



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:  
BARRETT HOMES (BAY OF PLENTY)

ADDRESS:  
LOT 05, 130A HASTINGS ROAD  
PYES PA, TAURANGA

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



Barrett Homes

Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	Scale:	



**Roofing**  
- Longrun roofing - Trapezoidal profile



**Panel cladding**  
- BGC Duragroove Smooth extra wide (400) panel cladding



**Metal cladding**  
- Vertically fixed Colorsteel cladding- trapezoidal



**Joinery**

*Please note that the material images are for illustrative purposes only and may not directly represent the final product. For exact details, please refer to the specifiaction.*  
\\bh-fs2\Projects\GM Projects\BAY OF PLENTY\Hastings Road\HR05\Concept Plans\2.1\HR05 Concept 2.1.pln  
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Barrett Homes

Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	
				Council:	TCC		PYES PA, TAURANGA	Scale:	

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**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.

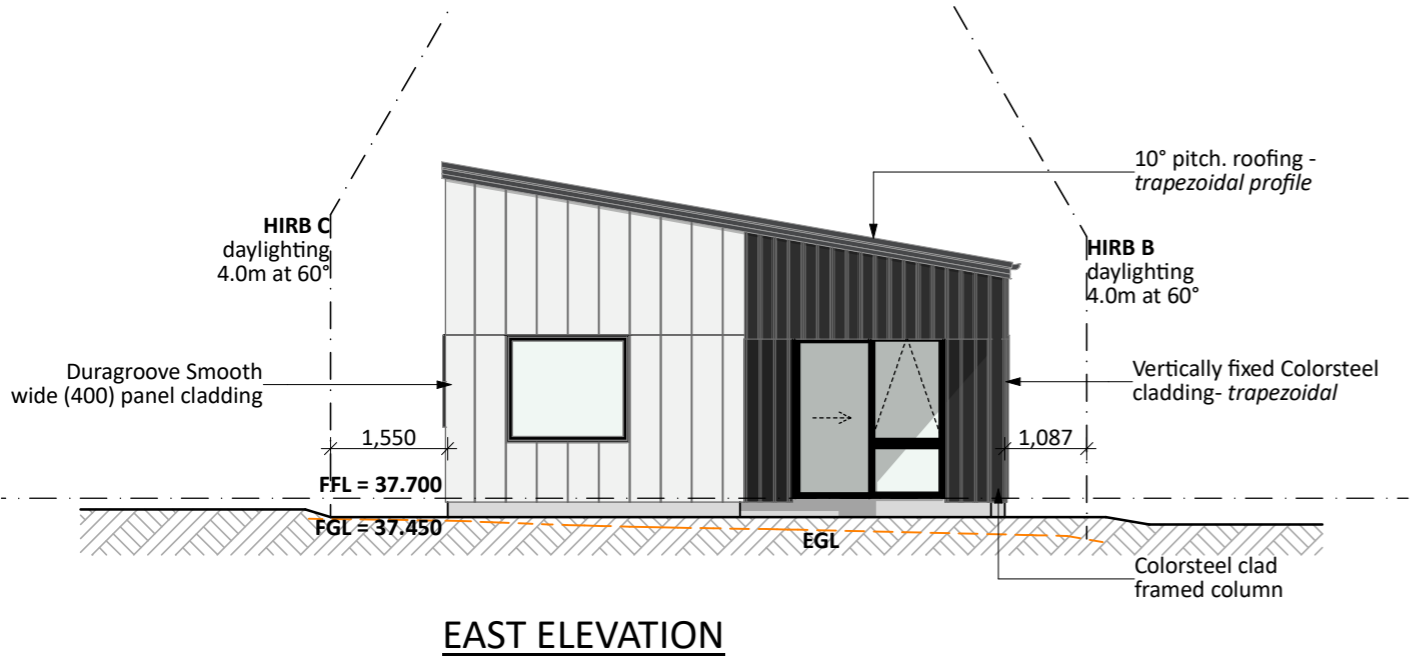
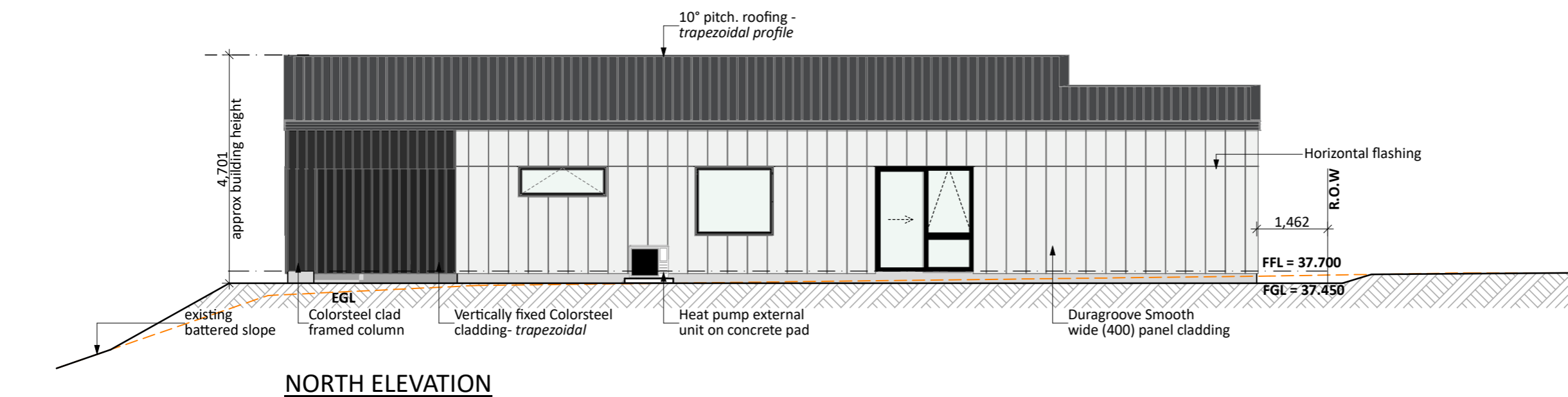
**Foundation:**  
Ribraft floor to Firth specifications (see plan notes and details)

**Wall Cladding:**  
Vertically fixed Colorsteel - trapezoidal  
Innova Duragroove Smooth Extra wide (400) panel cladding

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

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

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



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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	1
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100

**General Notes:**  
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**NZBC D1/AS1 Access**  
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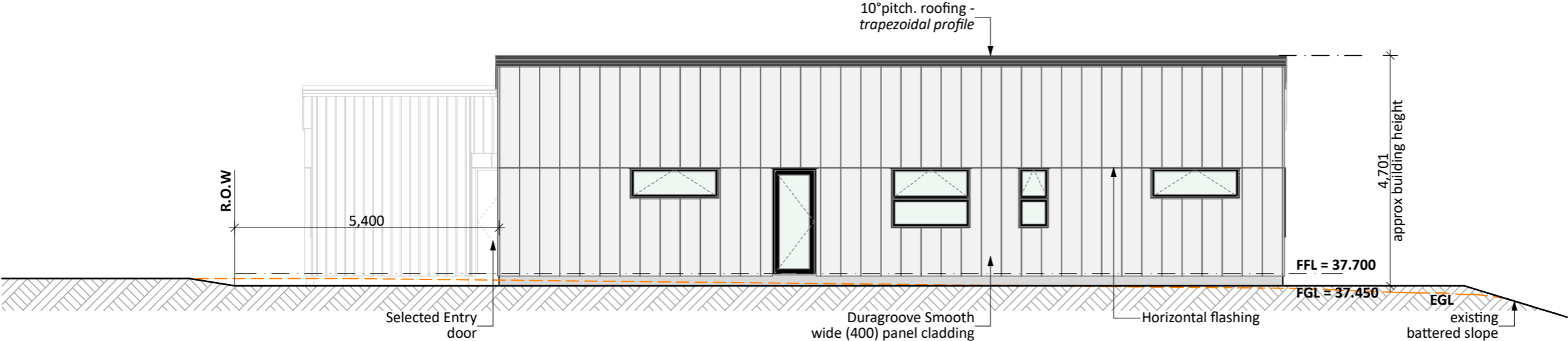
**Foundation:**  
Ribraft floor to Firth specifications (see plan notes and details)

**Wall Cladding:**  
Vertically fixed Colorsteel - trapezoidal  
Innova Duragroove Smooth Extra wide (400) panel cladding

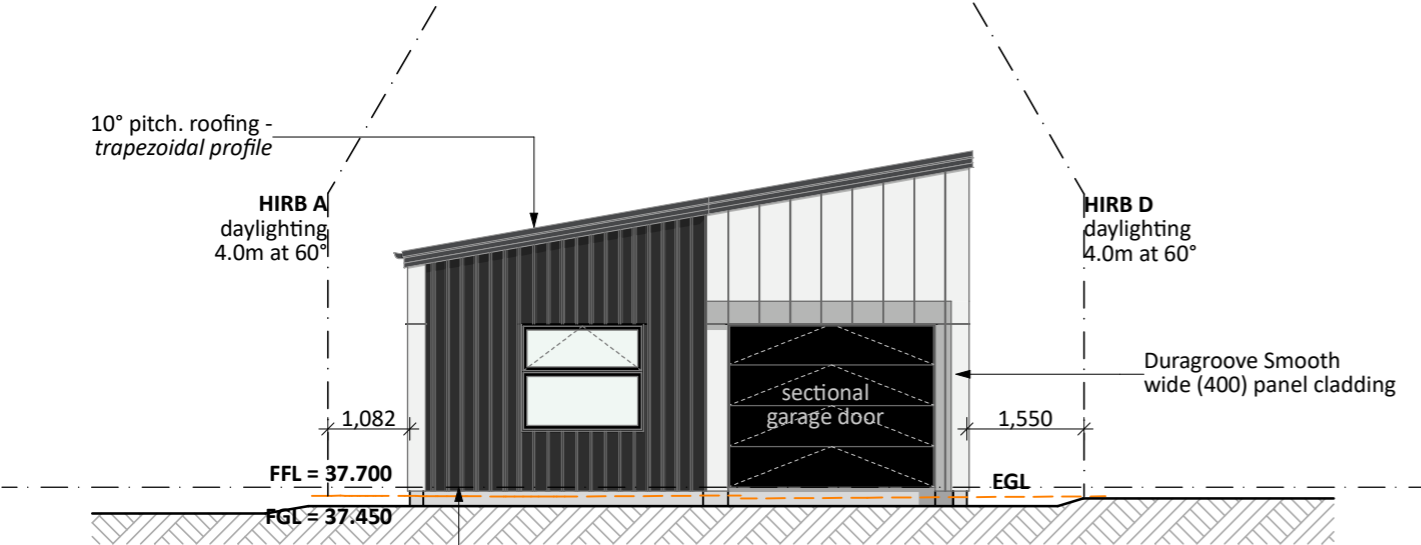
**Roof Cladding:**  
10° pitch. Longrun roofing - *Trapezoidal profile*

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

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



**SOUTH ELEVATION**



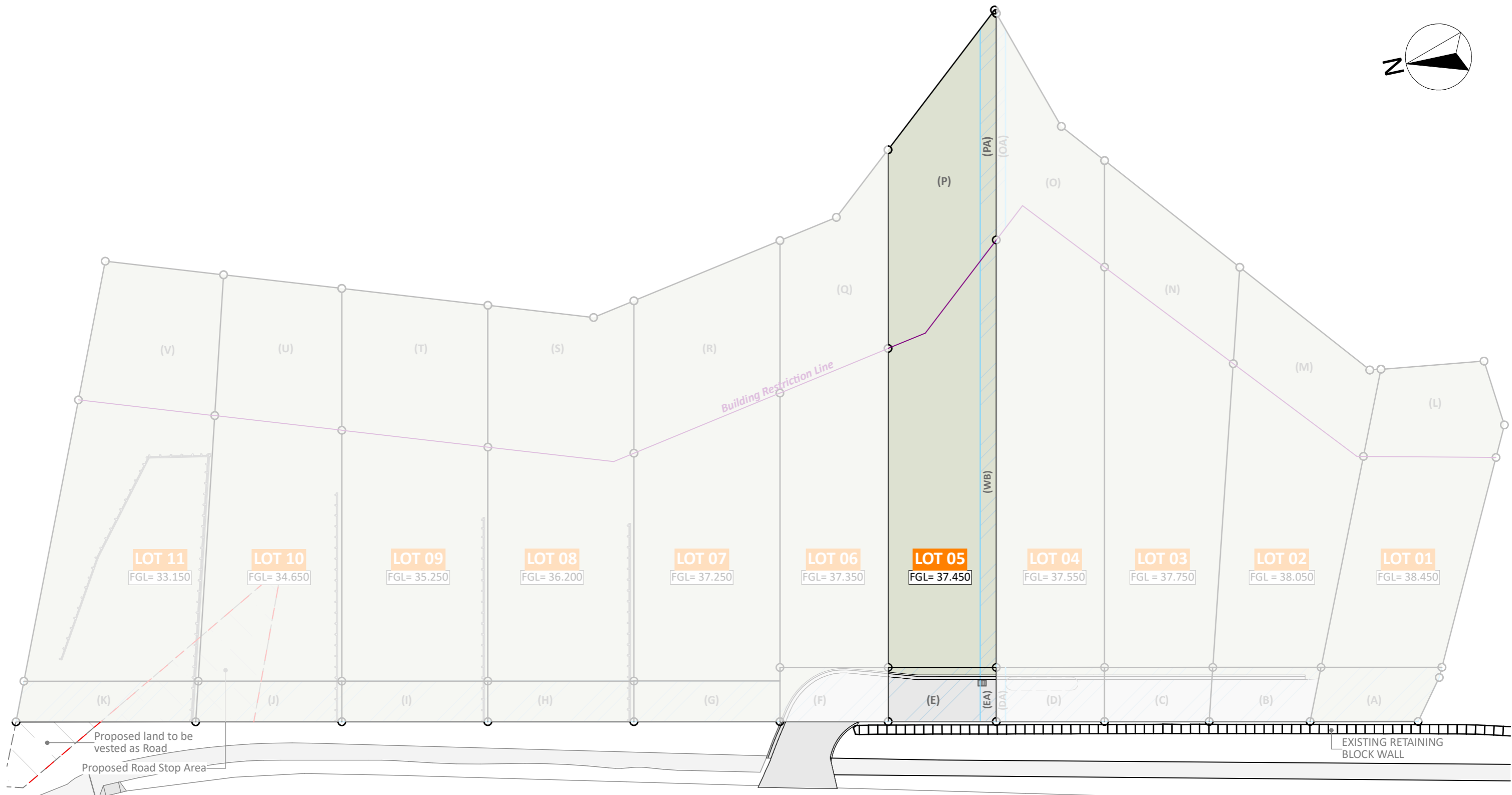
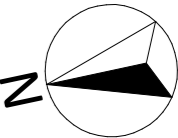
**WEST ELEVATION**

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Signature Date

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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	ELEVATIONS	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	2
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



# HASTINGS ROAD

EASEMENT (A, B, C, D, DA, E, EA, F) (Right of way)
EASEMENT (B, C, D, DA, E, EA, F) (Right to convey water, electricity and telecommunications)
EASEMENT (EA, WB, PA) (Right to convey electricity)
EASEMENT (A, B, C, D, DA, E, EA, F, G, H, I, J, K) (Right to drain water and sewage)
LAND COVENANTS (L, M, N, O, P, Q, R, S, T, U, V) (Building Restriction Line)

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
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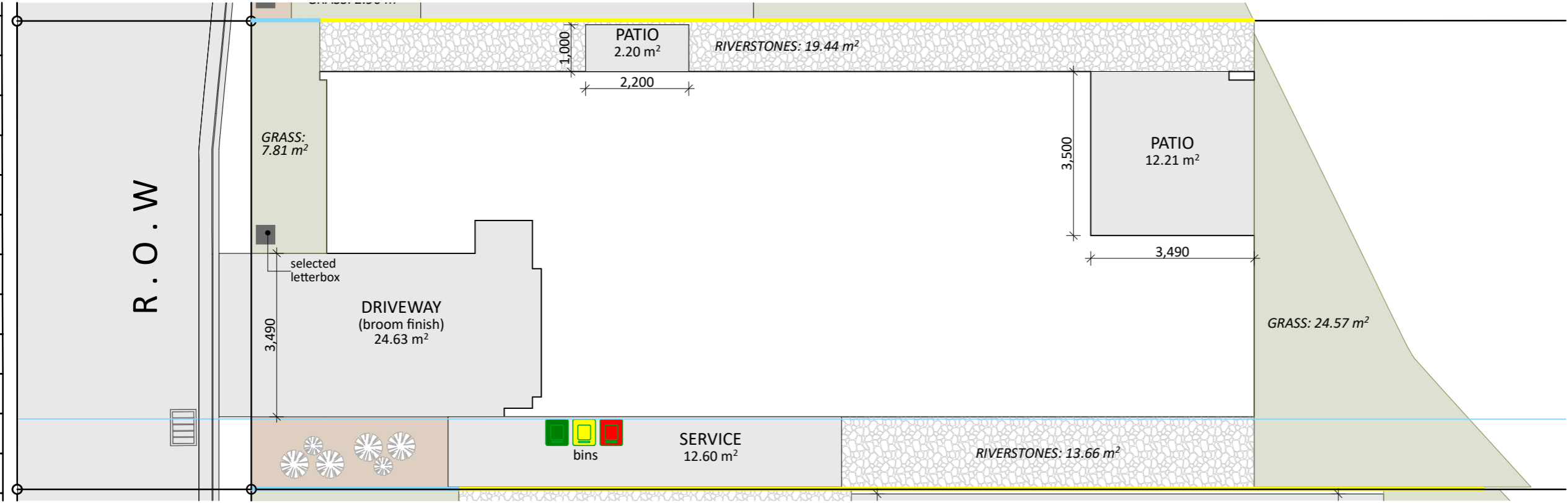
Barrett Homes

Project No: HR05	Designed: CY	Wind: VERY HIGH	Drawing: LOCATION PLAN	Date: 9/07/2025
Plan: NEW DESIGN	Drawn: -	EQ: 1	Client Name: BARRETT HOMES (BAY OF PLENTY)	Rev:
Version: 2.1	Checked: CY	Exposure: C	Site Address: LOT 05, 130A HASTINGS ROAD	Sheet: 3
	design@barrethomes.co.nz	Council: TCC	PYES PA, TAURANGA	Scale:



LANDSCAPING KEY:

- GRASS
- MULCH
- CONCRETE (broom finish)
- RIVERSTONE (or similar)
- HEDGE/SELECTED PLANTINGS
- 1.8m NEIGHBOUR FRIENDLY FENCE
- 1.2m NEIGHBOUR FRIENDLY FENCE

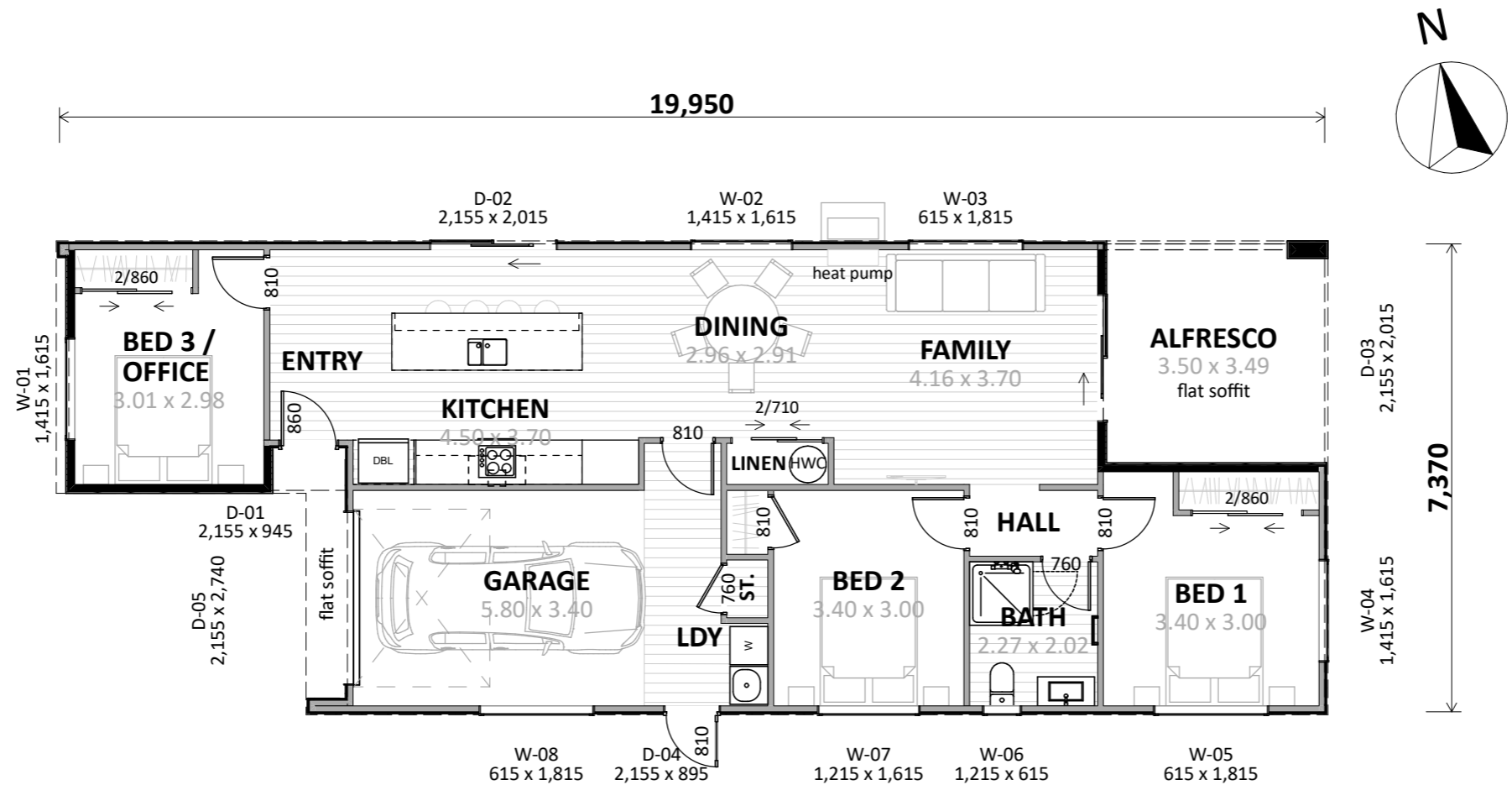


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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	LANDSCAPING PLAN	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	5
				Council:	TCC		PYES PA, TAURANGA	Scale:	



Plan Notes:  
2.425 Stud height throughout  
All joinery 2155 head height  
Flat soffit to Entry & Alfresco

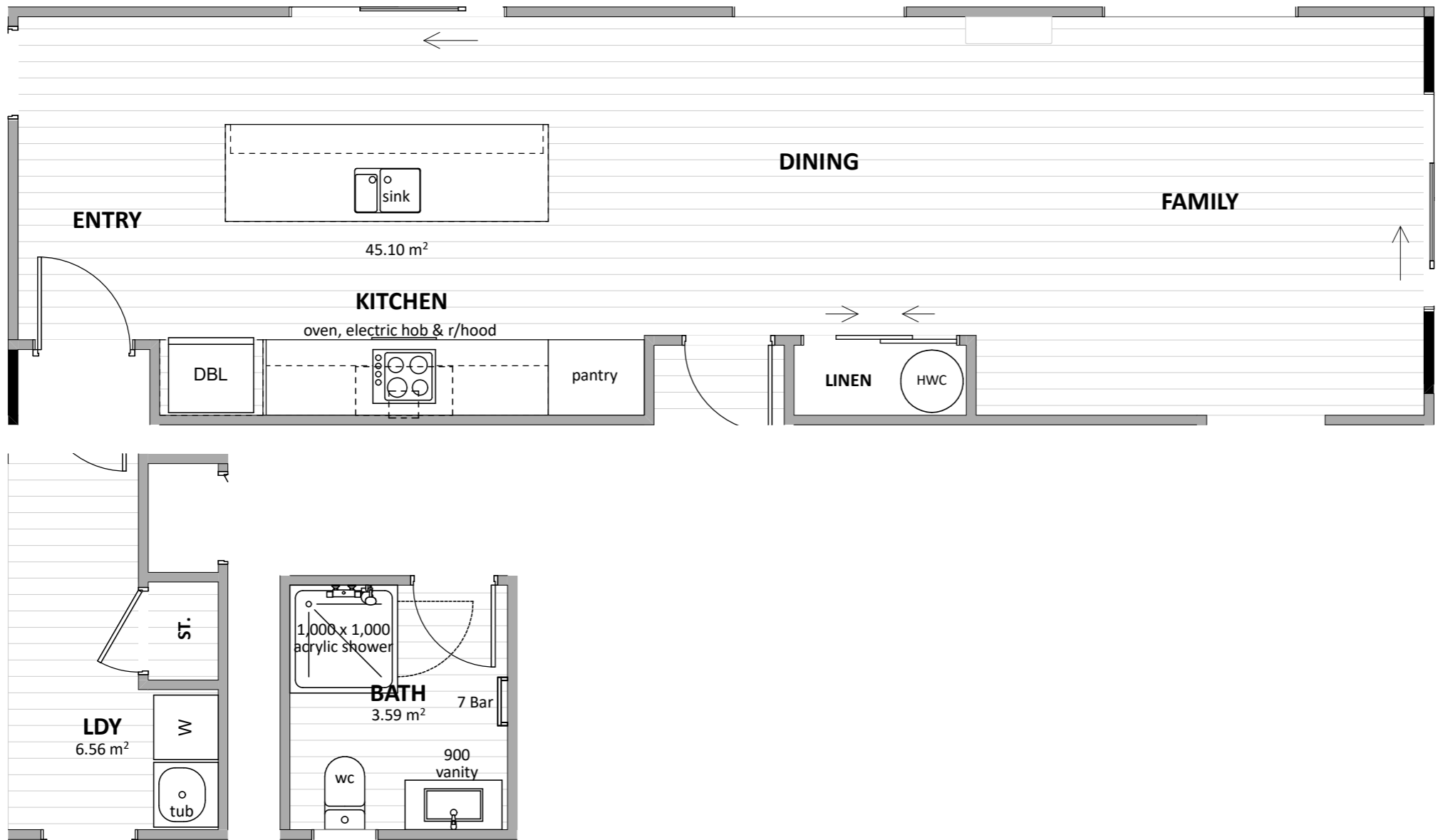
Floor Area:
Area o/frame: 117.15 m <sup>2</sup>
Cladding Key:
<div></div> Vert. Profiled Metal
<div></div> INNOVA Duragroove

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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	CONCEPT PLAN	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	6
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:100



**Floor Types Key:**

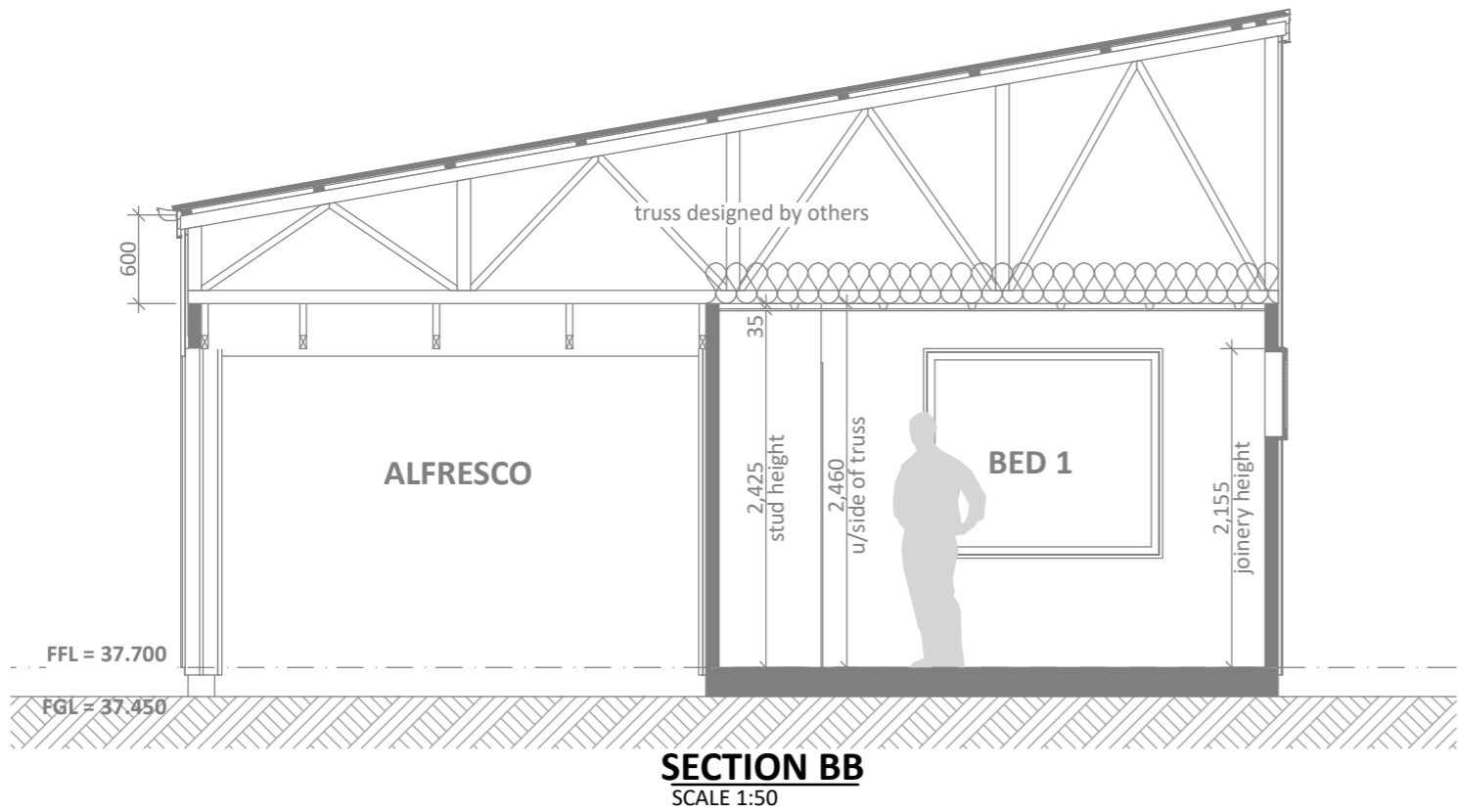
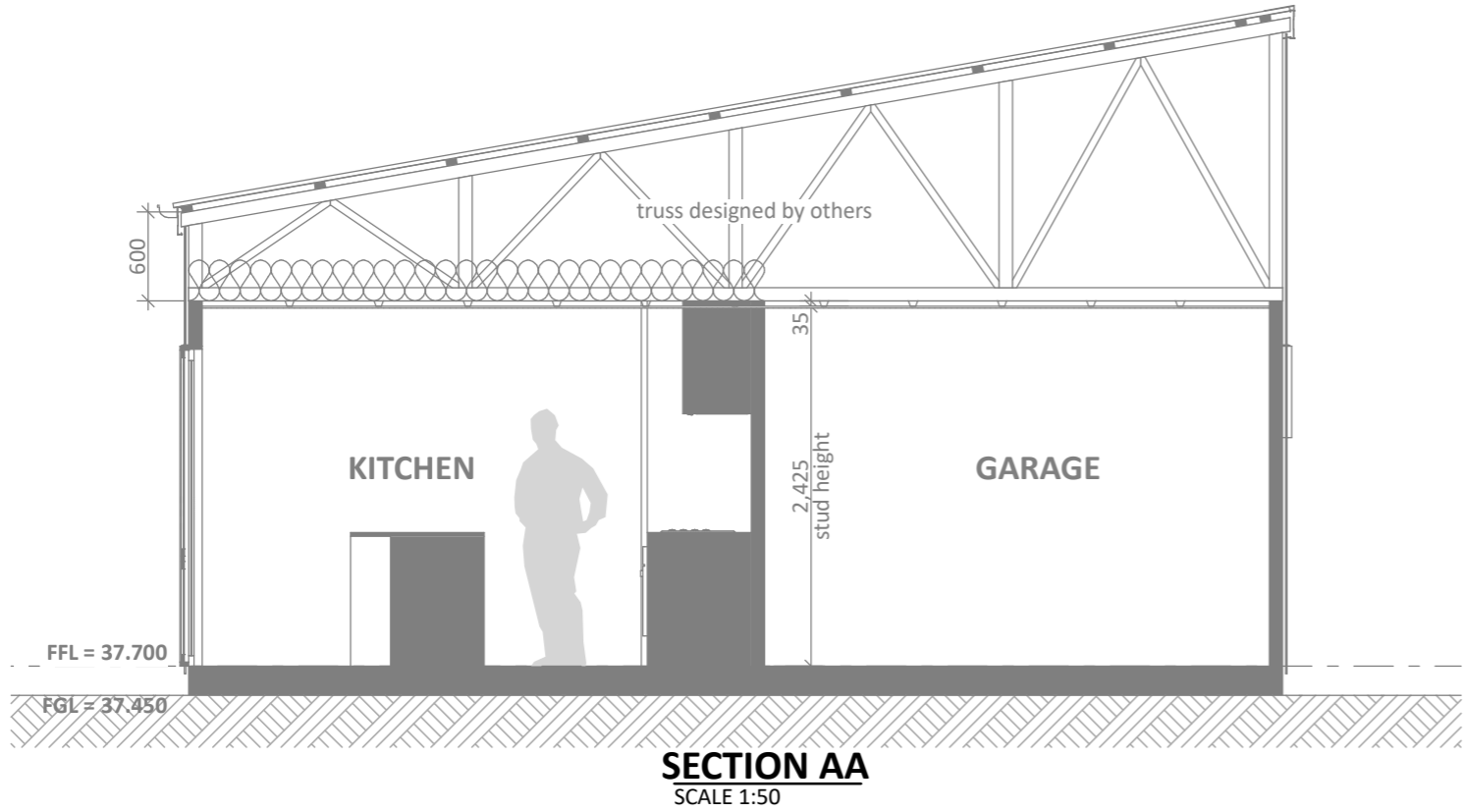
 = Vinyl Floor     = Tiled Floor

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*Signature* \_\_\_\_\_ *Date* \_\_\_\_\_

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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	KITCHEN & BATHROOM	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	7
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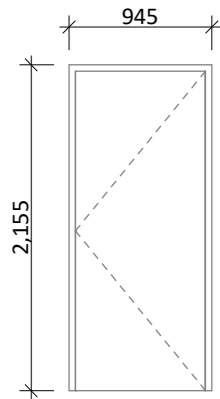


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*Signature* *Date*

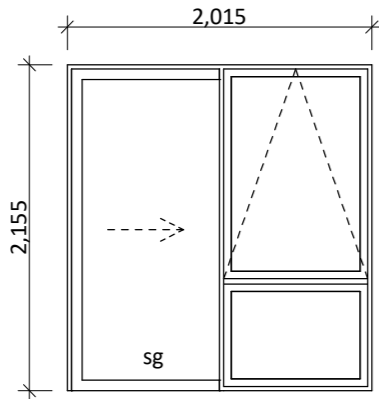
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MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS



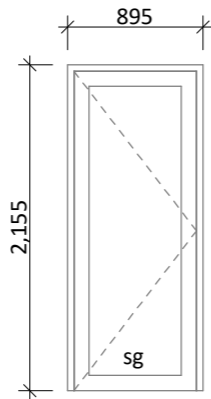
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Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	8
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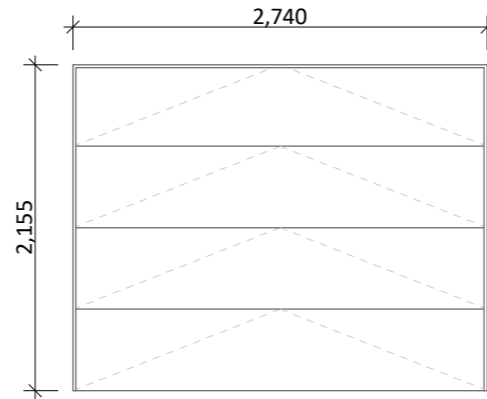
D-01  
Rebated joinery  
860 door leaf



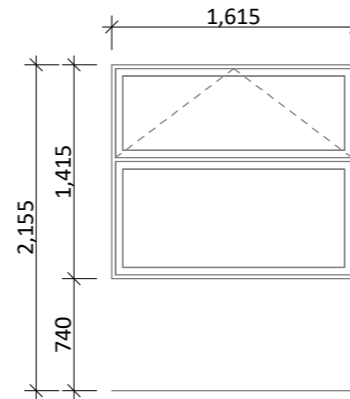
D-02, D-03  
Rebated joinery



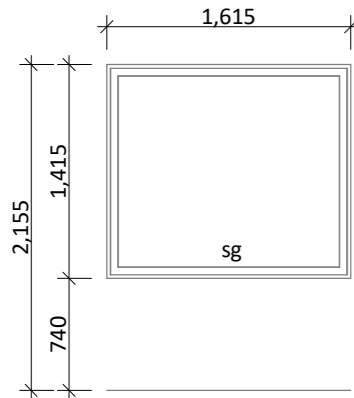
D-04  
810 door leaf



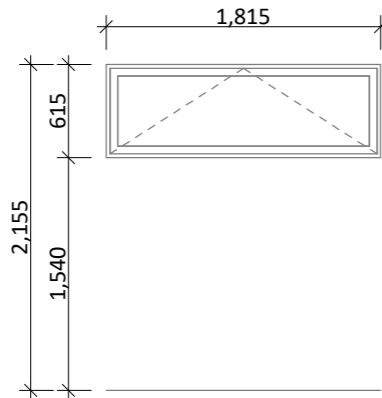
D-05



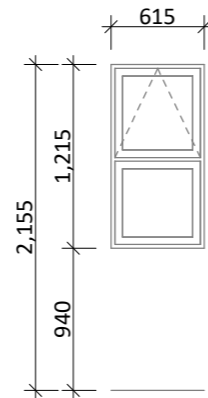
W-01



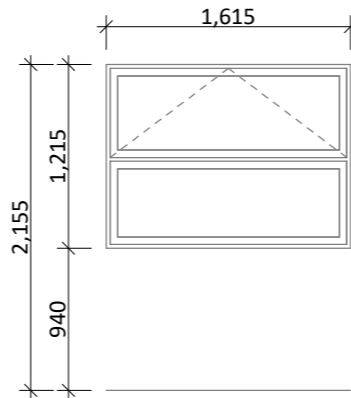
W-02, W-04



W-03, W-05, W-08



W-06  
obsc/sg



W-07

### 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.

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Project No:	HR05	Designed:	CY	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	9/07/2025
Plan:	NEW DESIGN	Drawn:	-	EQ:	1	Client Name:	BARRETT HOMES (BAY OF PLENTY)	Rev:	
Version:	2.1	Checked:	CY	Exposure:	C	Site Address:	LOT 05, 130A HASTINGS ROAD	Sheet:	9
				Council:	TCC		PYES PA, TAURANGA	Scale:	1:50