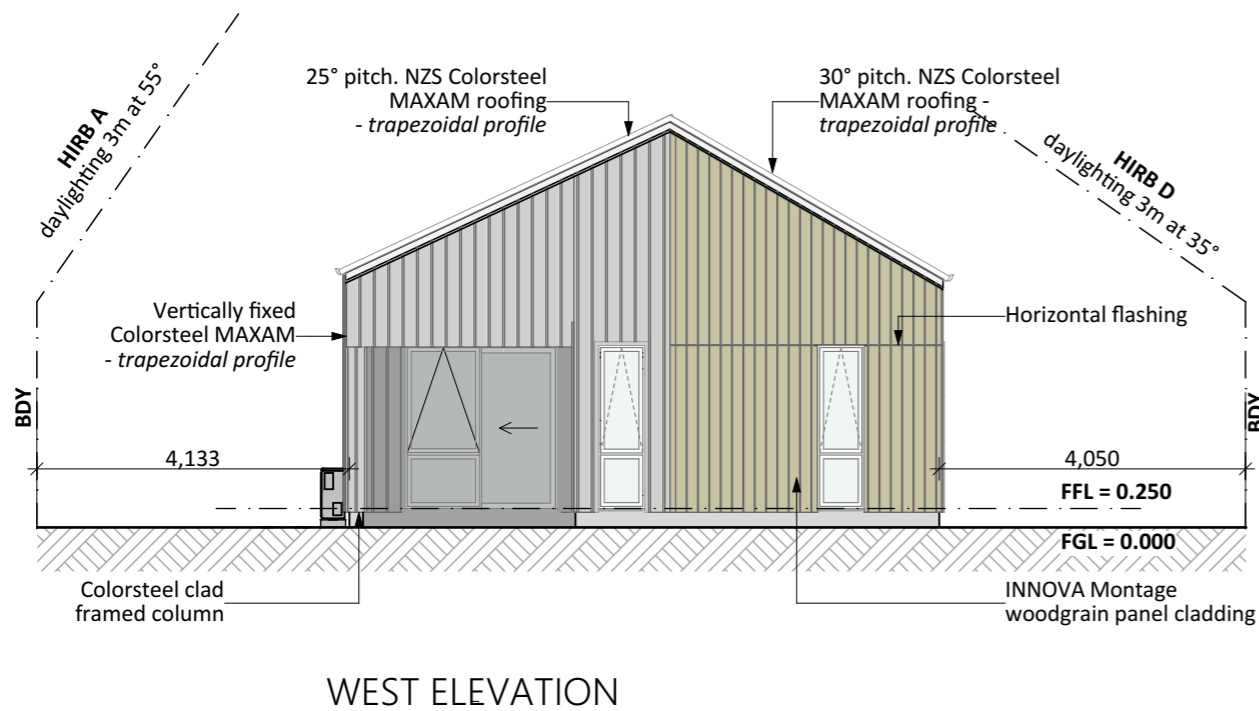
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Selected powder coated aluminium joinery with thermally improved Low E double glazing

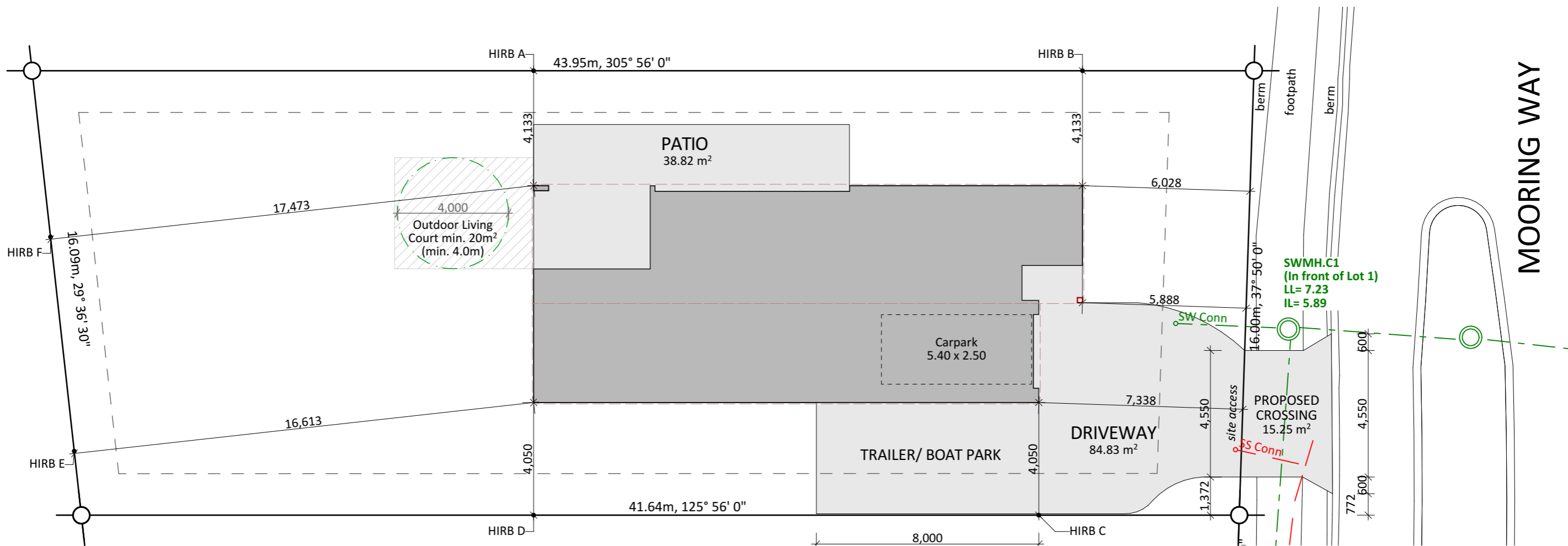
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
*Signature* *Date*

### CONCEPT ONLY

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



Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	16/01/2026
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Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	2
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100

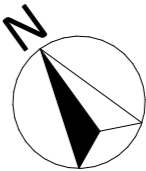


Site Info:

LOT: 1  
DP: 599307  
AREA: 684m<sup>2</sup>

Site Coverage:

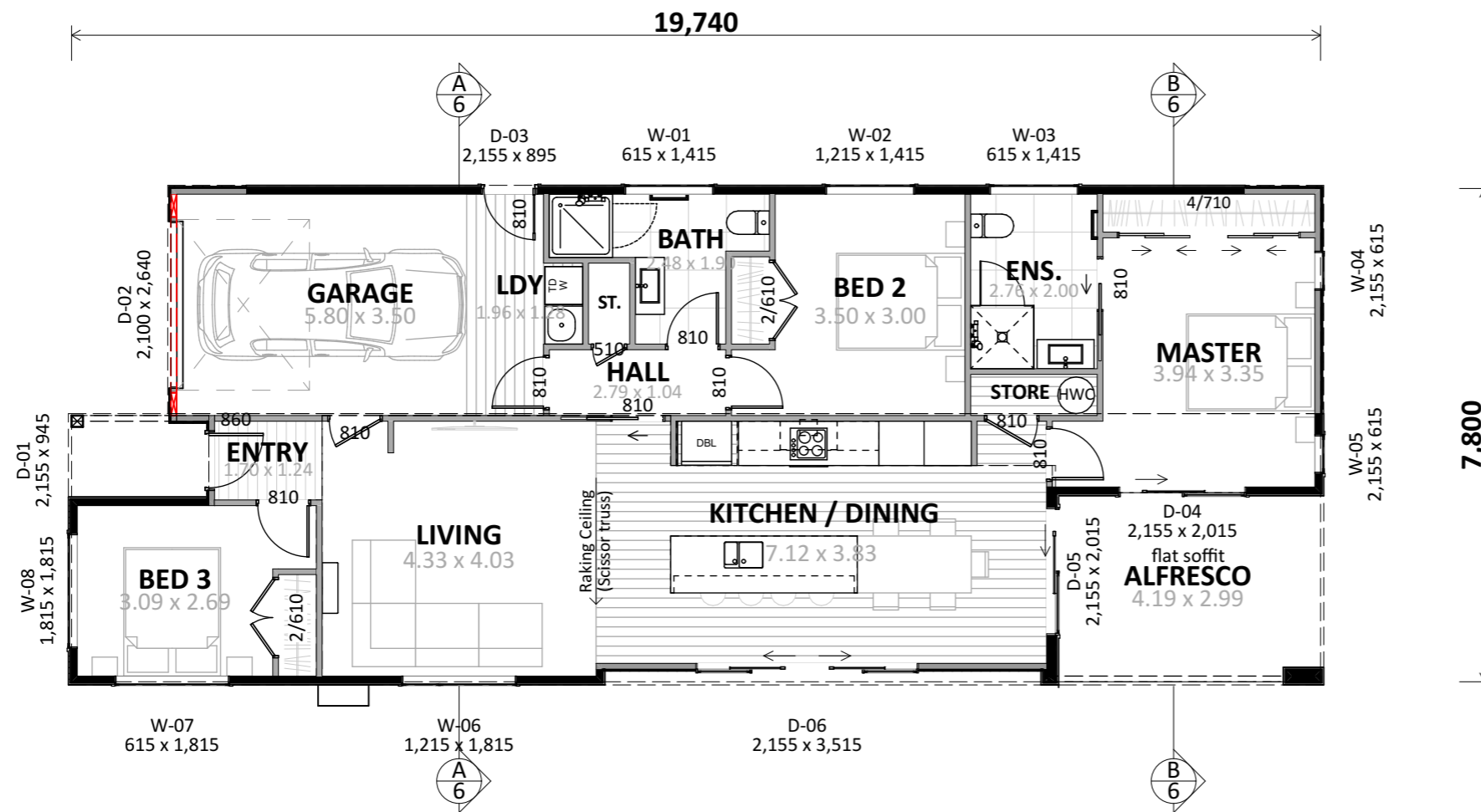
131.06 m<sup>2</sup> (House area) + 10.12m<sup>2</sup> (eaves over 800mm) / 684m<sup>2</sup> (site area) = 20.64% ✓  
Living Zone = GRZ  
Max coverage = 40%%  
(GRZ-R8 - 40% of net site area)  
  
Impervious areas:  
247.5m<sup>2</sup> (Impervious area) / 684m<sup>2</sup> (site area) = 36.18% ✓  
Max Impervious area = 60%  
(GRZ-R7 - 60% of net site area)



CONCEPT PLAN APPROVAL (confirmation to consent drawings)  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
  
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Geotechnical Report  
Plans are to be read in conjunction with LDE geotechnical completion report and details.  
Reference: 18893

Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	SITE PLAN	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	3
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



**INFORMATION REQUIRED:**  
-Site levels

**ENGINEERING REQUIRED:**  
-Foundations  
-Alfresco column

**Plan Notes:**  
2.425 Stud height throughout  
All joinery 2155 head height  
Raking ceiling as shown (scissor trusses)

**Floor Area:**

Area o/frame: 131.06 m<sup>2</sup>

**Cladding Key:**

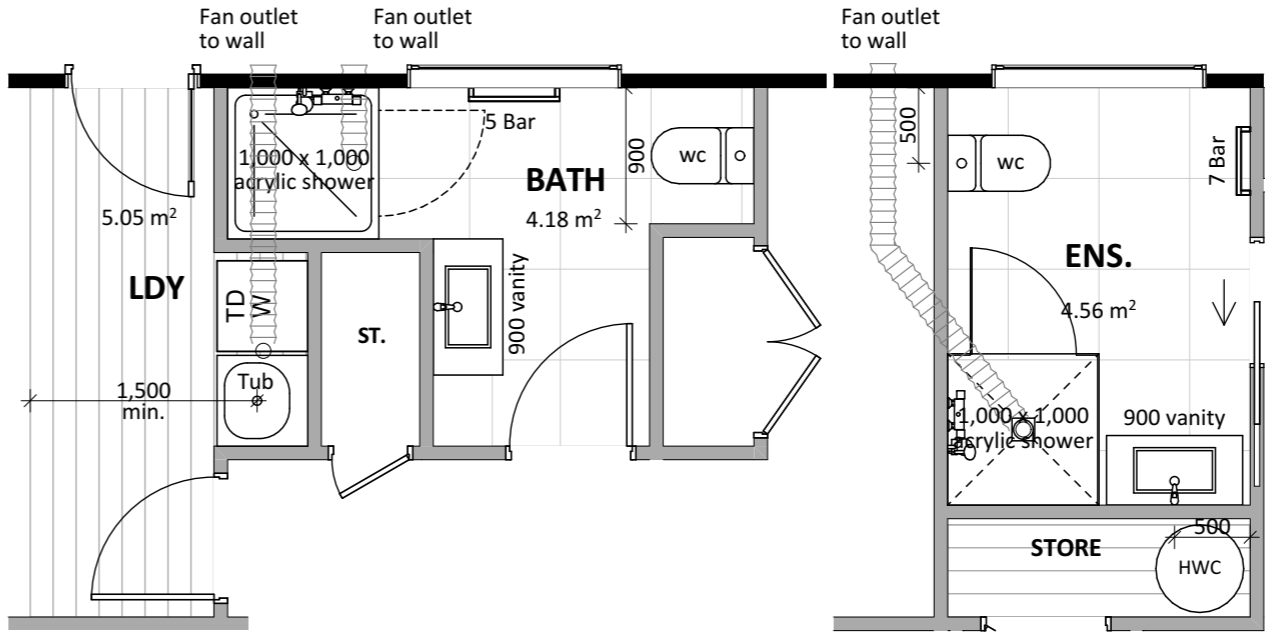
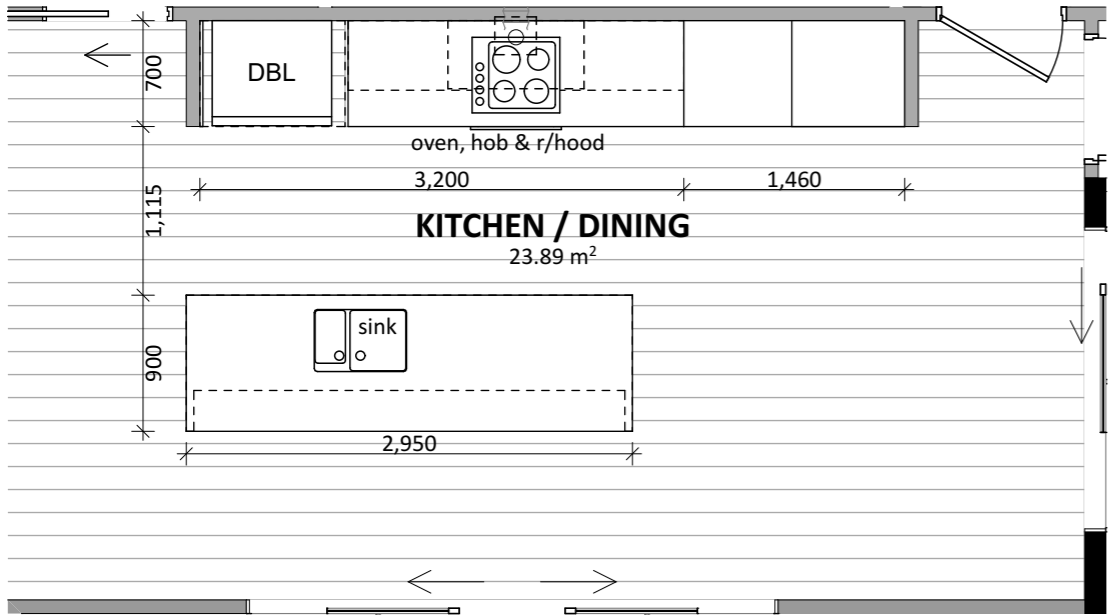
Vert Profiled Metal  
INNOVA Montage

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



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Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	4
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:100



**Floor Types Key:**

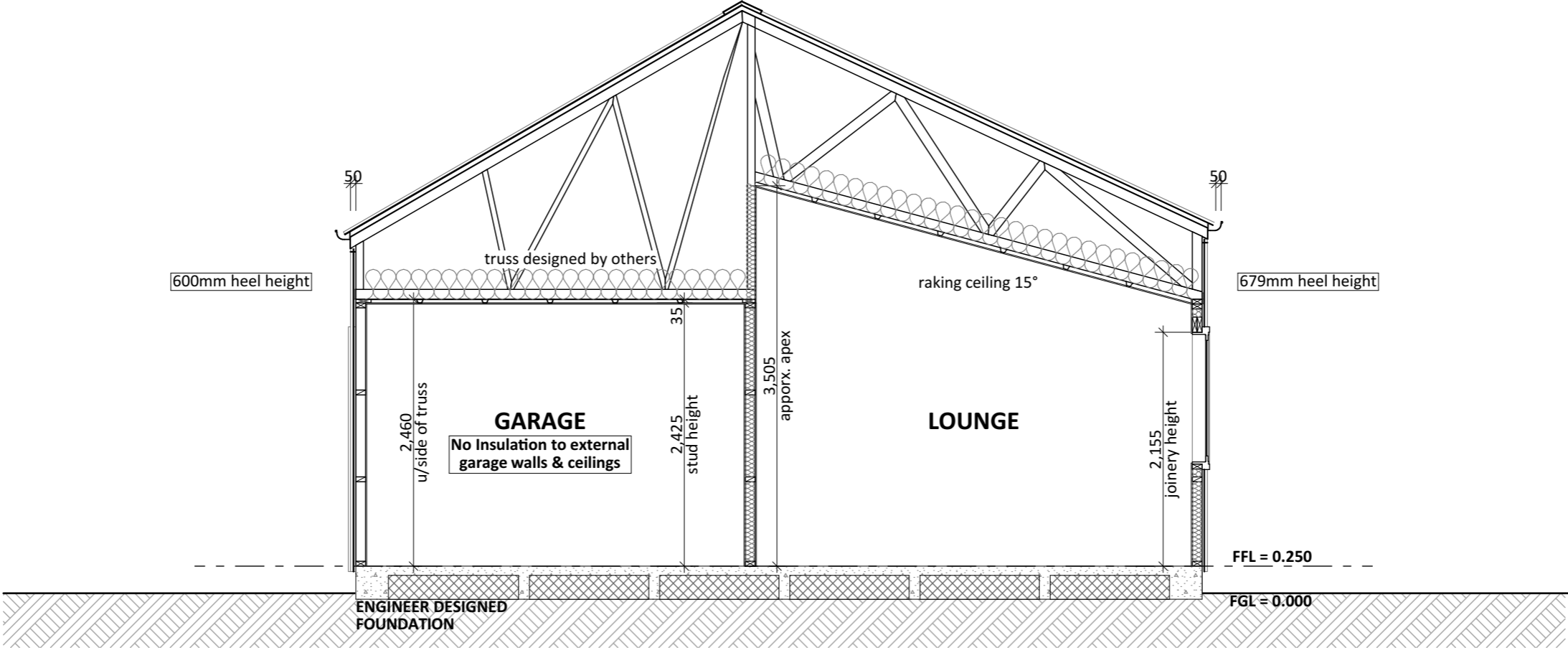
 = Vinyl Floor  = Tiled Floor

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

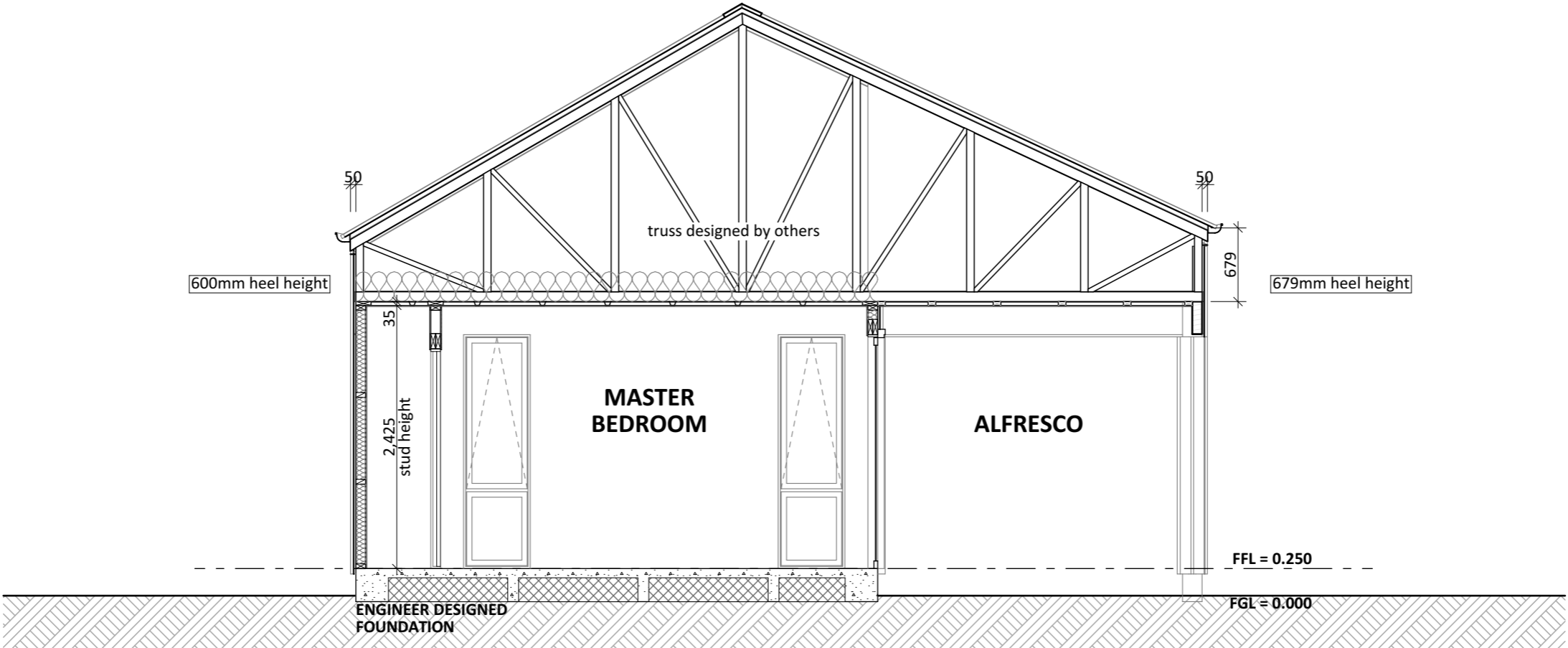
*Signature* *Date*

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Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	5
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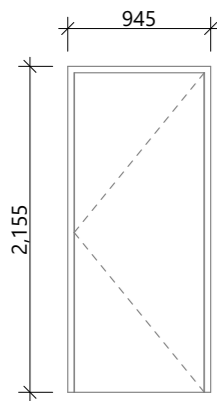
**CROSS SECTION A**  
SCALE 1:50



**CROSS SECTION B**  
SCALE 1:50

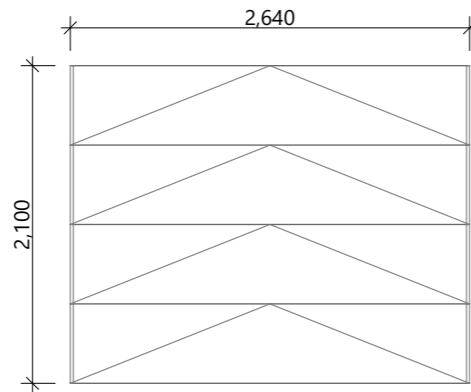


Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	CROSS SECTION	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	6
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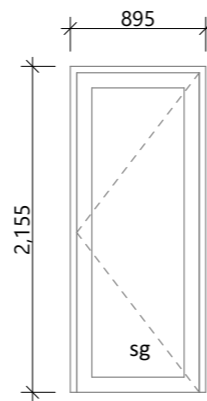


D-01

Rebated joinery  
860 door leaf

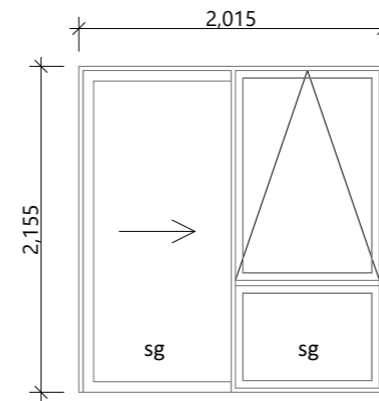


D-02



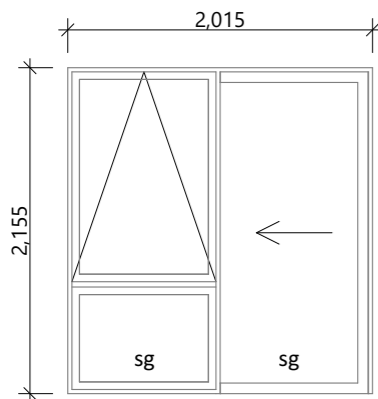
D-03

810 door leaf



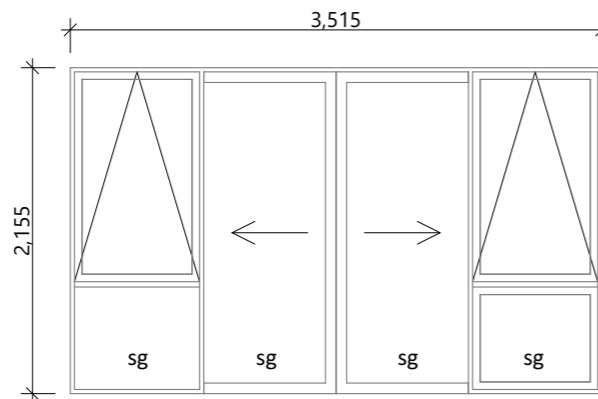
D-04

Rebated joinery



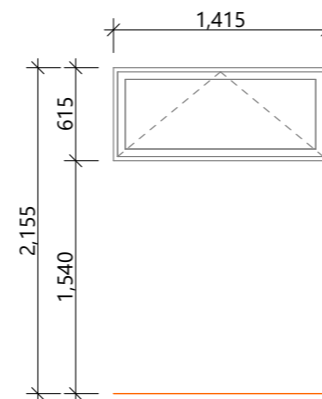
D-05

Rebated joinery



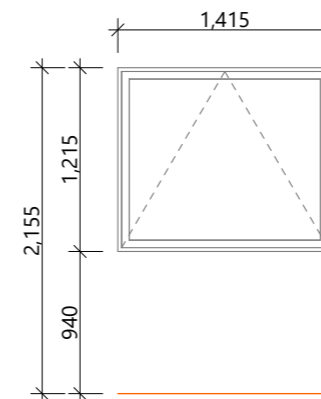
D-06

Rebated joinery

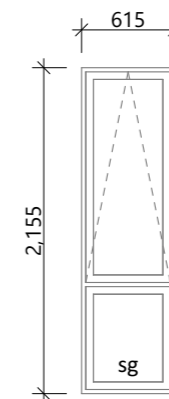


W-01, W-03

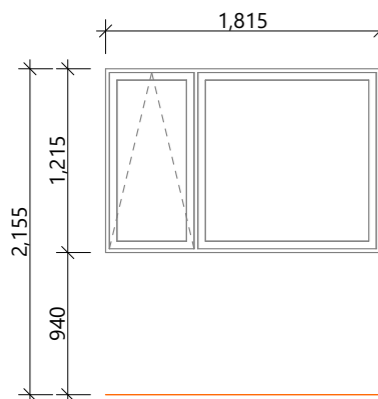
obsc/sg



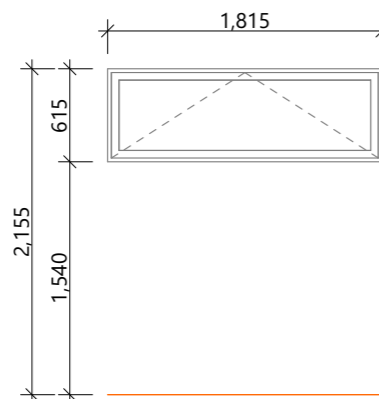
W-02



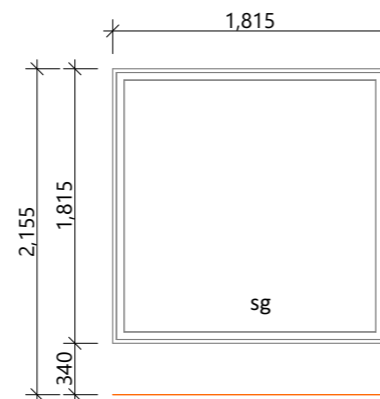
W-04, W-05



W-06



W-07



W-08

## 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  
Thermally improved double glazing to all window and door 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<sup>2</sup> = safety glass  
- Doors with glazing area < 0.75m<sup>2</sup> = 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.

<b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
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Project No:	MOOR1	Designed:	CS	Wind:	HIGH	Drawing:	JOINERY SCHEDULE	Date:	16/01/2026
Plan:	HR04	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	1.0	Checked:	KB	Exposure:	D	Site Address:	LOT 1, 4 MOORING WAY	Sheet:	7
				Council:	WDC		ONE TREE POINT, WHANGAREI	Scale:	1:50