



Barrett Homes

Welcome to the *whānau*.

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- 3 SITE PLAN
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- 6 CROSS SECTIONS
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NEW DWELLING FOR:
BARRETT HOMES (NORTHLAND) LTD

ADDRESS:
LOT 296, 22 TAURANGAWAKA ROAD
THE LANDING, STAGE 7A, WHANGĀREI



Barrett Homes

Project No:	TL296	Designed:	CS	Wind:	HIGH	Drawing:	COVER SHEET	Date:	17/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	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 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

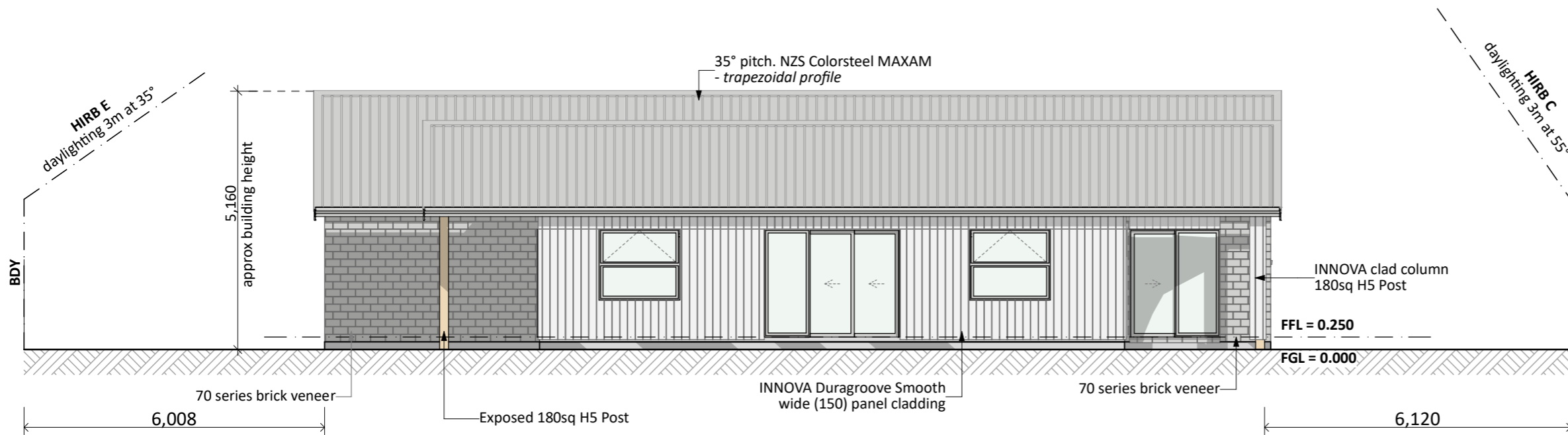
Foundation:
 Raft floor to engineers design (see plan notes and details)

Wall Cladding:
 70 series brick veneer - ensure cavity and weep holes are free from excess mortar
 INNOVA Duragroove Smooth wide (150) panel cladding

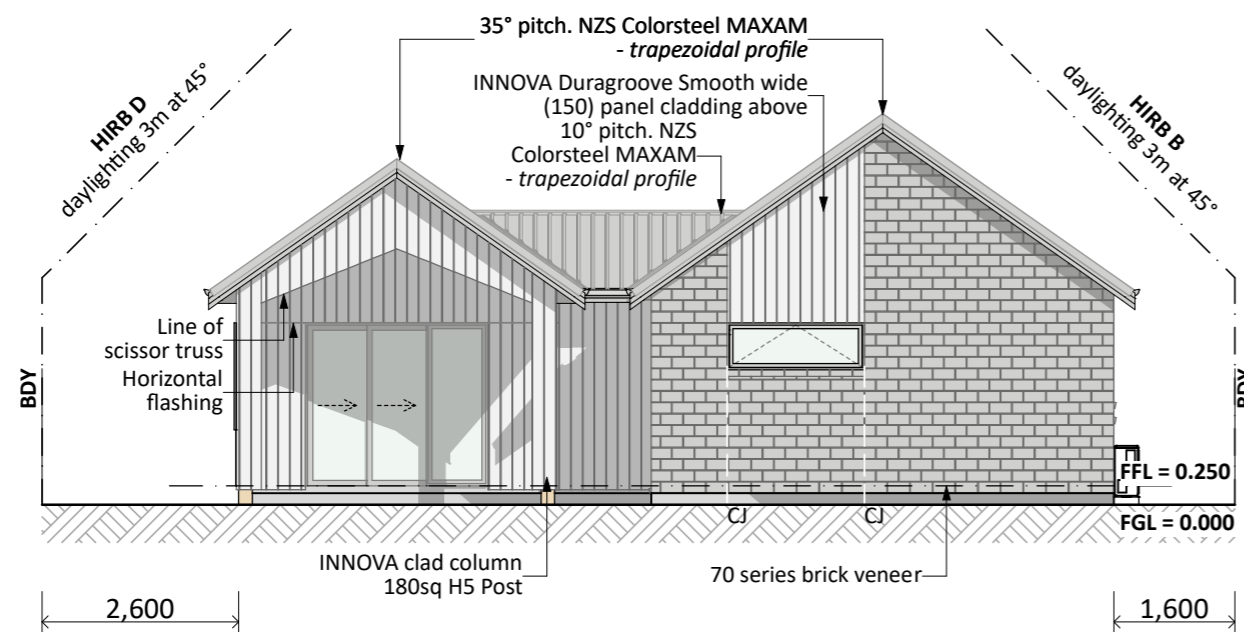
Roof Cladding:
 10° & 35° pitch. Longrun roofing - Trapezoidal profile

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

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



NORTH ELEVATION



WEST ELEVATION

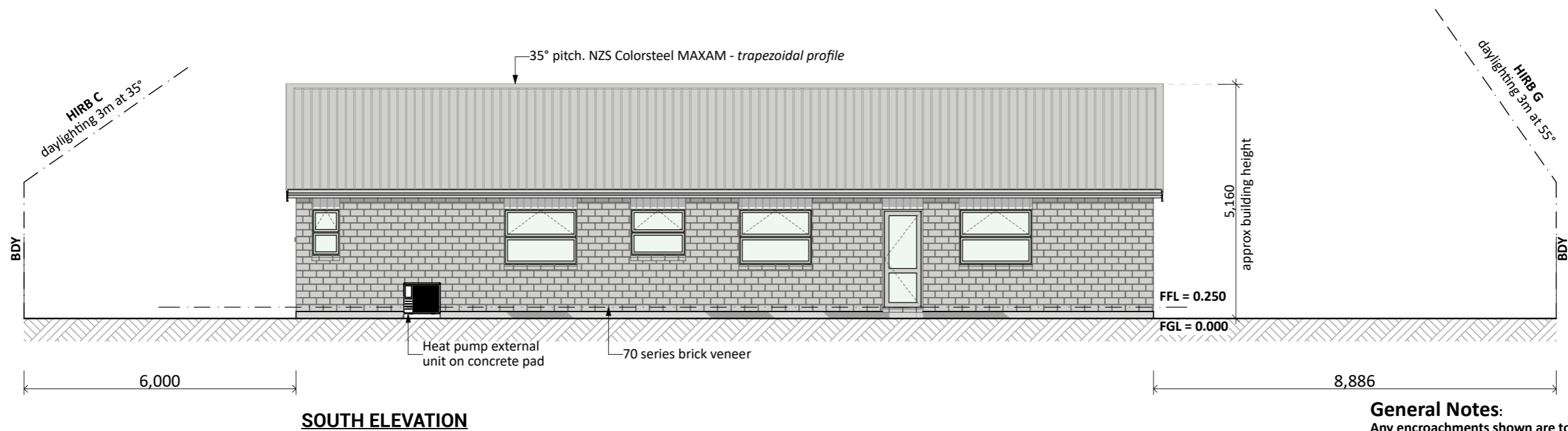
PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels

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



Project No:	TL296	Designed:	CS	Wind:	HIGH	Drawing:	ELEVATIONS	Date:	17/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	1
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	1:100



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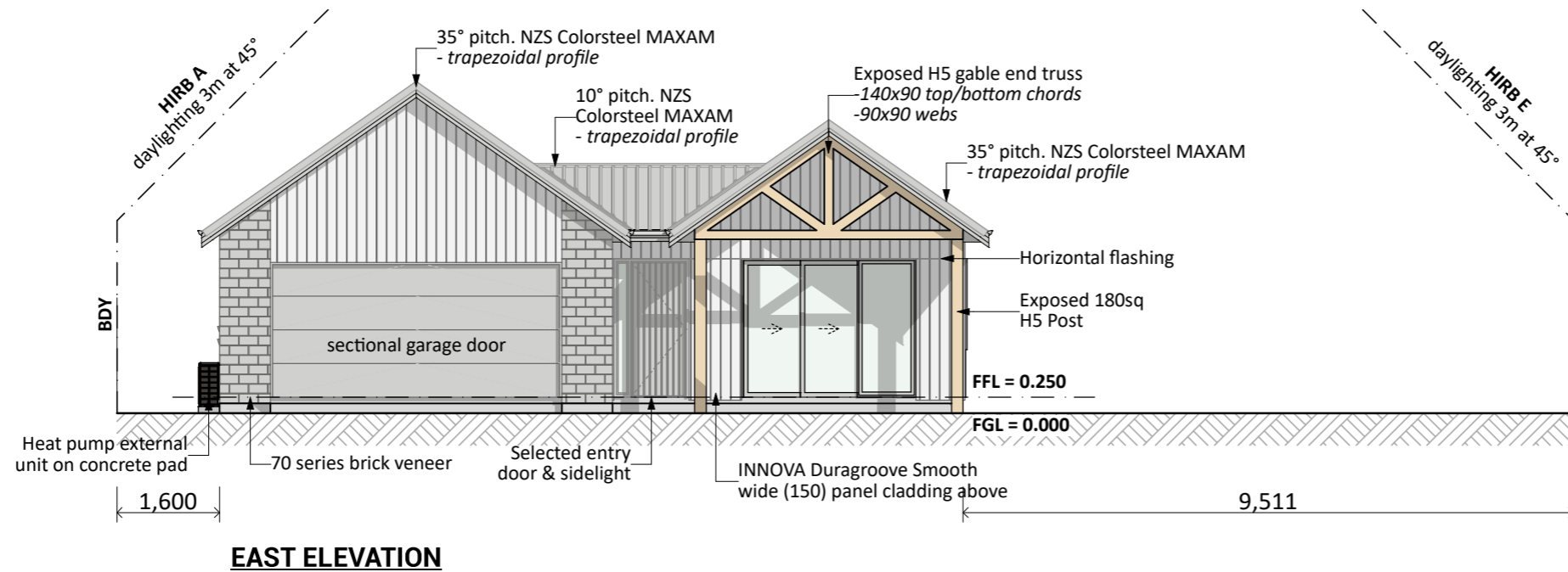
10° & 35° pitch. Longrun roofing - Trapezoidal profile

Fascia and Spouting:

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Joinery & Glazing:

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Signature

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Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	2
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	1:100

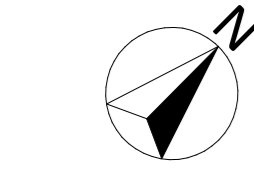
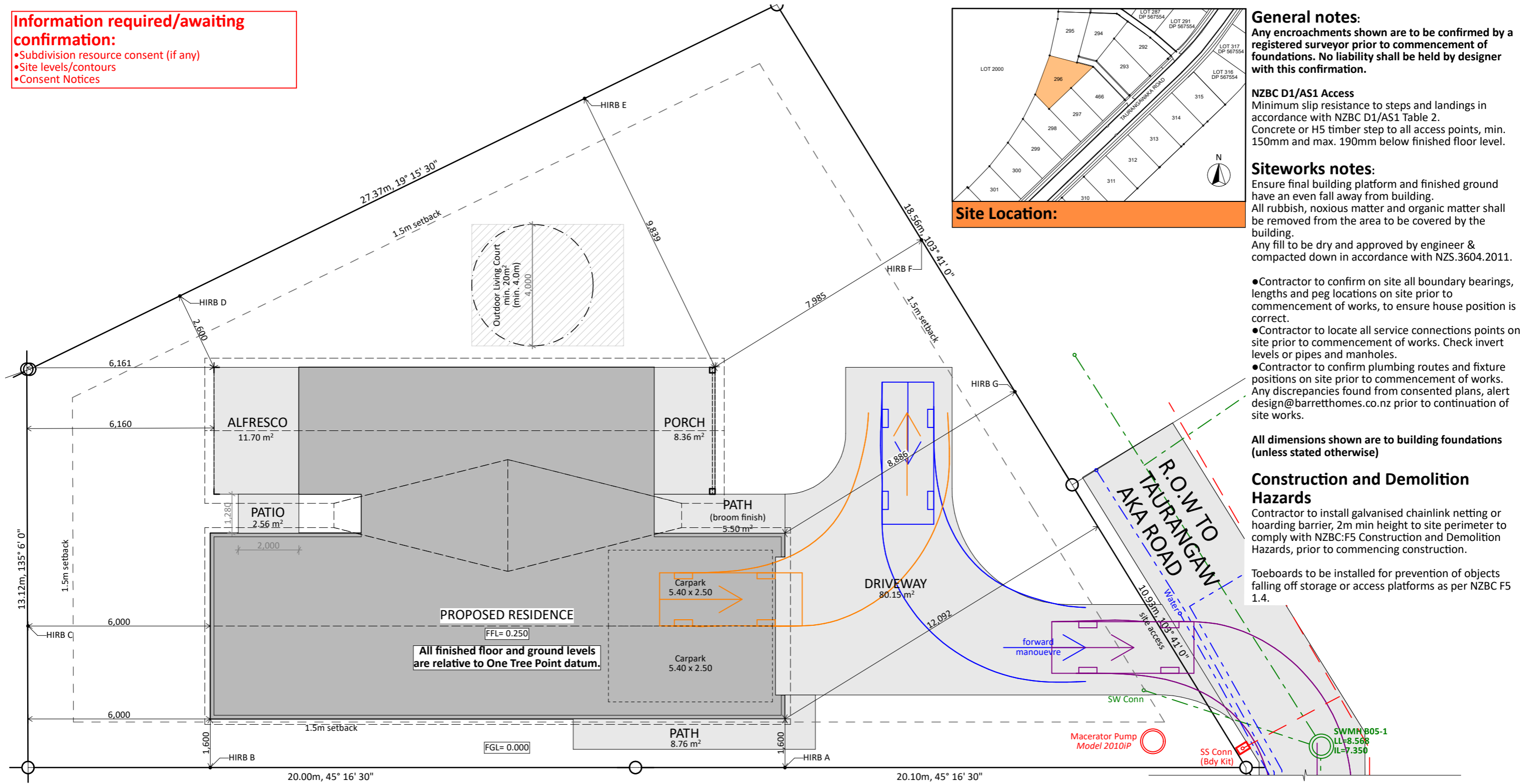


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design@barrethomes.co.nz

Information required/awaiting confirmation:

- Subdivision resource consent (if any)
- Site levels/contours
- Consent Notices



Site Coverage:

175.64 m² (House area) + 8.88 m² (eaves over 800mm) / 663 (site area) = **28.31%** ✓
 Living Zone = GRZ
 Max coverage = 40 (GRZ-R8 - 40% of net site area)

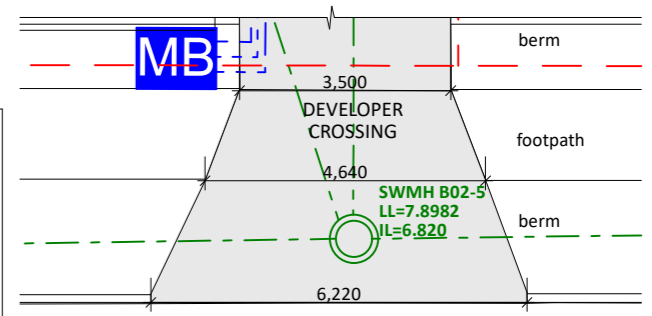
Impervious areas:
 292.67 m² (Impervious area) / 663 (site area) = **44.14%** ✓
 Max Impervious area = 45% (GRZ-R7 - 60% of net site area)

Site Info:

LOT: 296
DP: 582119
AREA: 663m²

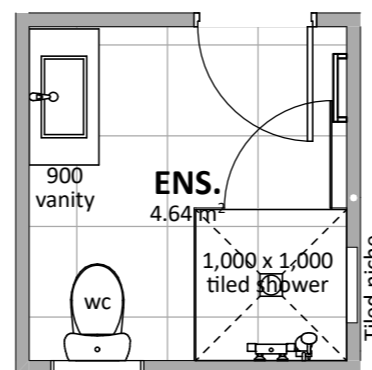
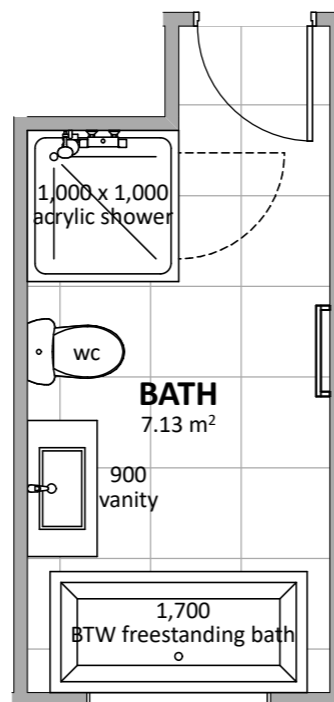
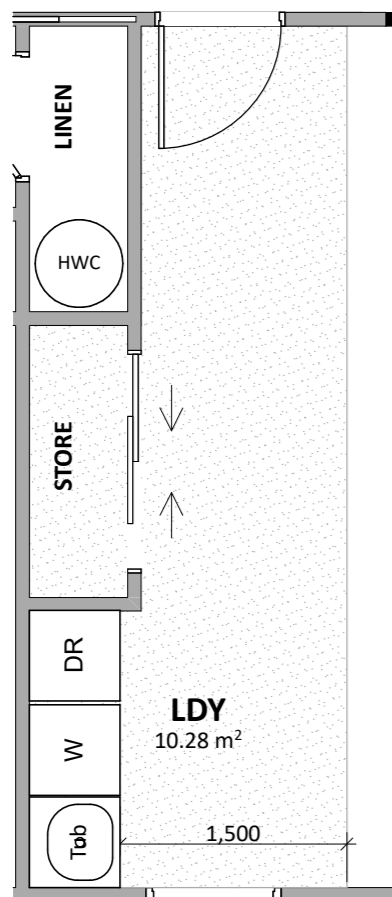
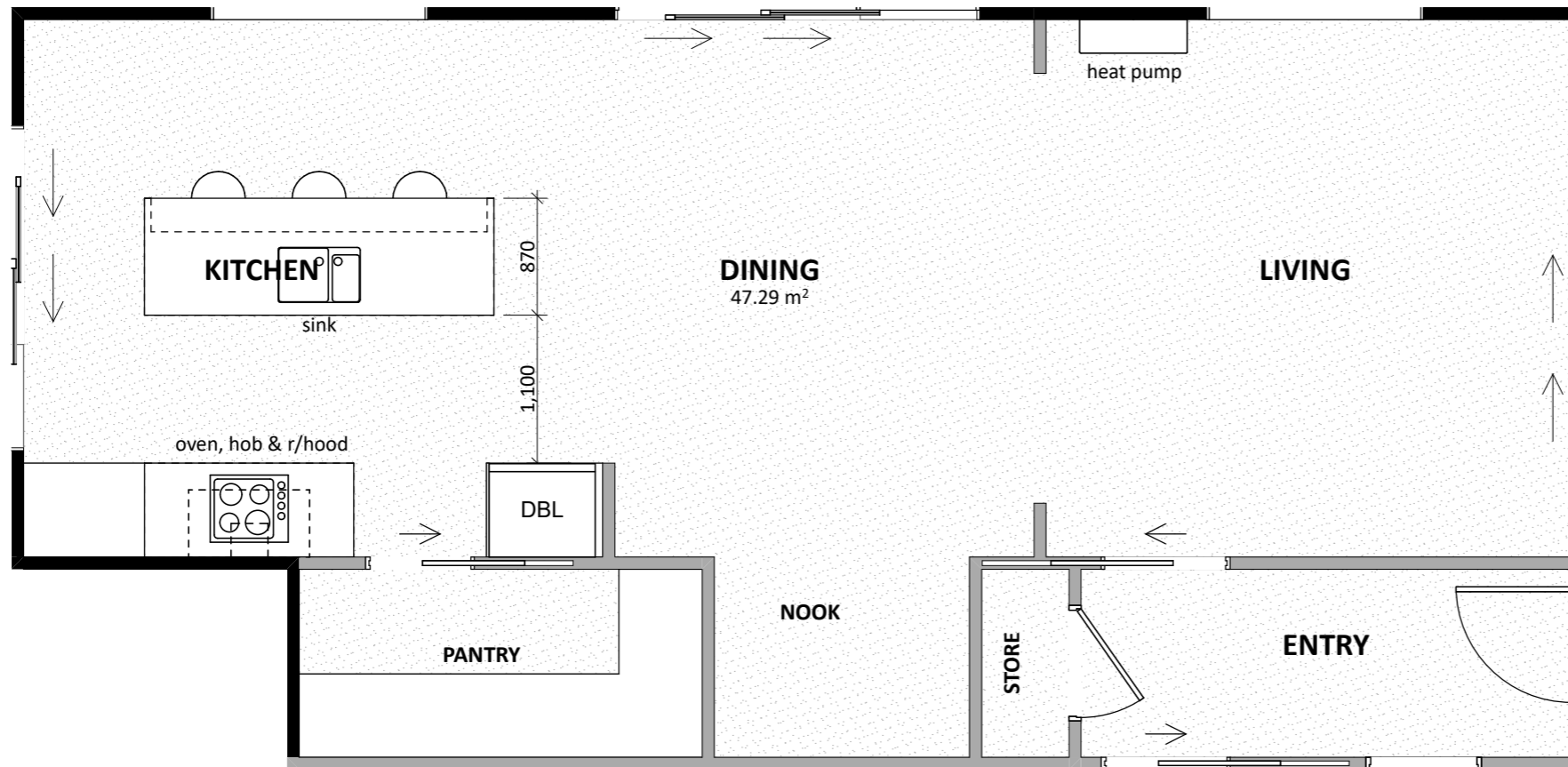
CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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Project No:	TL296	Designed:	CS	Wind:	HIGH	Drawn:	SITE PLAN	Date:	17/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	3
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	1:125





Floor Types Key:
 = Conc Floor = Tiled Floor

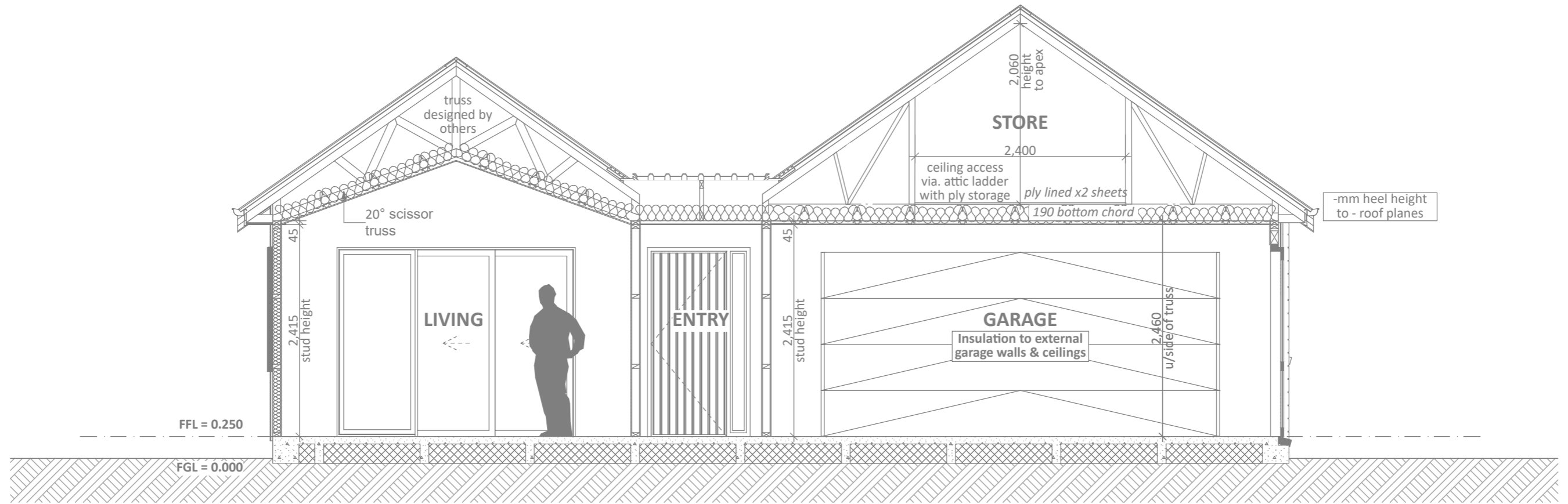
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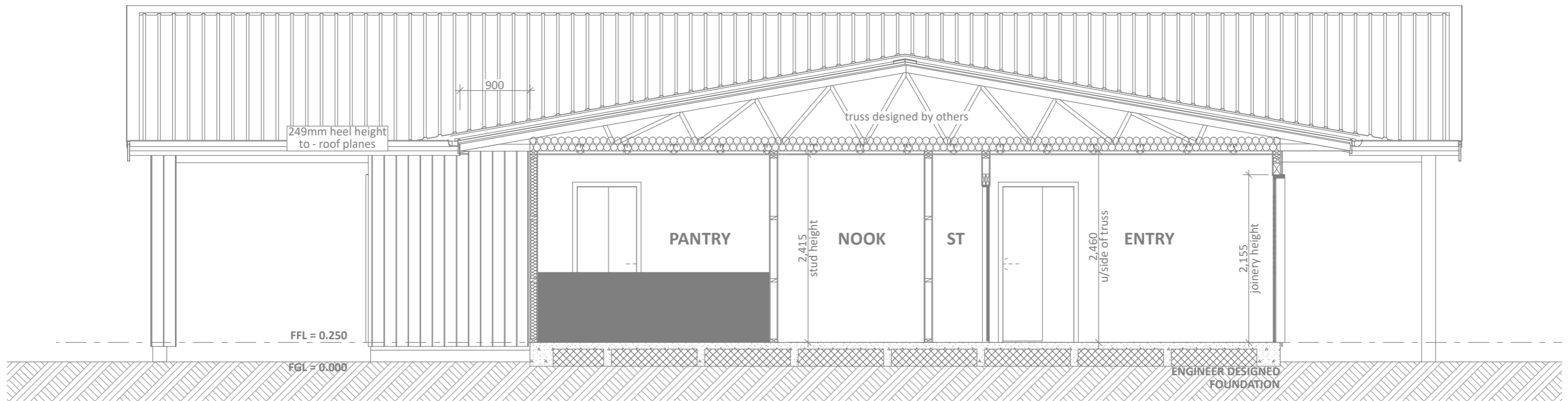


Barrett Homes

Project No:	TL296	Designed:	CS	Wind:	HIGH	Drawing:	KITCHEN & BATHROOM	Date:	17/02/2026
Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	5
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	

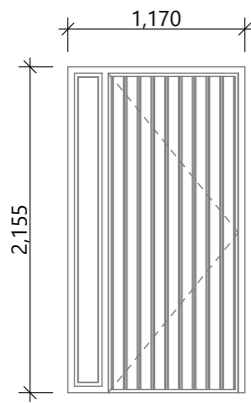


CONCEPT SECTION A
SCALE 1:50

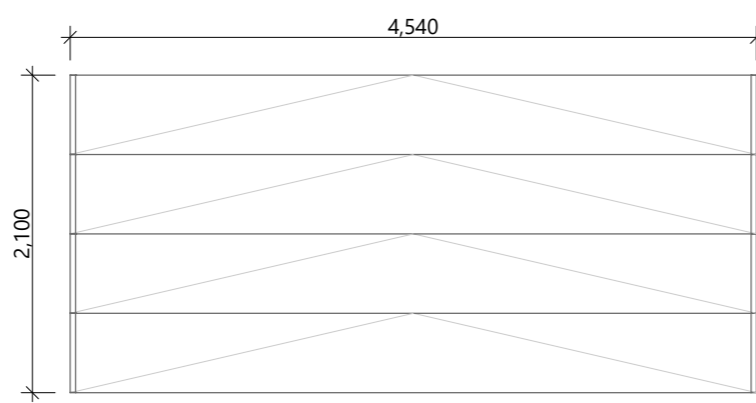


CONCEPT SECTION B
SCALE 1:50

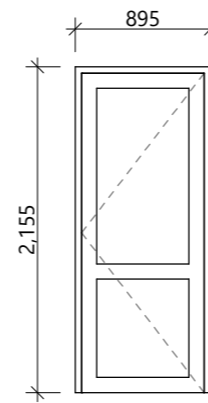
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Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	6
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	1:50



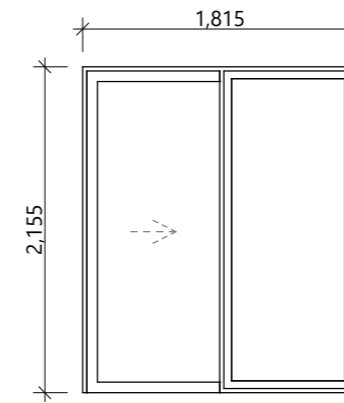
D-01
*Rebated Joinery
*860 Door Leaf



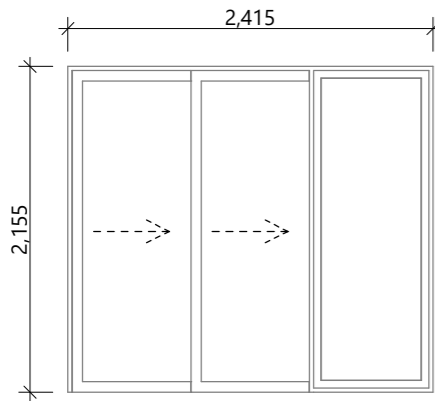
D-02
*Insulated Sectional Panels



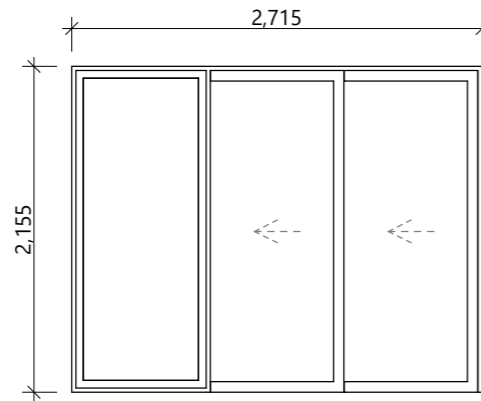
D-03
*810 Door Leaf



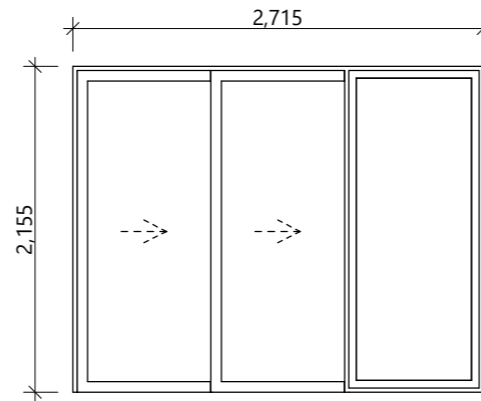
D-04
*Rebated Joinery



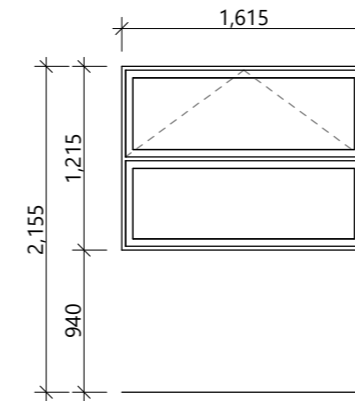
D-05
*Rebated Joinery



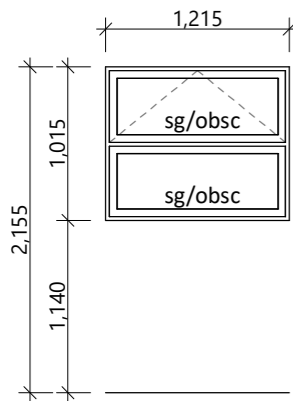
D-06
*Rebated Joinery



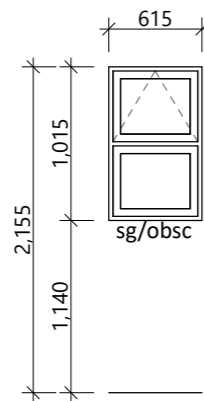
D-07
*Rebated Joinery



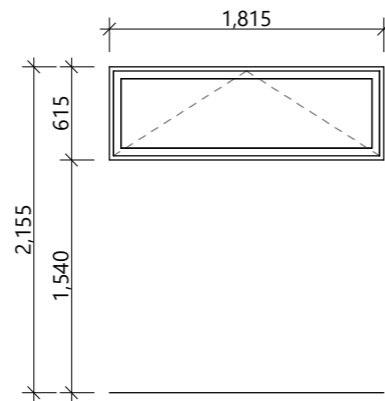
W-01, W-02, W-04



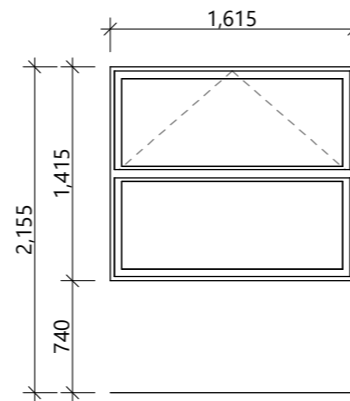
W-03



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 excluding 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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Plan:	MOOR8	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (NORTHLAND) LTD	Rev:	
Version:	2.0	Checked:	KB	Exposure:	C	Site Address:	LOT 296, 22 TAURANGAWAKA ROAD	Sheet:	7
				Council:	WDC		THE LANDING, STAGE 7A, WHANGĀREI	Scale:	1:50