



Barrett Homes

Welcome to the *whānau*.

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NEW DWELLING FOR:
BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:
LOT 24, 39 ANNIE ARANUI DRIVE
STAGE 1A, MISSION HILLS, NAPIER

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:	MH24	Designed:	CY	Wind:	VERY HIGH	Drawing:	COVER SHEET	Date:	8/08/2025
Plan:	OAKURA1 (Alt)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	CY	Exposure:	C	Site Address:	LOT 24, 39 ANNIE ARANUI DRIVE	Sheet:	
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	



Metal Roofing
- Roofing Industries - *trimrib profile*



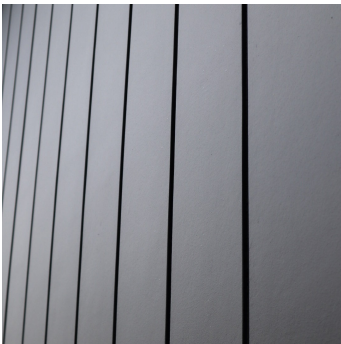
Brick cladding
- *Black*



**Vertical Shiplap
Weathboard**



Joinery



Panel cladding
- *INNOVA Duragroove Smooth wide (150) panel cladding*

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.
Y:\GM Projects\HAWKES BAY\Mission Hills - Napier\MH24\Concept Plans\1.1\MH24 Concept 1.1.pln
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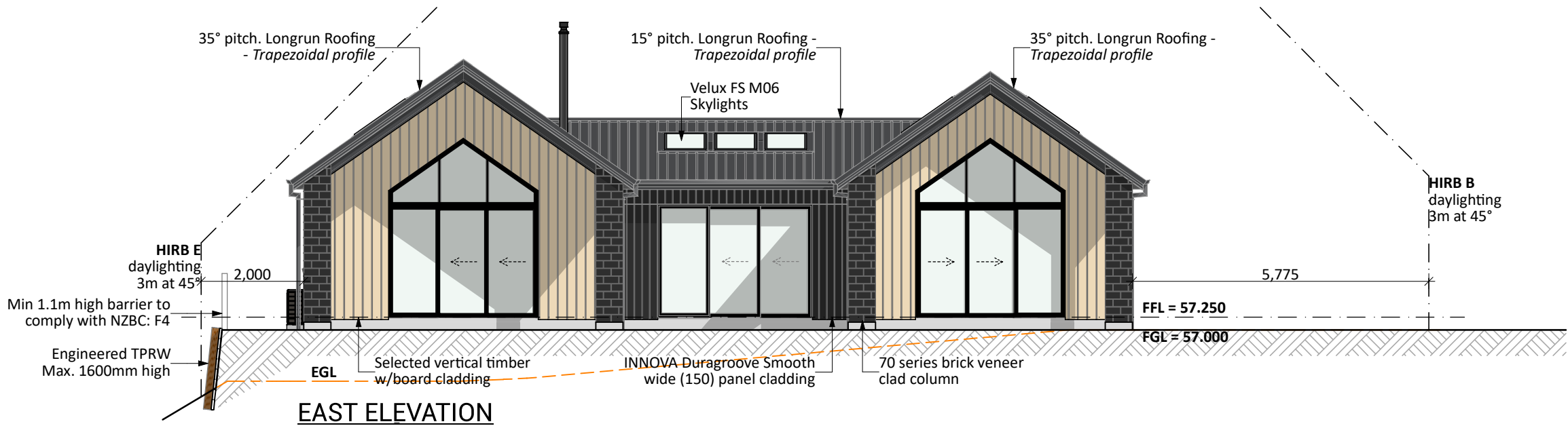
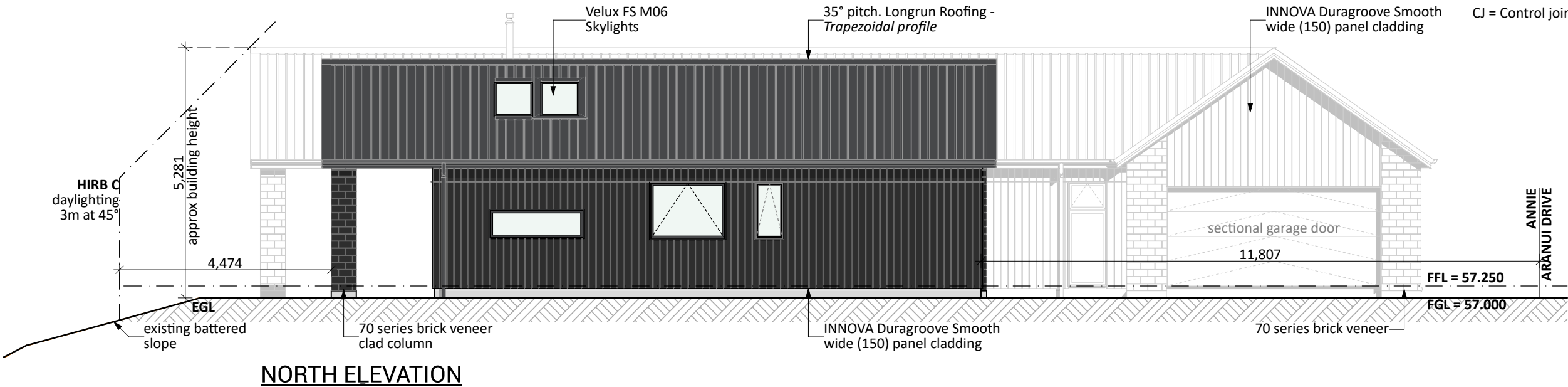
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General Notes:
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

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.

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
INNOVA Duragroove Smooth wide (150) panel cladding
Selected Vertical timber 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° pitch. Endura Longrun 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.

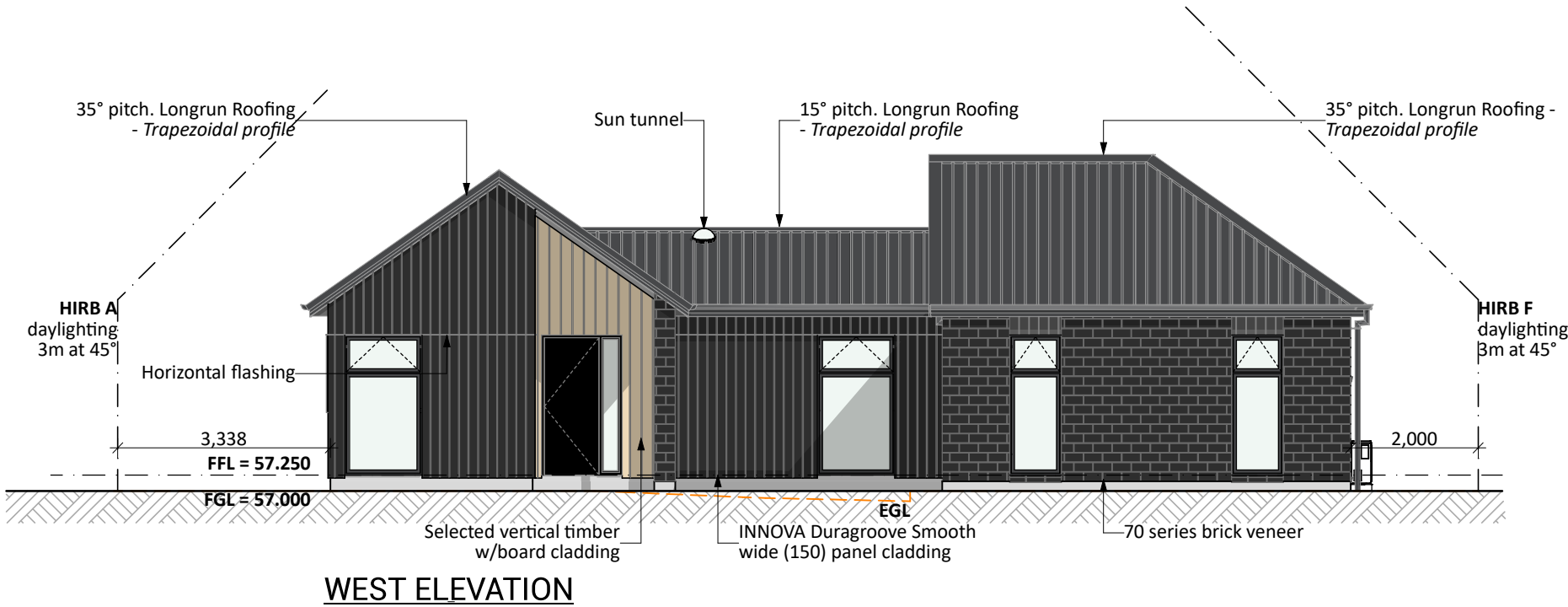
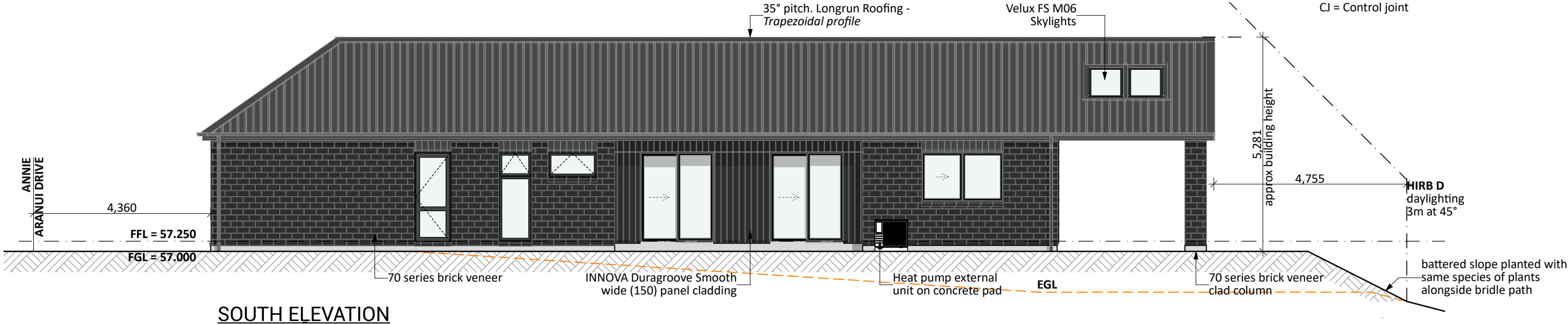
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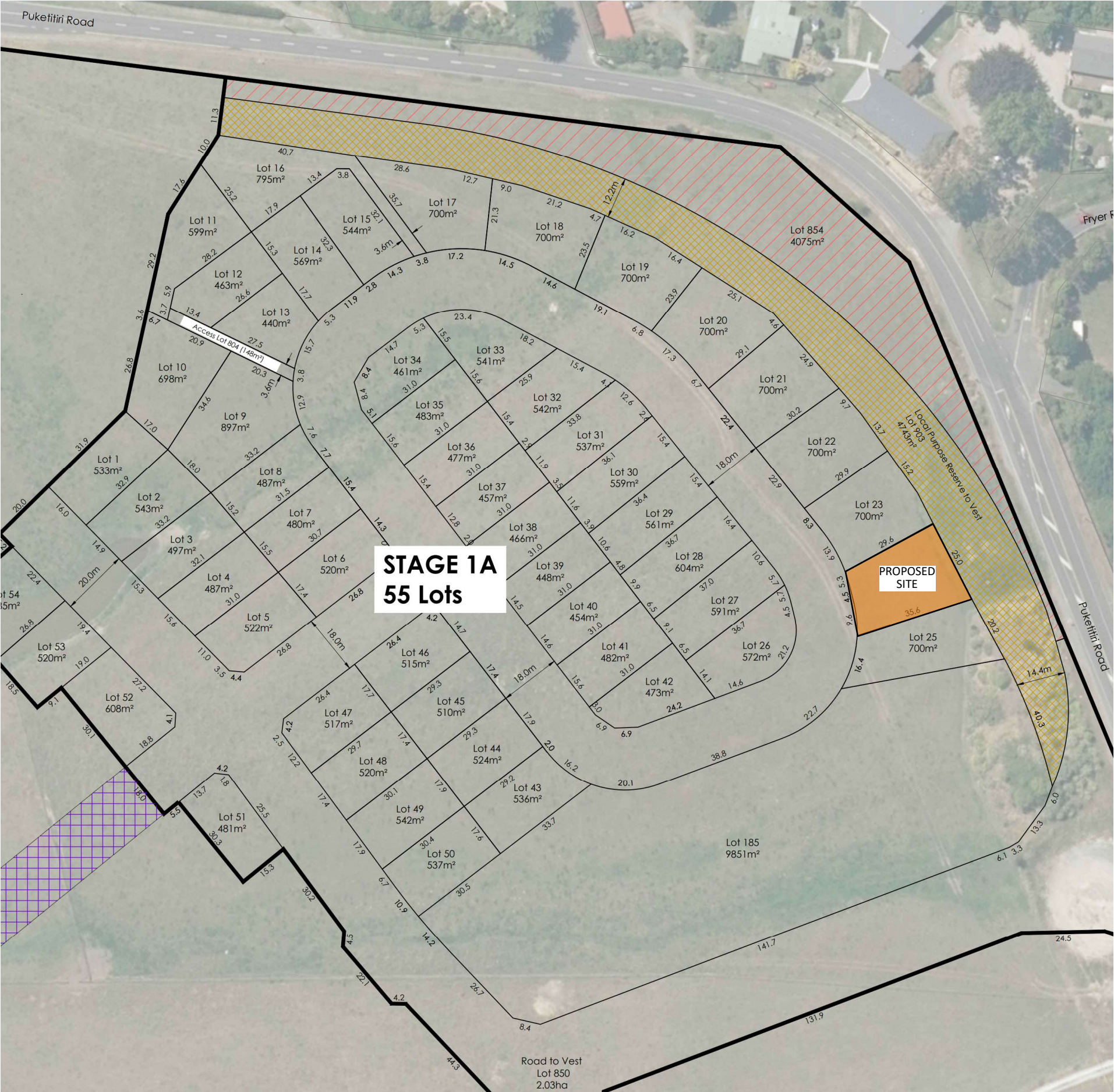
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Dwarf Toi Toi



Coprosma "Black Cloud"



Lomandra Lime Tuff



Carex Testacea - Prairie Fire



Riverstone - Goldrush Pebble

Landscape Key:

HydroSeed Grass

Riverstones

Mulch

1.2m permeable Fence

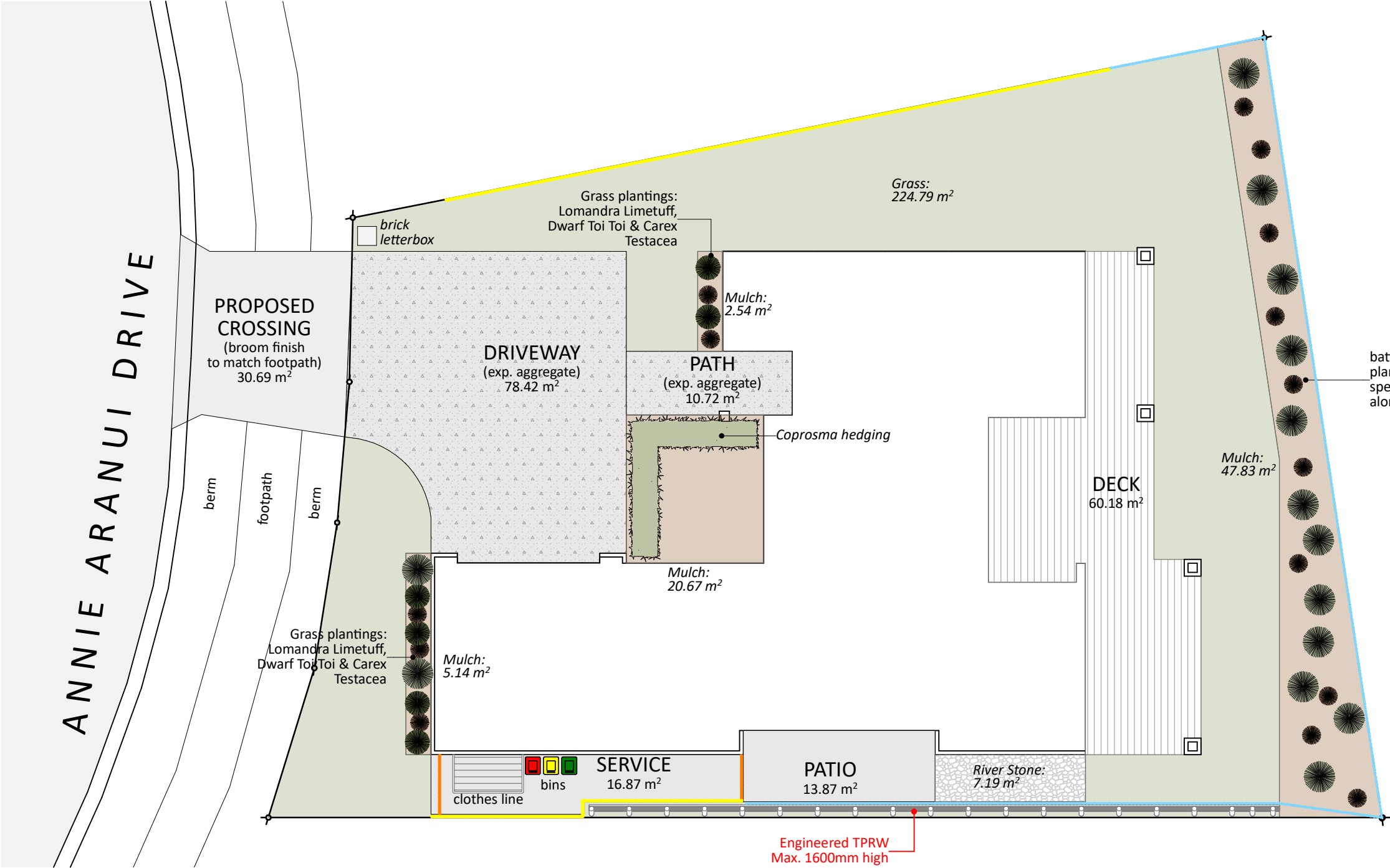
1.8m Timber Fence

Fence & Gate

Selected Grass Plantings

Selected Hedgings

Selected planting



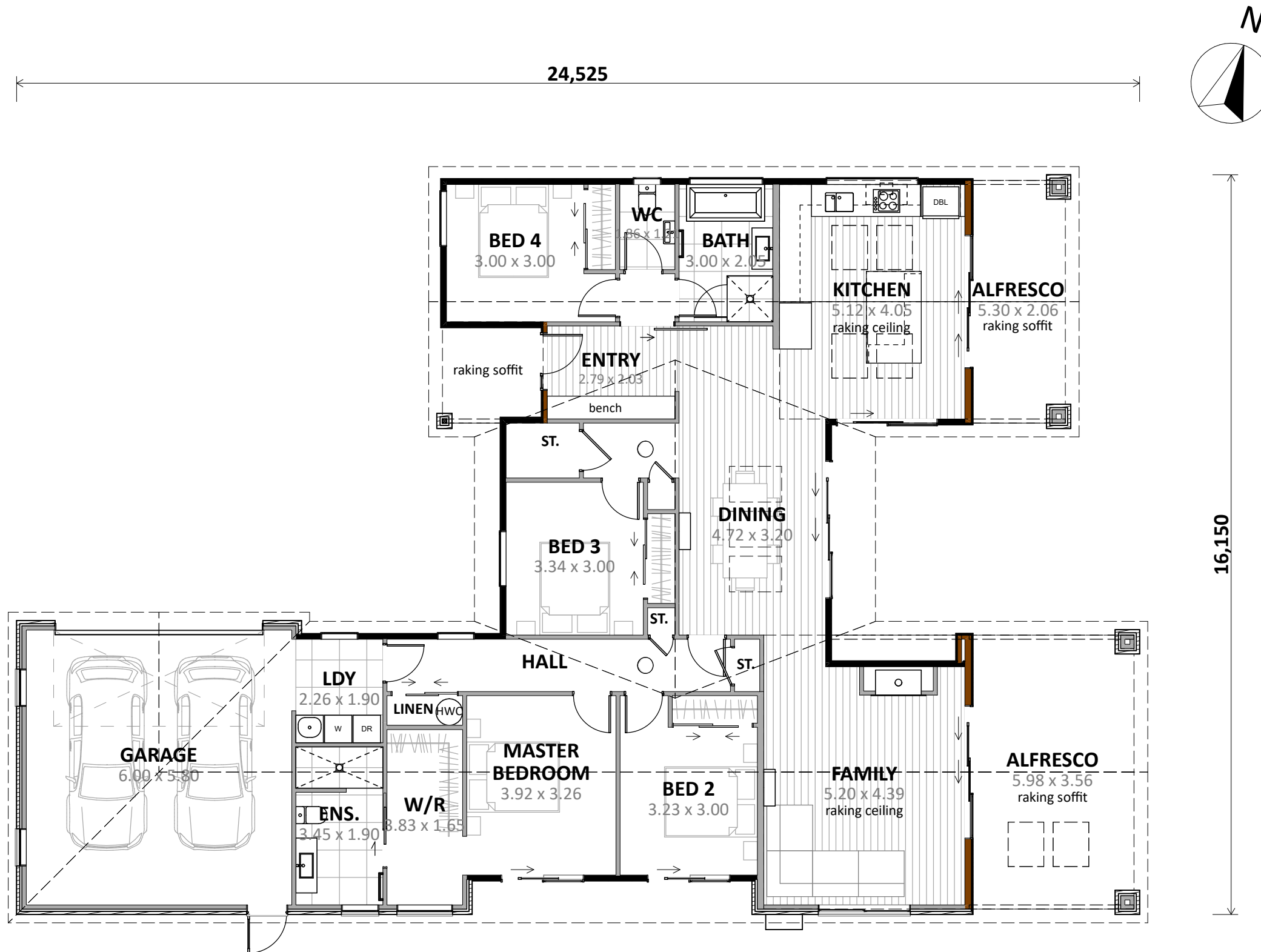
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- CHANGES TO PLAN:**
- Remove Eastern retaining wall and reinstate with battered slope
 - Battered slope to be planted with similar species as council bridle path.
- ENGINEERING REQUIRED:**
- Alfresco raking portals x 4
 - Alfresco Footings
 - Ridge Beams x 2 & supports
 - Timber retaining wall

Plan Notes:
2.575 Stud height throughout
All full height joinery (2195)
Raking ceiling to Family & Kitchen as shown (rafters)
Raking soffit to alfresco as shown (rafters)

Floor Area:

Area o/frame: 208.28 m²
Area o/foundation: 211.17 m²

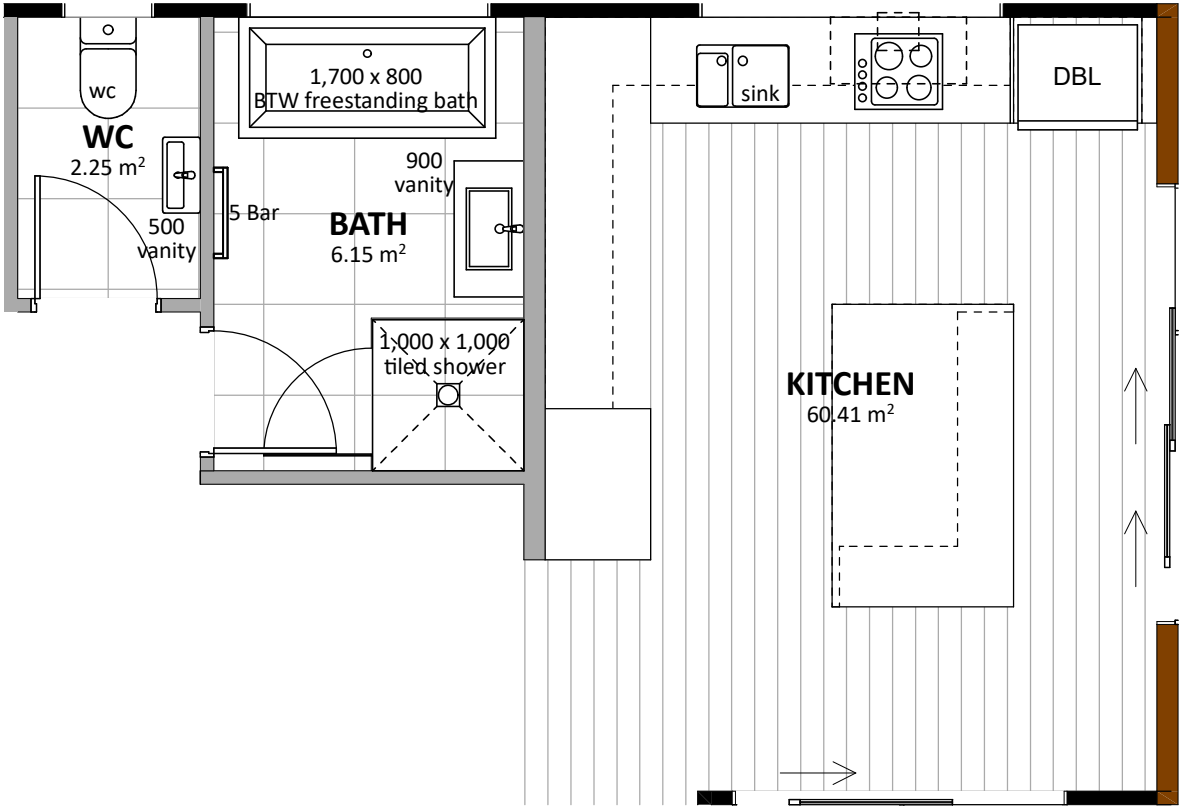
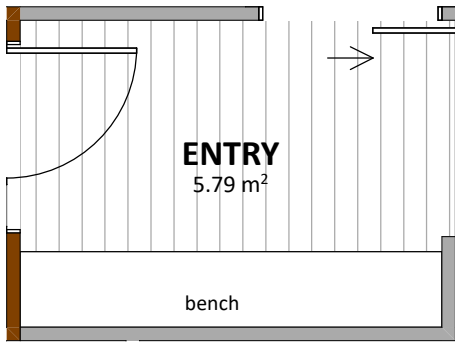
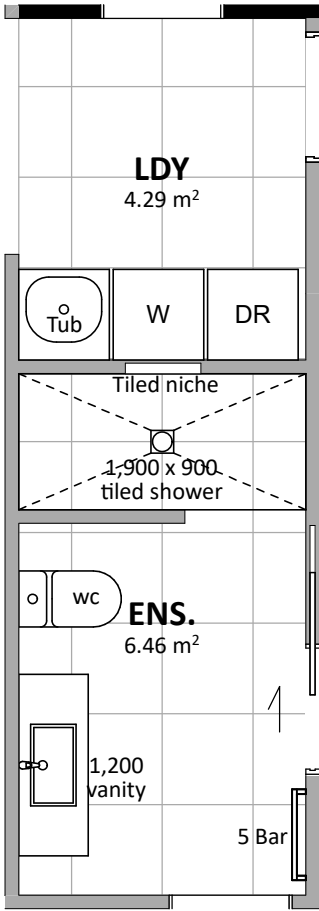
Cladding Key:

- INNOVA Duragroove
- Vertical Timber
- Brick Veneer

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Floor Types Key:

= Vinyl Floor

= Tiled Floor

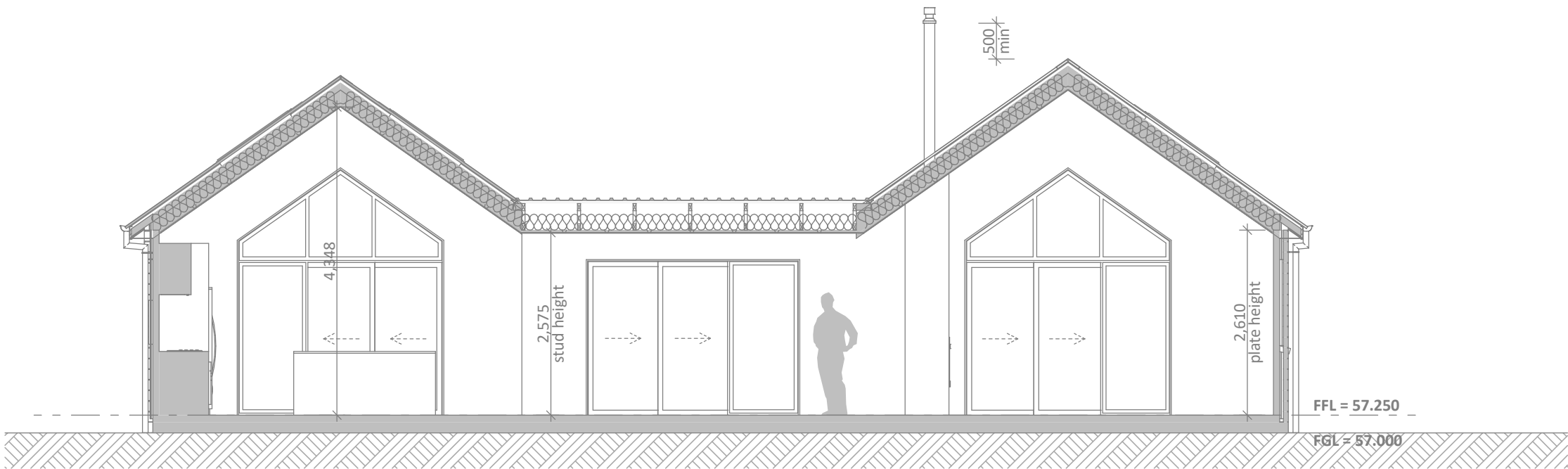
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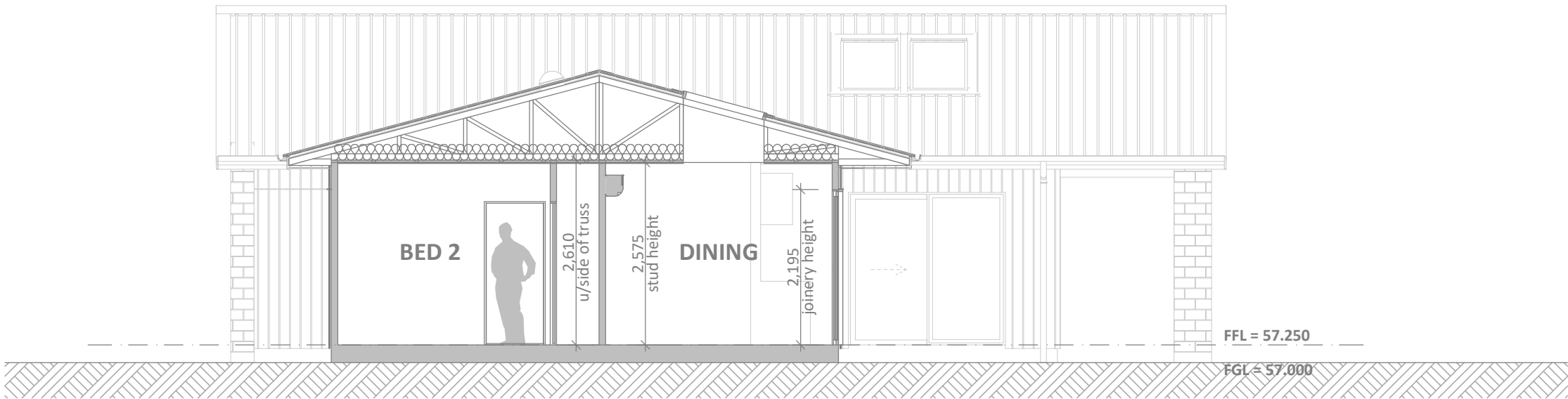
Date

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CONCEPT SECTION A
SCALE 1:75



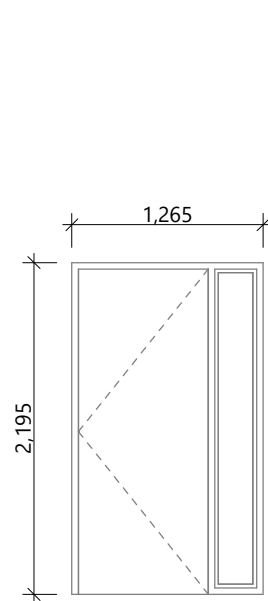
CONCEPT SECTION B
SCALE 1:75

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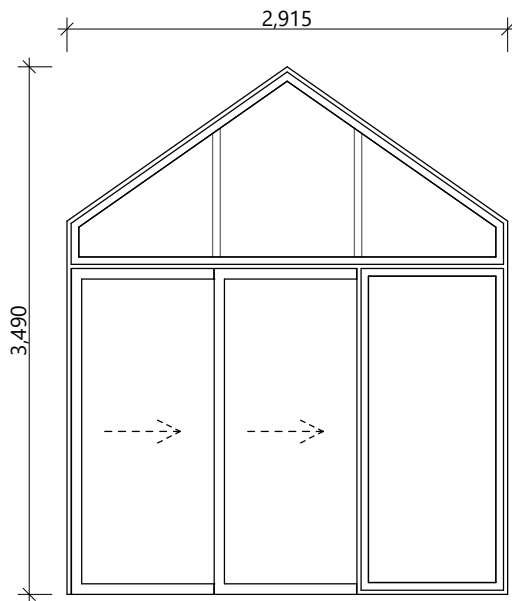


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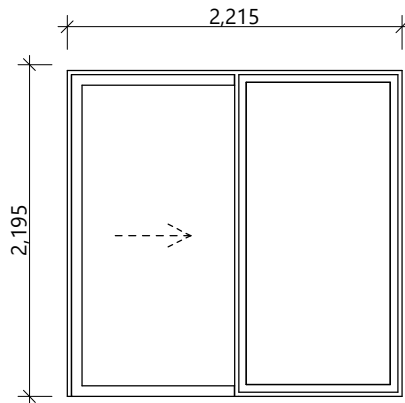
D-01

Rebated joinery
860 door leaf



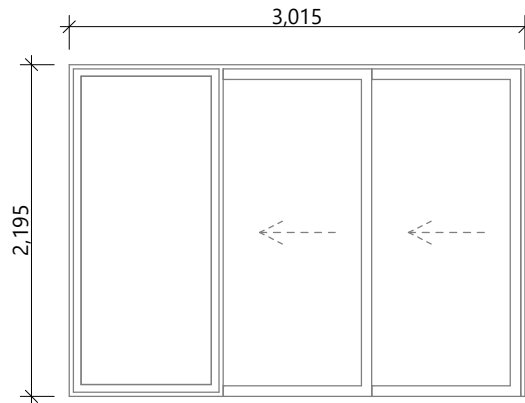
D-02

Rebated joinery



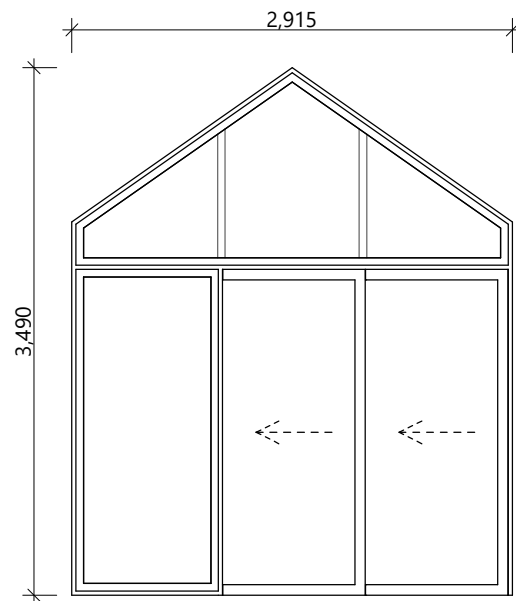
D-03

Rebated joinery



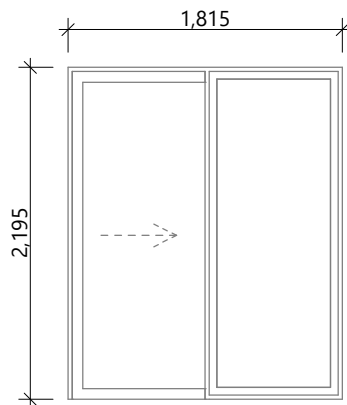
D-04

Rebated joinery



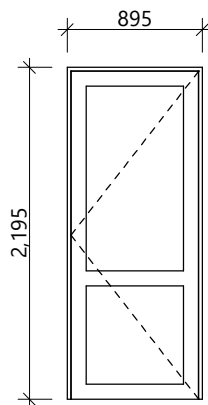
D-05

Rebated joinery



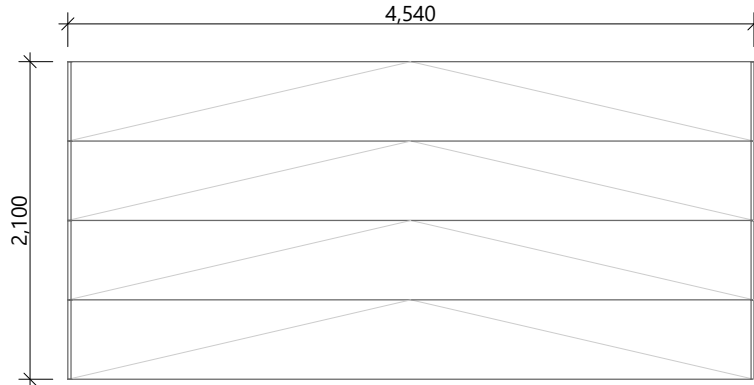
D-06, D-07

Rebated joinery



D-08

810 door leaf



D-09

Insulated sectional panels

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.

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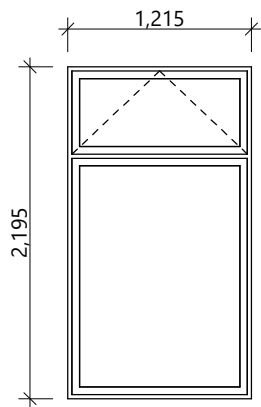
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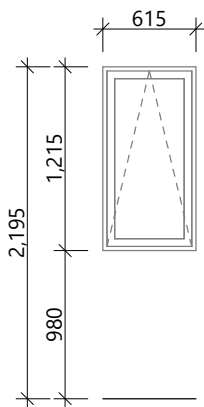
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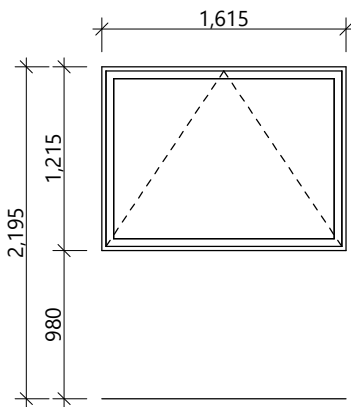


W-01, W-12



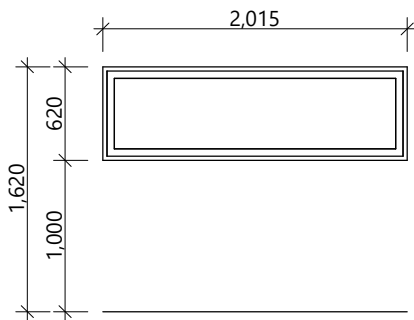
W-02

obsc/sg

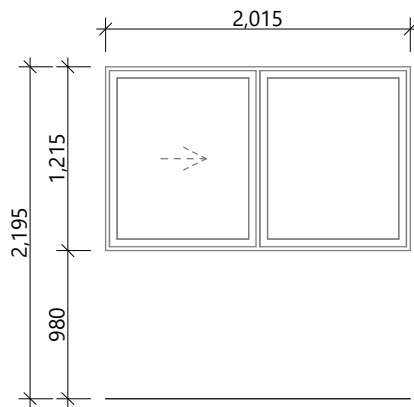


W-03

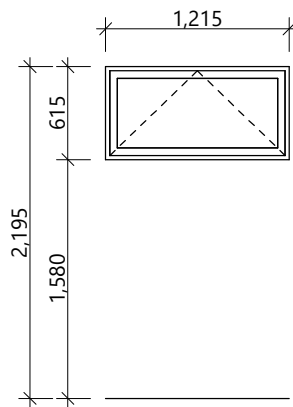
obsc/sg



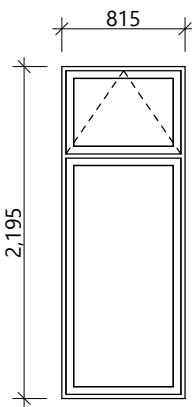
W-04



W-05

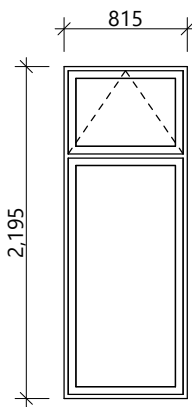


W-06



W-07

obsc/sg



W-08, W-09, W-10, W-11

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