



Barrett Homes

Welcome to the *whānau*.

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- 8 CROSS SECTION
- 9 JOINERY SCHEDULE



NEW DWELLING FOR:
CLAYBROOK HOLDINGS LTD

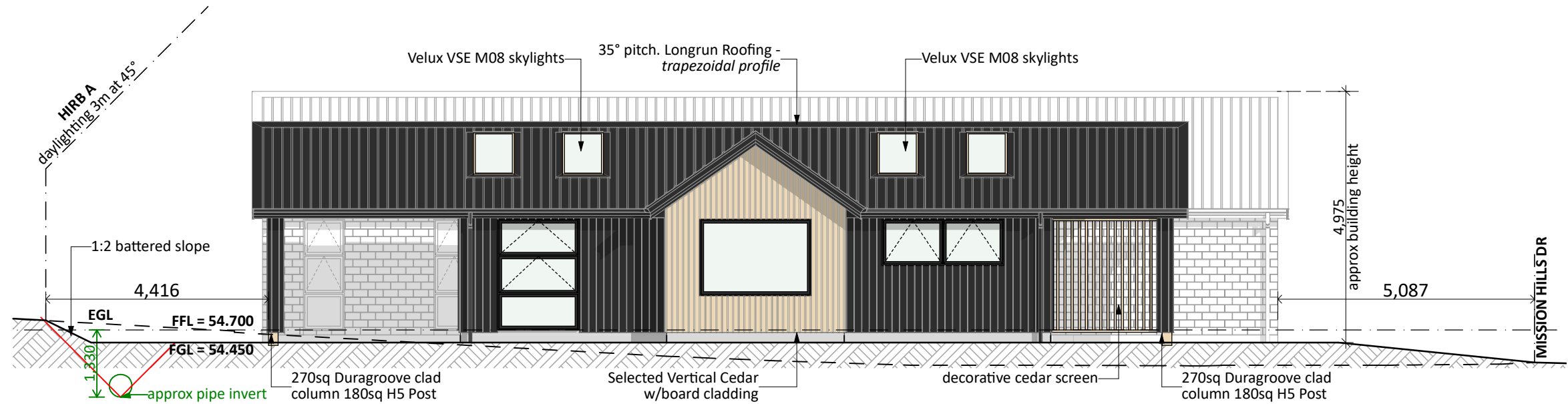
ADDRESS:
LOT 47, 12 MISSION HILLS DRIVE
STAGE 1A, MISSION HILLS, NAPIER

Y:\WGM Projects\HAWKES BAY\Mission Hills - Napier\MH47 (SHOW HOME)\Consent Plans\MH47 Consent.pln
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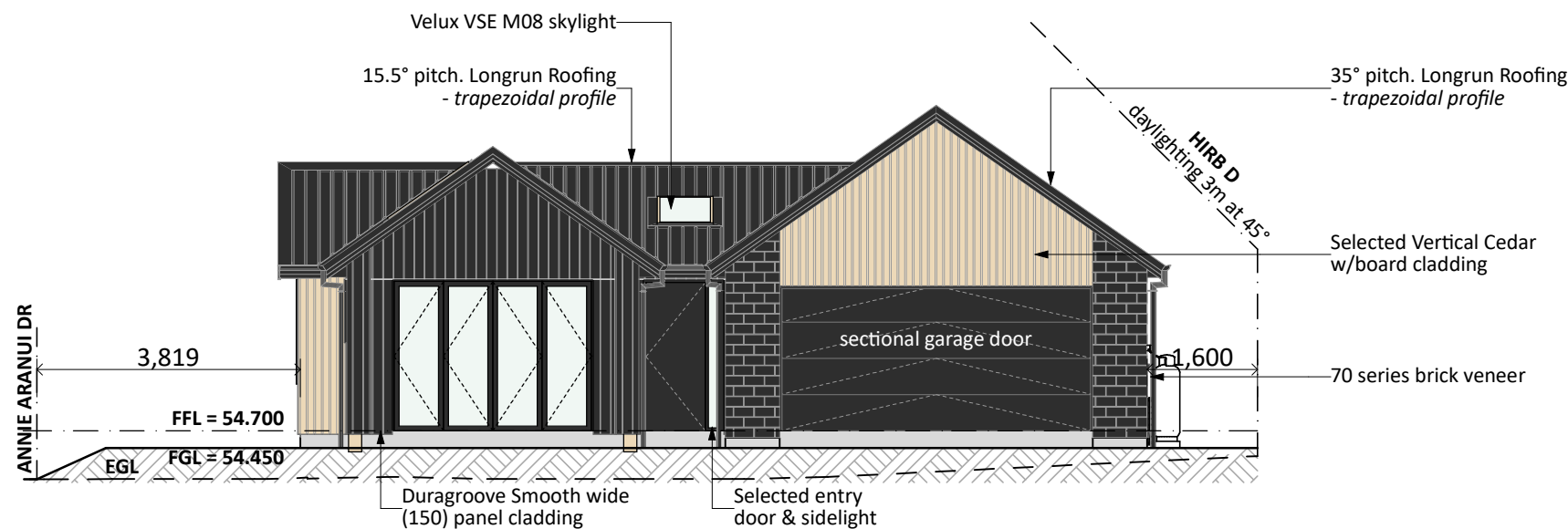


Barrett Homes

Project No:	MH47	Designed:	NS	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	21/05/2025
Plan:	OAK-11	Drawn:	CY	EQ:	3	Client Name:	CLAYBROOK HOLDINGS LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 47, 12 MISSION HILLS DRIVE	Sheet:	
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	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.

CJ = Control joint

Foundation:

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

Wall Cladding:

70 series brick veneer - ensure cavity and weep holes are free from excess mortar
Duragroove Smooth wide (150) panel cladding
Selected Vertical Cedar w/board cladding

***All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.**

Roof Cladding:

35° & 15.5° pitch. NZS Colorsteel Endura - Trapezoidal profile

Fascia and Spouting:

COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

Joinery:

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

PRELIMINARY ONLY.

Elevations are subject to the following:
- Site Levels

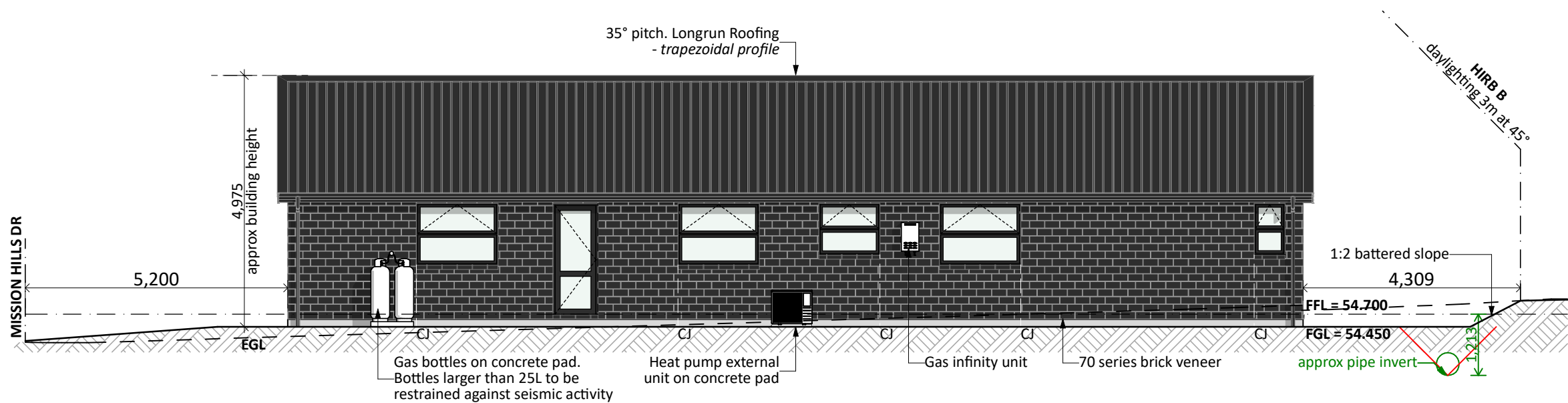
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Signature

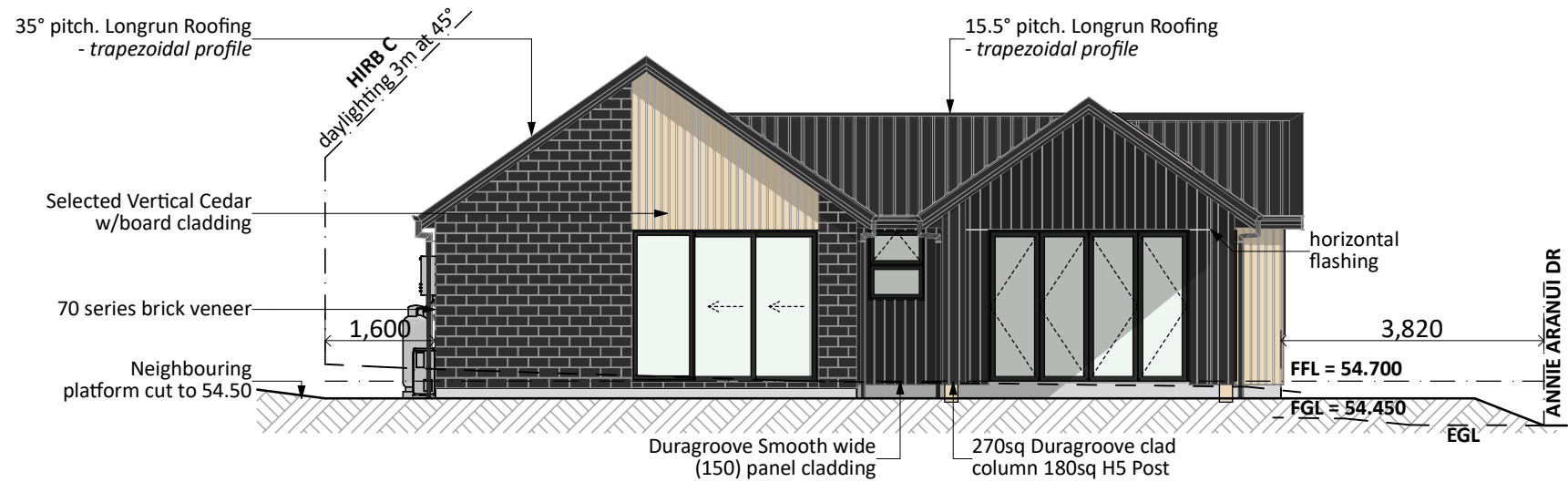
Date

CONCEPT ONLY

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



SOUTH ELEVATION



EAST ELEVATION

General Notes:

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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:

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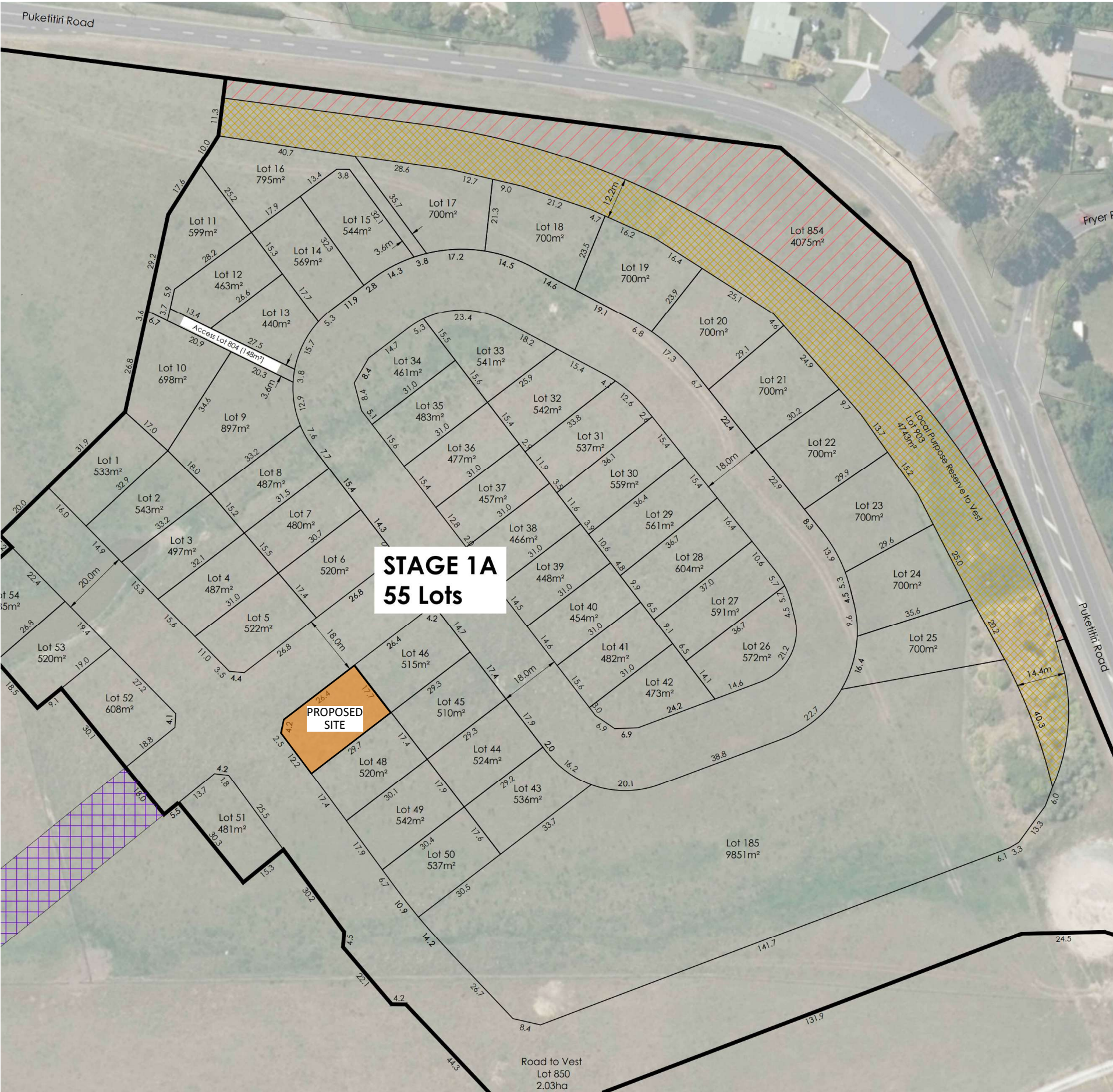
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Signature

Date

CONCEPT ONLY

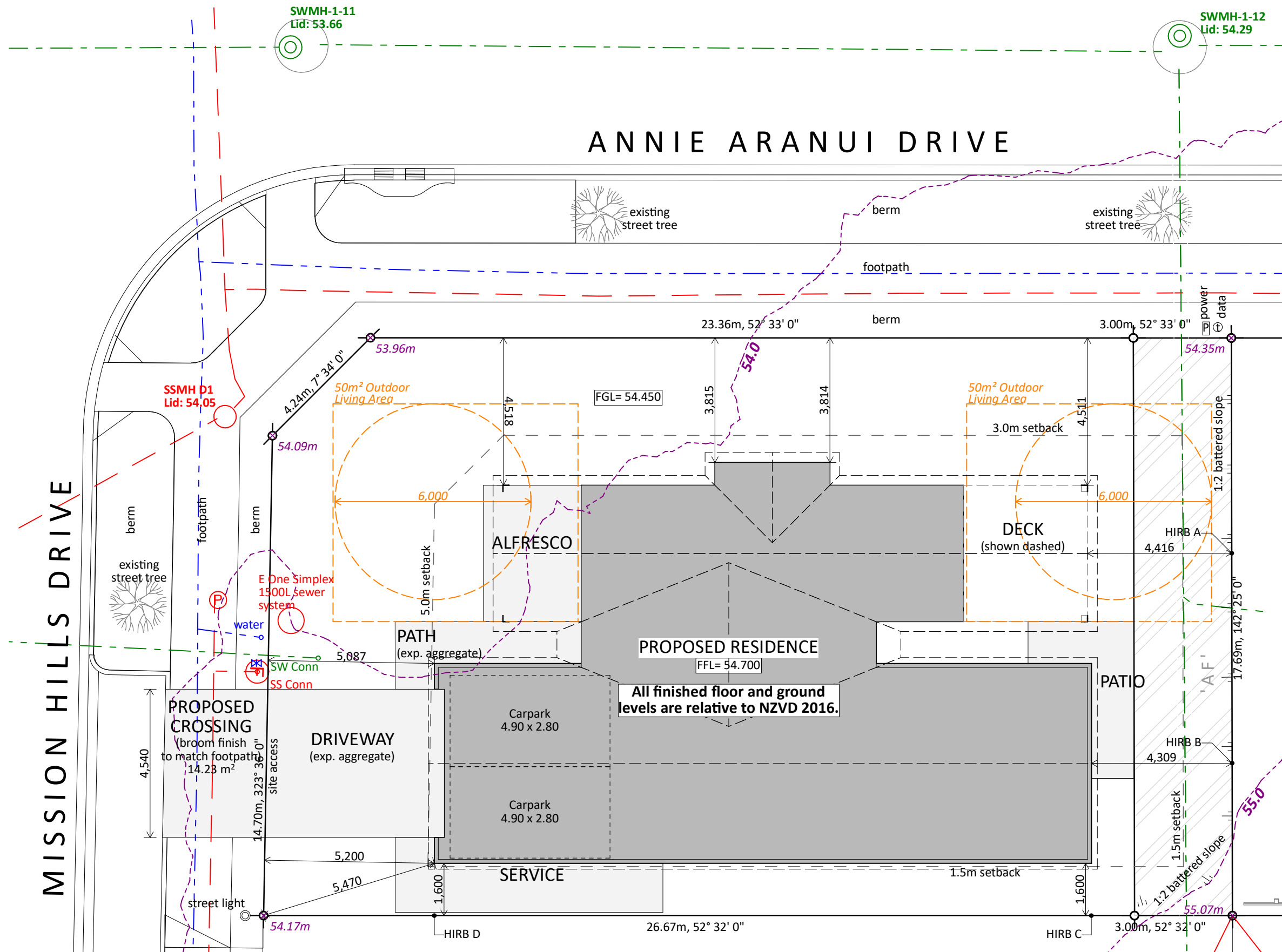
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Project No:	MH47	Designed:	NS	Wind:	VERY HIGH	Drawing:	LOCATION PLAN	Date:	21/05/2025
Plan:	OAK-11	Drawn:	CY	EQ:	3	Client Name:	CLAYBROOK HOLDINGS LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 47, 12 MISSION HILLS DRIVE	Sheet:	3
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	1:1



MISSION HILLS DRIVE

ANNIE ARANUI DRIVE

Landscape Key:

HydroSeed Grass

Riverstones

Mulch

1.2m Post & Rail Fence

1.2m Fence

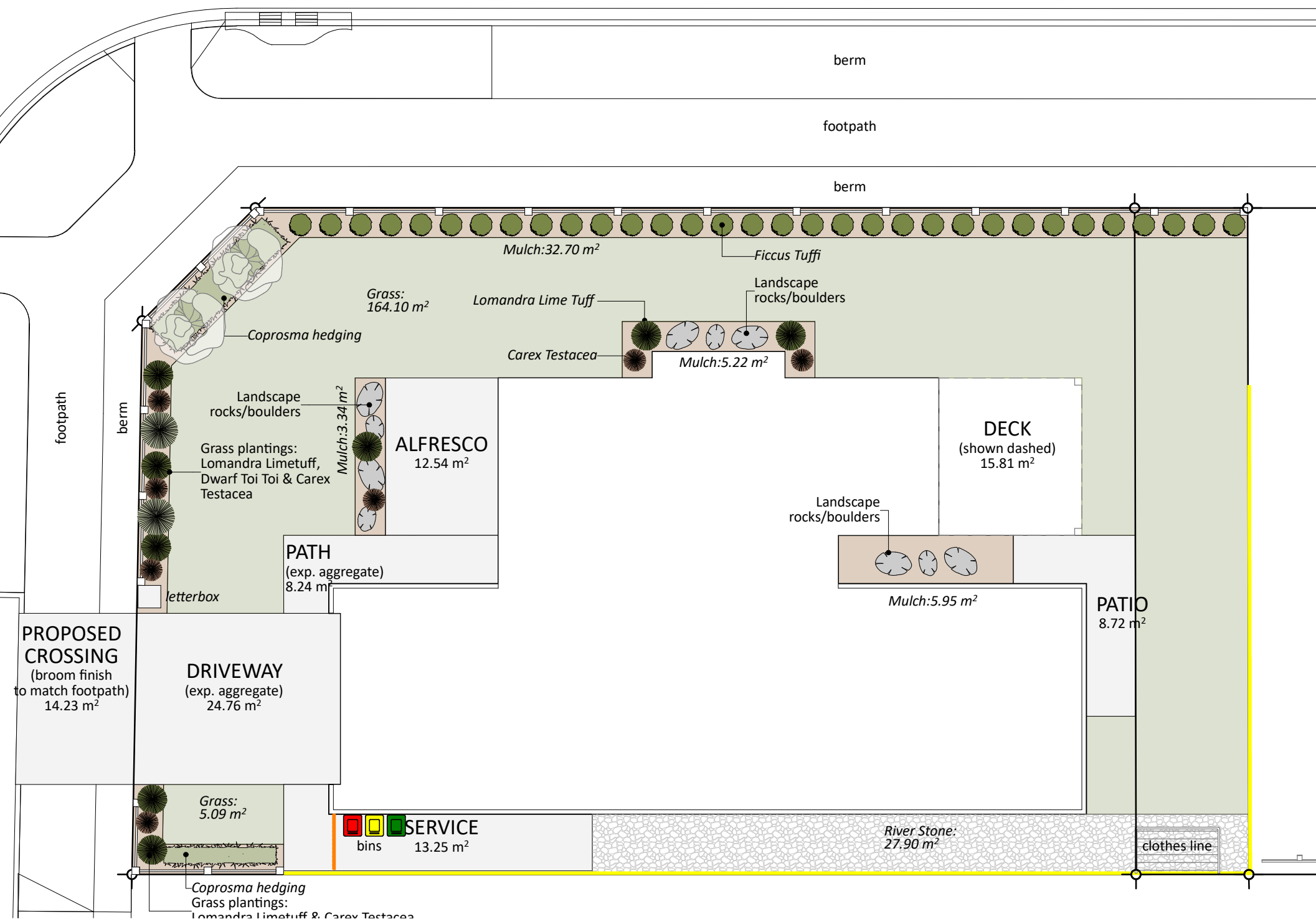
1.8m Timber Fence

Fence & Gate

Selected Grass Plantings

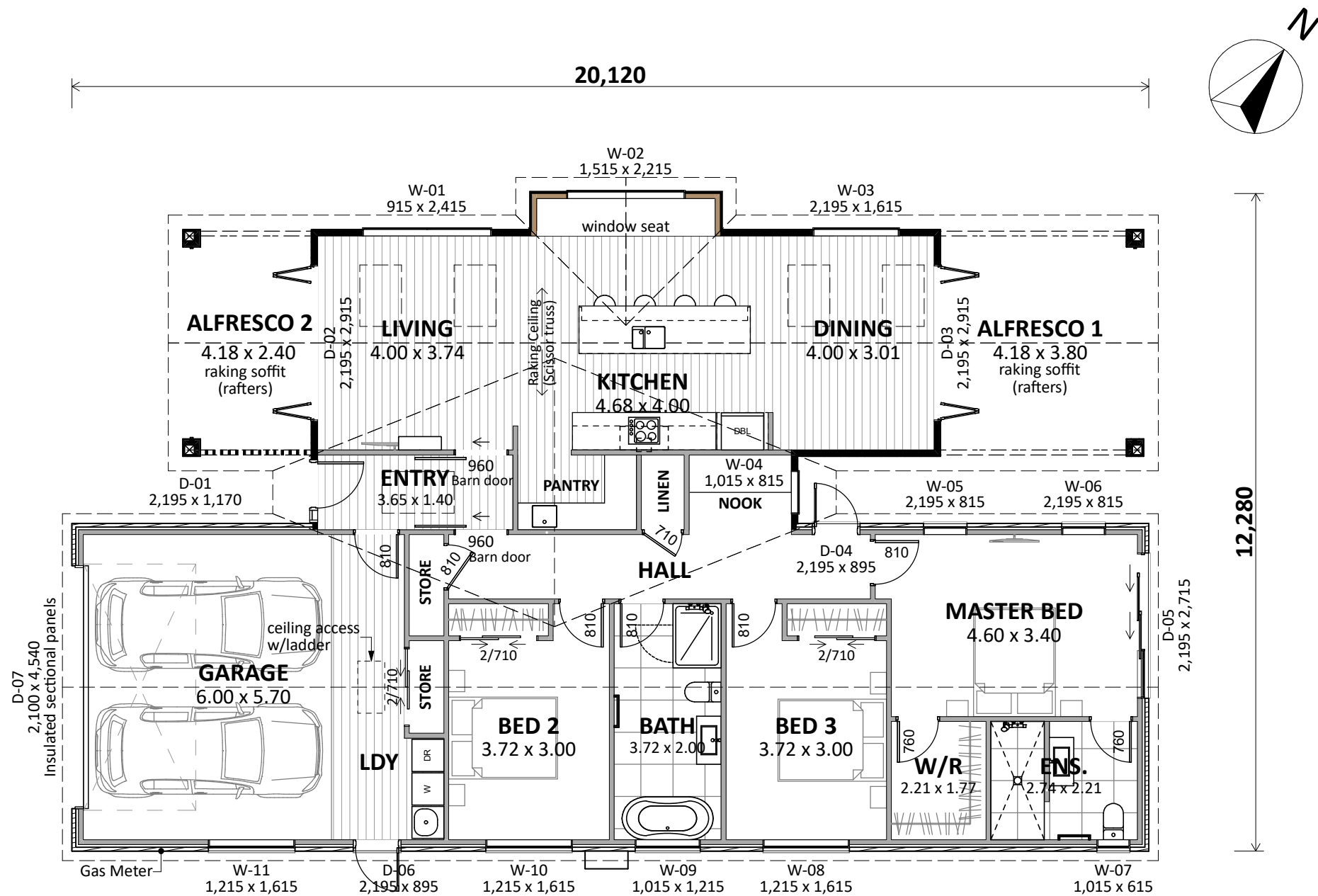
Selected Hedgings

Specimen Tree



CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

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Plan Notes:
2.425 Stud height throughout
All full height joinery (2195)
Raking ceiling (scissor trusses) to Living/Kitchen/Dining
Rafters to both Alfrescos
Feature timber screen at entry - Cedar

Floor Area:

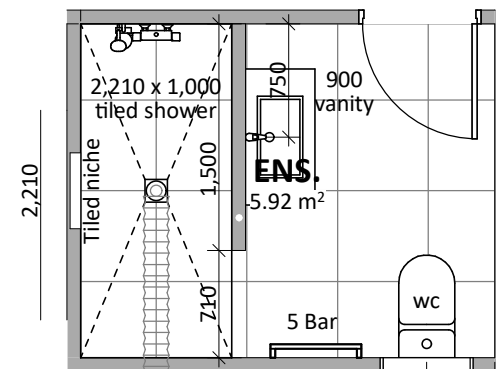
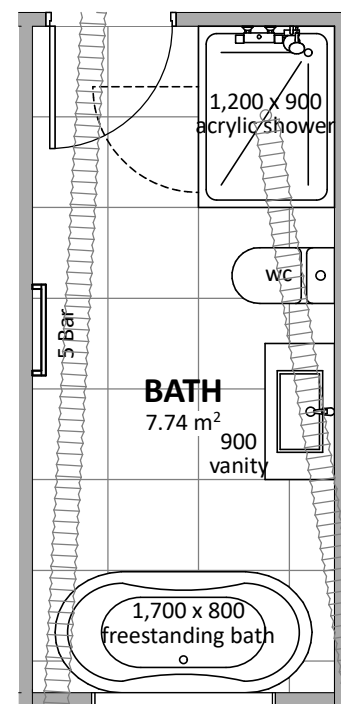
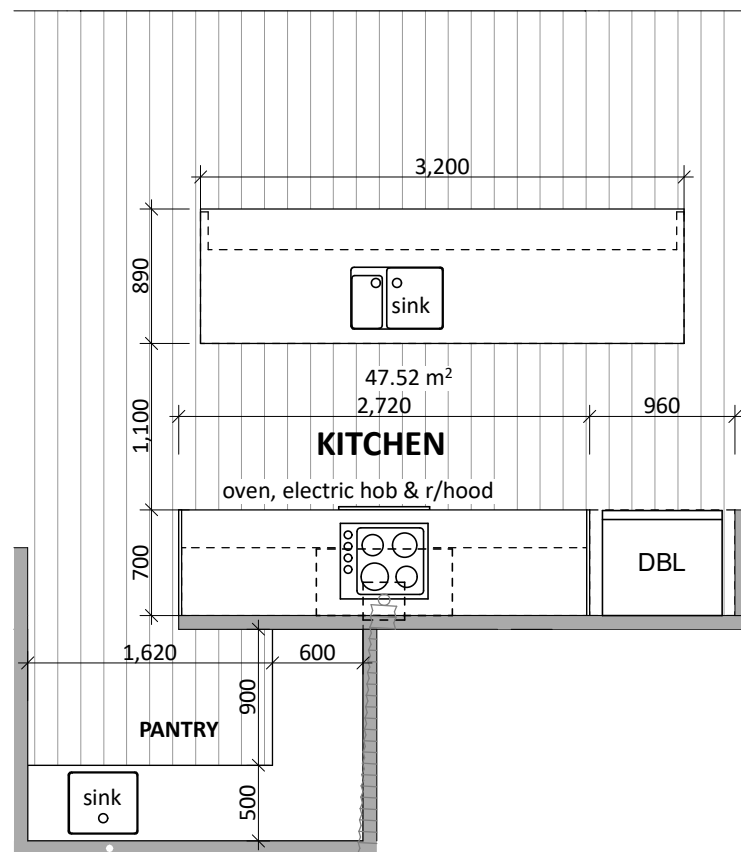
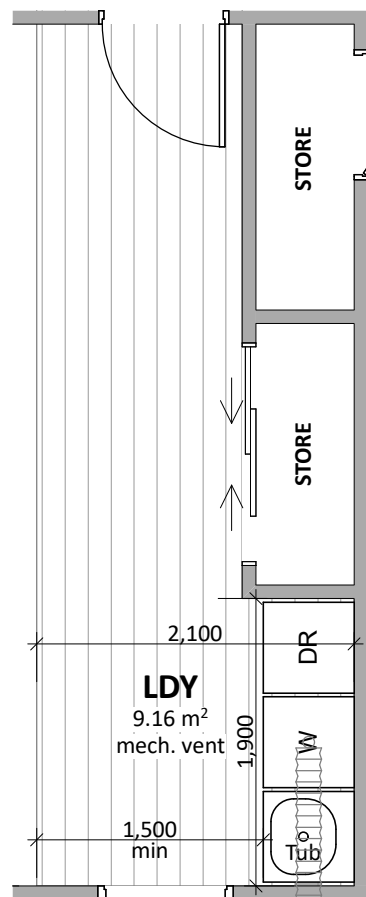
Area o/frame: 180.04 m²
Area o/foundation: 184.66 m²



Cladding Key:

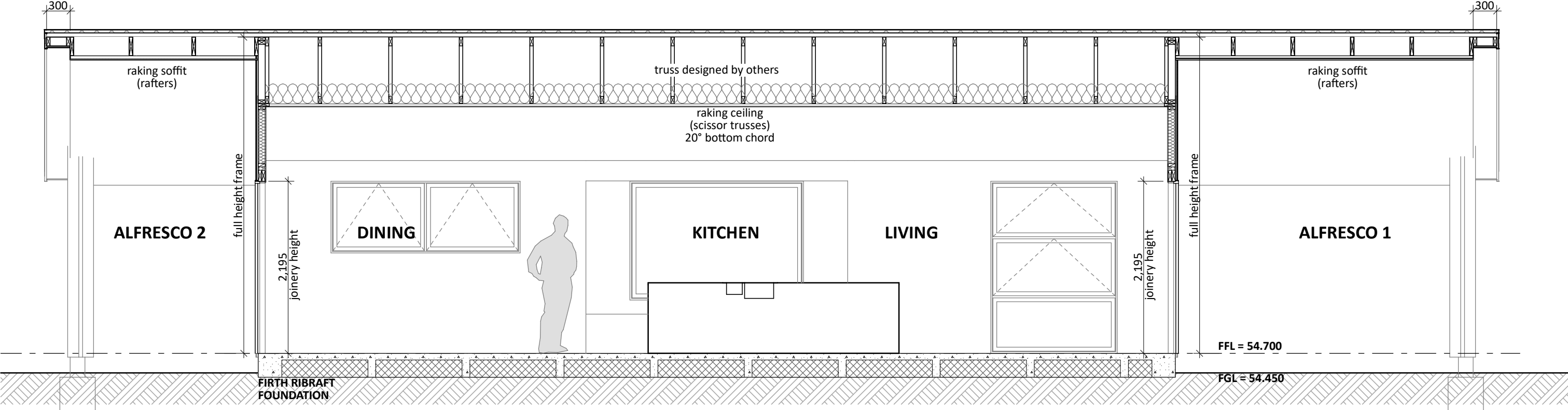
- Duragroove
- Brick Veneer
- Cedar

CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature Date

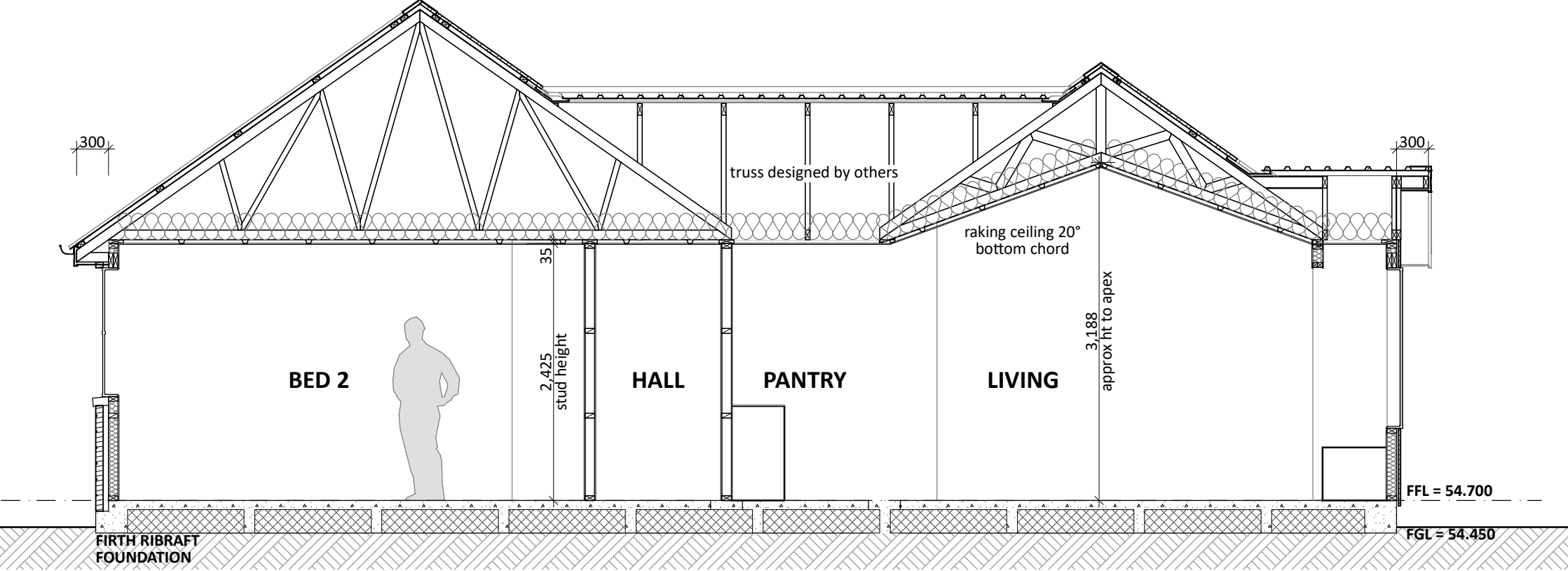
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Floor Types Key:	
	= Vinyl Floor
	= Tiled Floor
CONCEPT PLAN APPROVAL (confirmation to consent drawings)	
<u>Signature</u>	<u>Date</u>
CONCEPT ONLY	
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS	



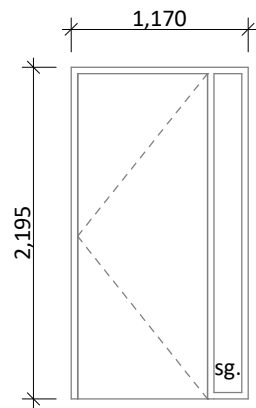
CROSS SECTION D
SCALE 1:50



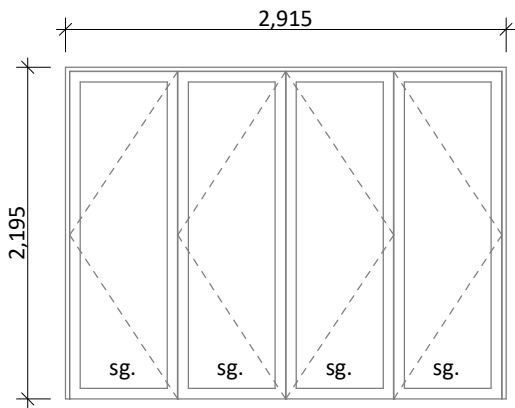
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CONCEPT PLAN APPROVAL (confirmation to consent drawings)
Signature *Date*

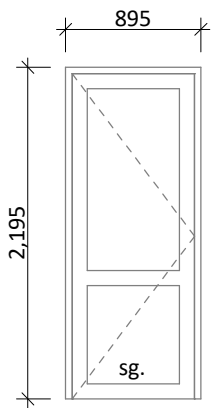
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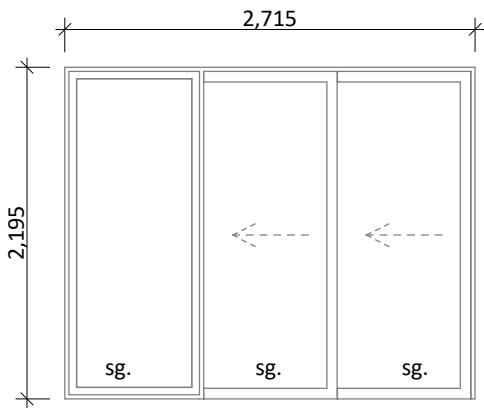
D-01
Rebated joinery
860 door leaf



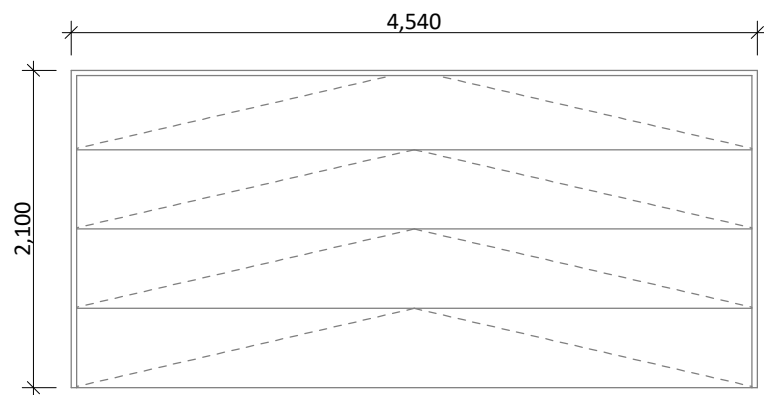
D-02, D-03
Rebated joinery



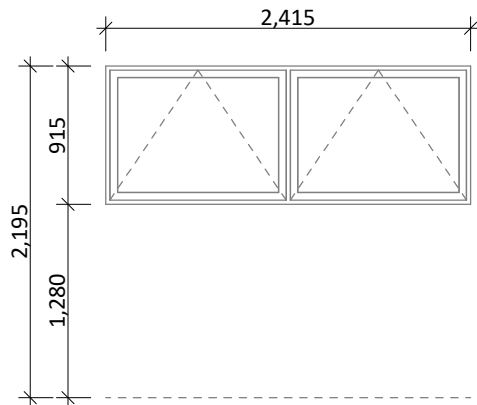
D-04, D-06
Rebated joinery
810 door leaf



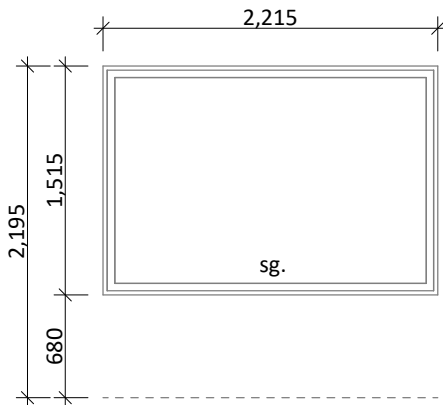
D-05
Rebated joinery



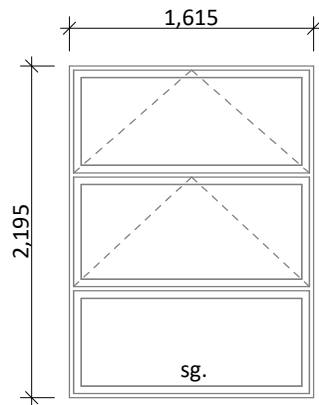
D-07
Insulated sectional panels



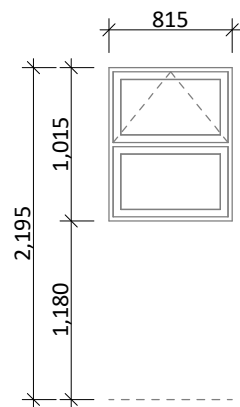
W-01



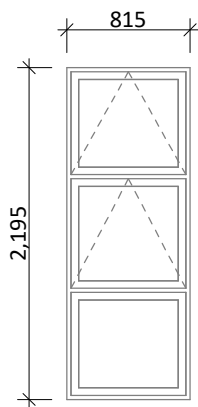
W-02



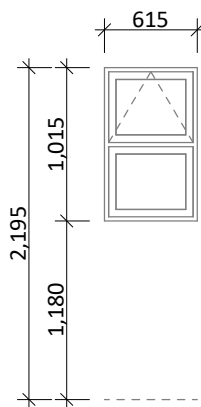
W-03



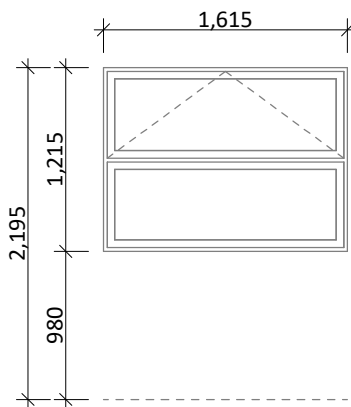
W-04



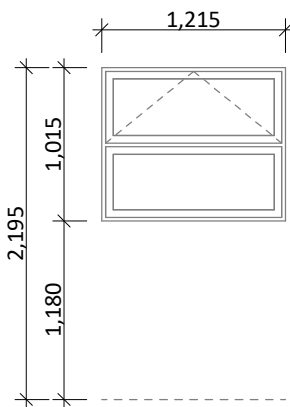
W-05, W-06



W-07
obsc/sg



W-08, W-10, W-11



W-09
obsc/sg

General notes:

Aluminium joinery head heights to be 2.195m (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 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 > 0.75m² = 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.

CONCEPT PLAN APPROVAL

(confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

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Project No:	MH47	Designed:	NS	Wind:	VERY HIGH	Drawing:	JOINERY SCHEDULE	Date:	21/05/2025
Plan:	OAK-11	Drawn:	CY	EQ:	3	Client Name:	CLAYBROOK HOLDINGS LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 47, 12 MISSION HILLS DRIVE	Sheet:	9
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	1:50