



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

ARTIST IMPRESSION ONLY

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:	4/09/2025
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*



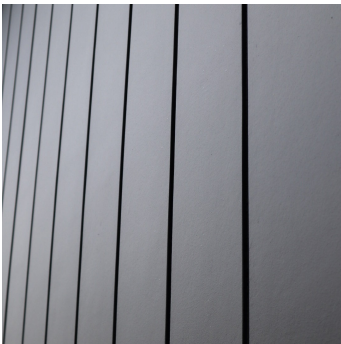
**Brick cladding**  
- *Black*



**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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Project No:	MH24	Designed:	CY	Wind:	VERY HIGH	Drawing:	MATERIALITY	Date:	4/09/2025
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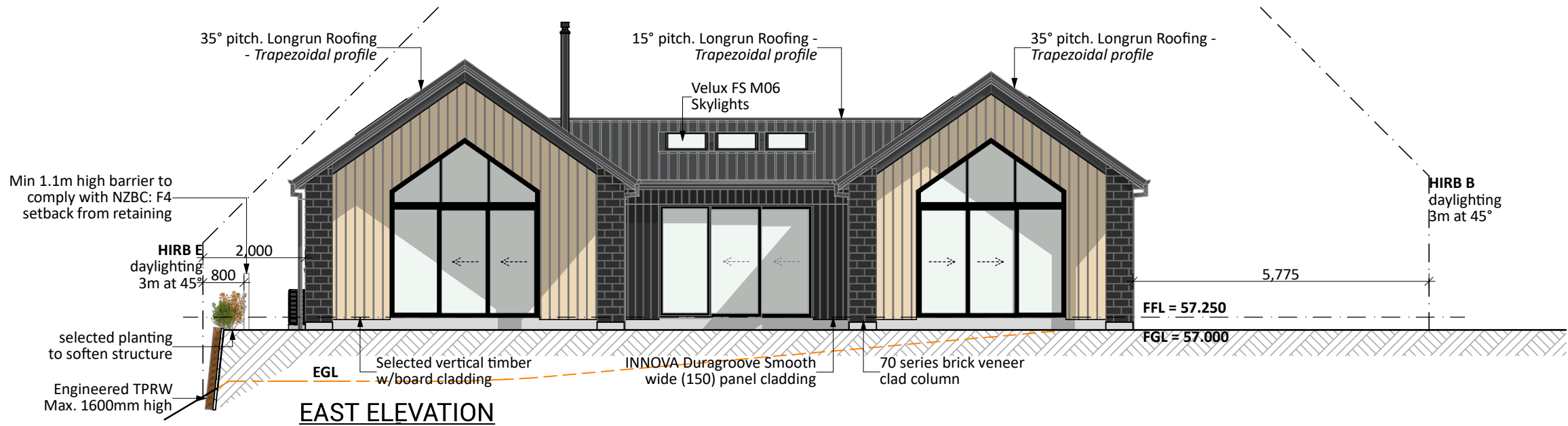
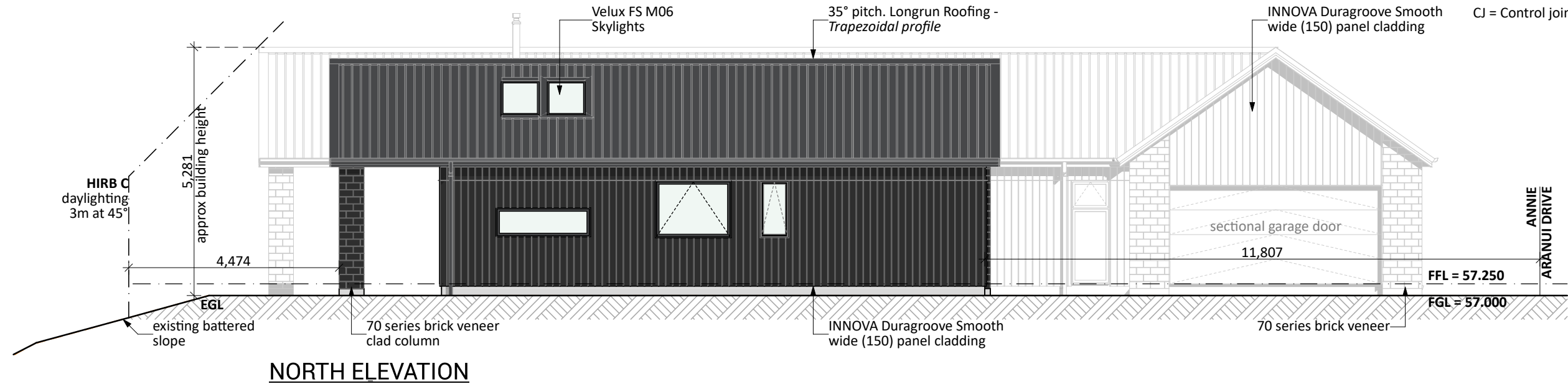
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**General Notes:**  
Any encroachments shown are to be confirmed by a registered surveyor prior to commencement of foundations. No liability shall be held by designer with this confirmation.

**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.

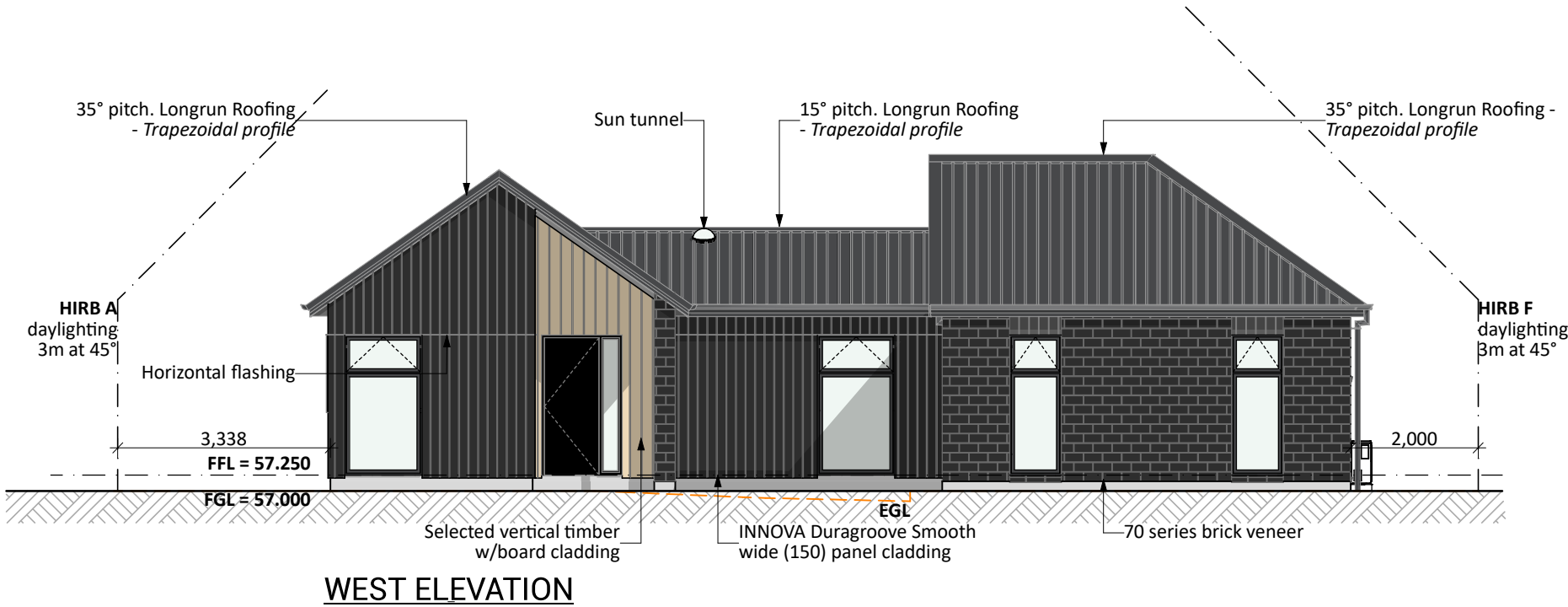
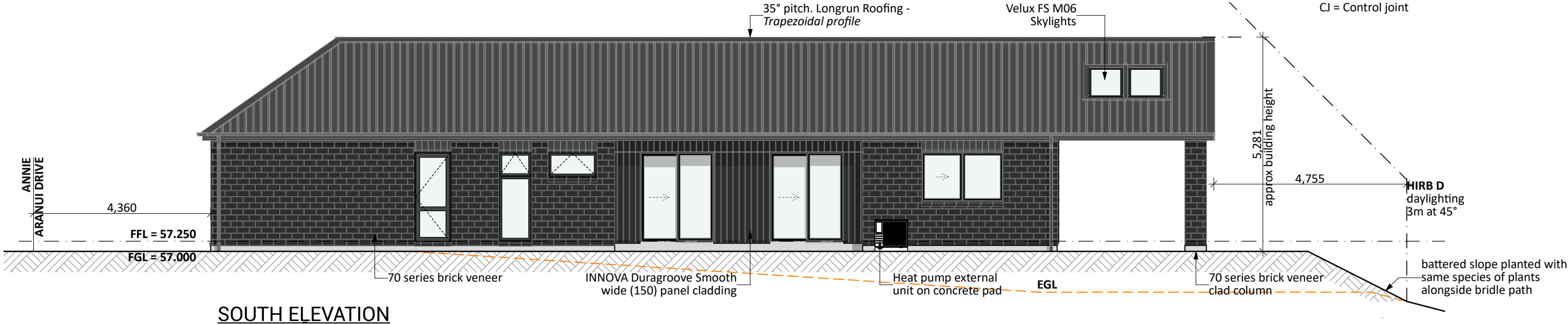
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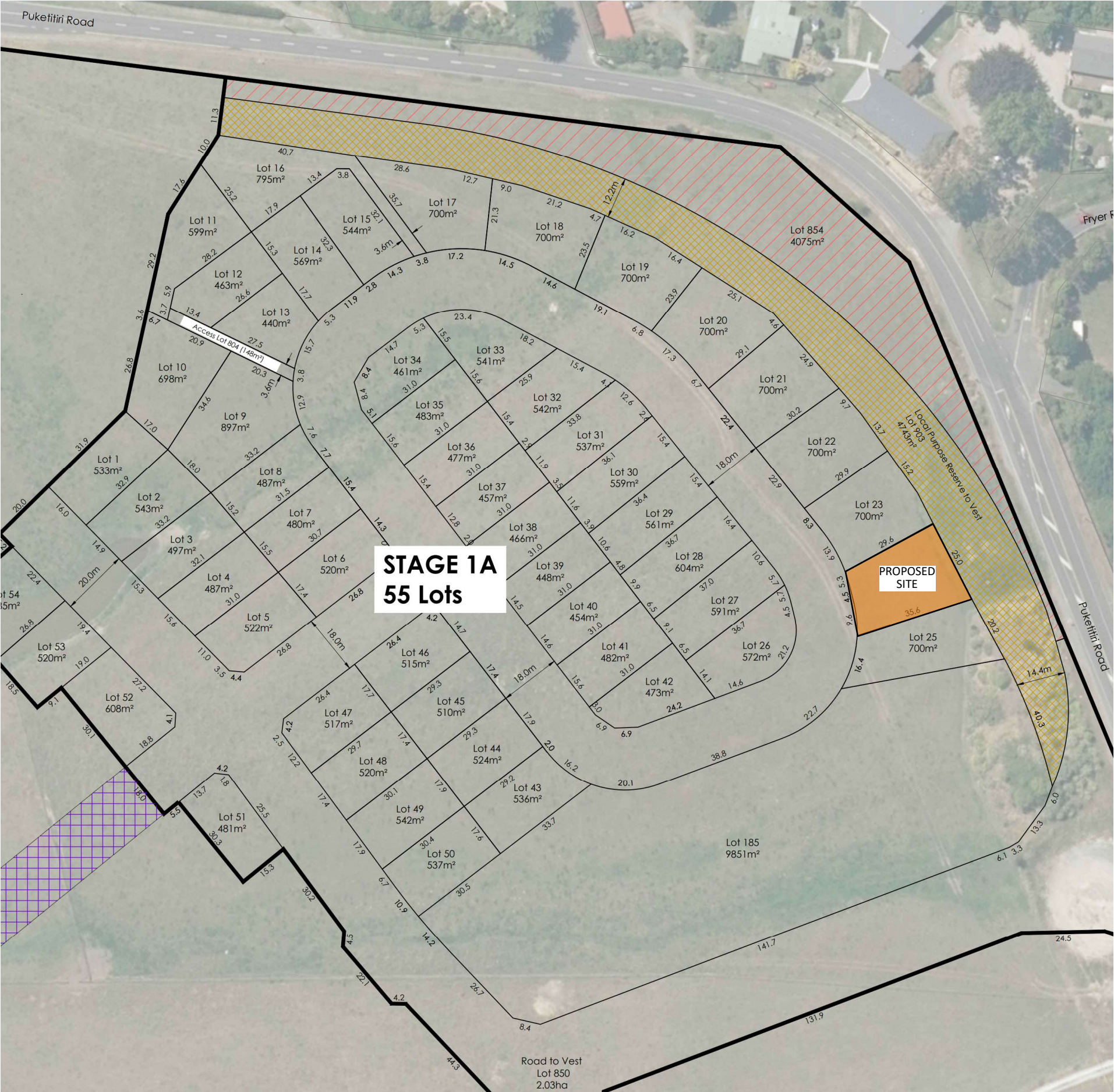
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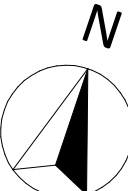
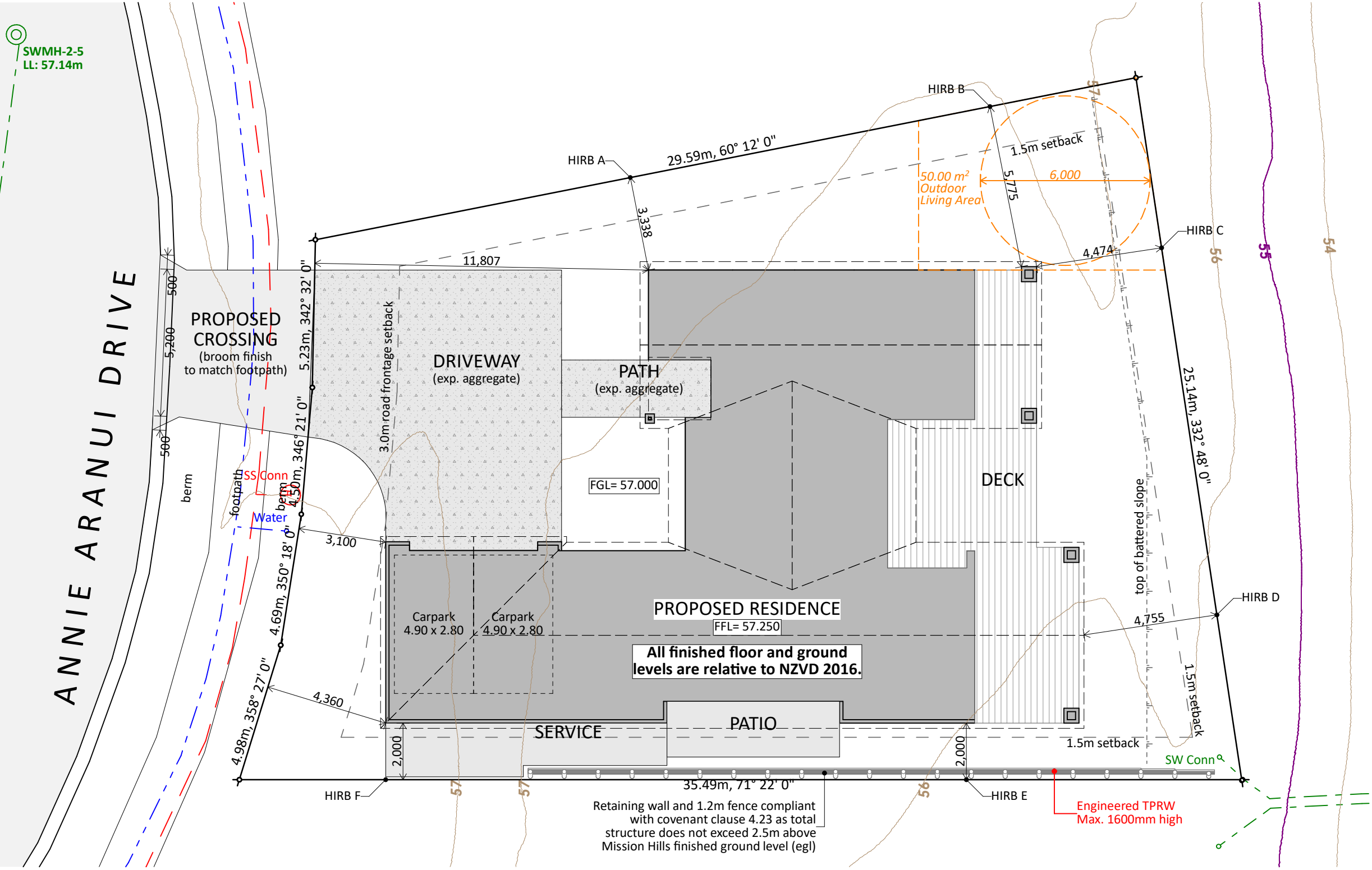
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Version:	1.1	Checked:	CY	Exposure:	C	Site Address:	LOT 24, 39 ANNIE ARANUI DRIVE	Sheet:	3
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	





Site Info:
LOT: 24
DP: 602451
AREA: 700m <sup>2</sup>

Site Coverage:

211.17 m<sup>2</sup> (House area) / 700m<sup>2</sup> (site area) = 30.16%  
Max coverage = 50%  
**COMPLIANT**

Site Planning Info:

Planning Zone:  
Mission Special Character - Res Precinct

Yard Setbacks (minimum):  
Garage: 5.0m  
Front: 3.0m  
Side: 1.5m  
Rear: 1.5m  
**COMPLIANT**

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Version: 1.1	Checked: CY	Exposure: C	Site Address: LOT 24, 39 ANNIE ARANUI DRIVE	Sheet: 4
	design@barretthomes.co.nz	Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:150



Dutch Box hedge



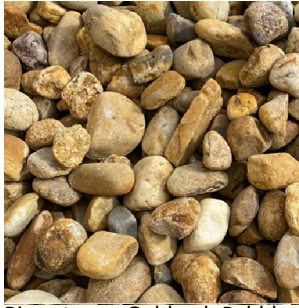
Acacia Limelight



Lomandra Lime Tuff



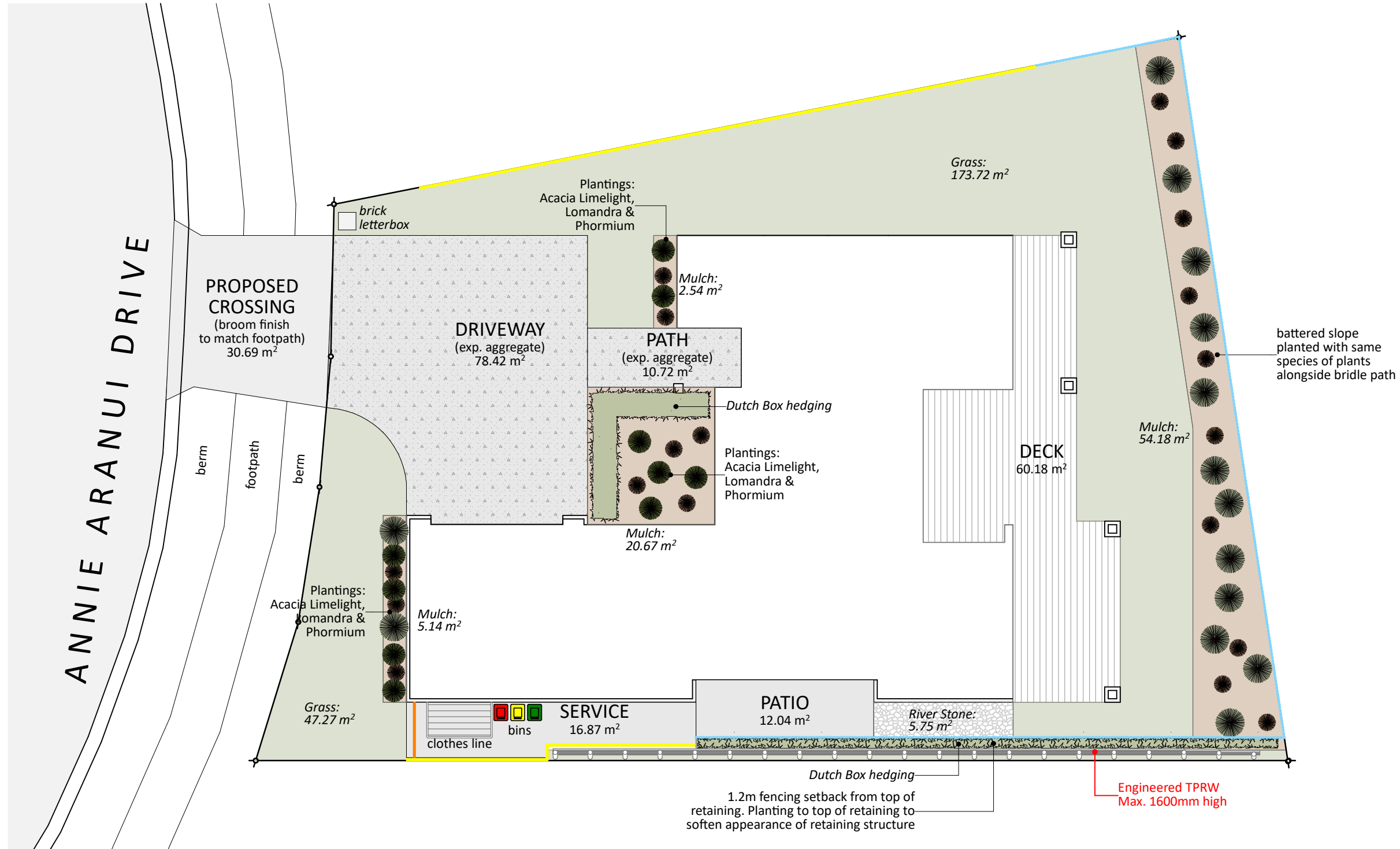
Phormium



Riverstone - Goldrush Pebble

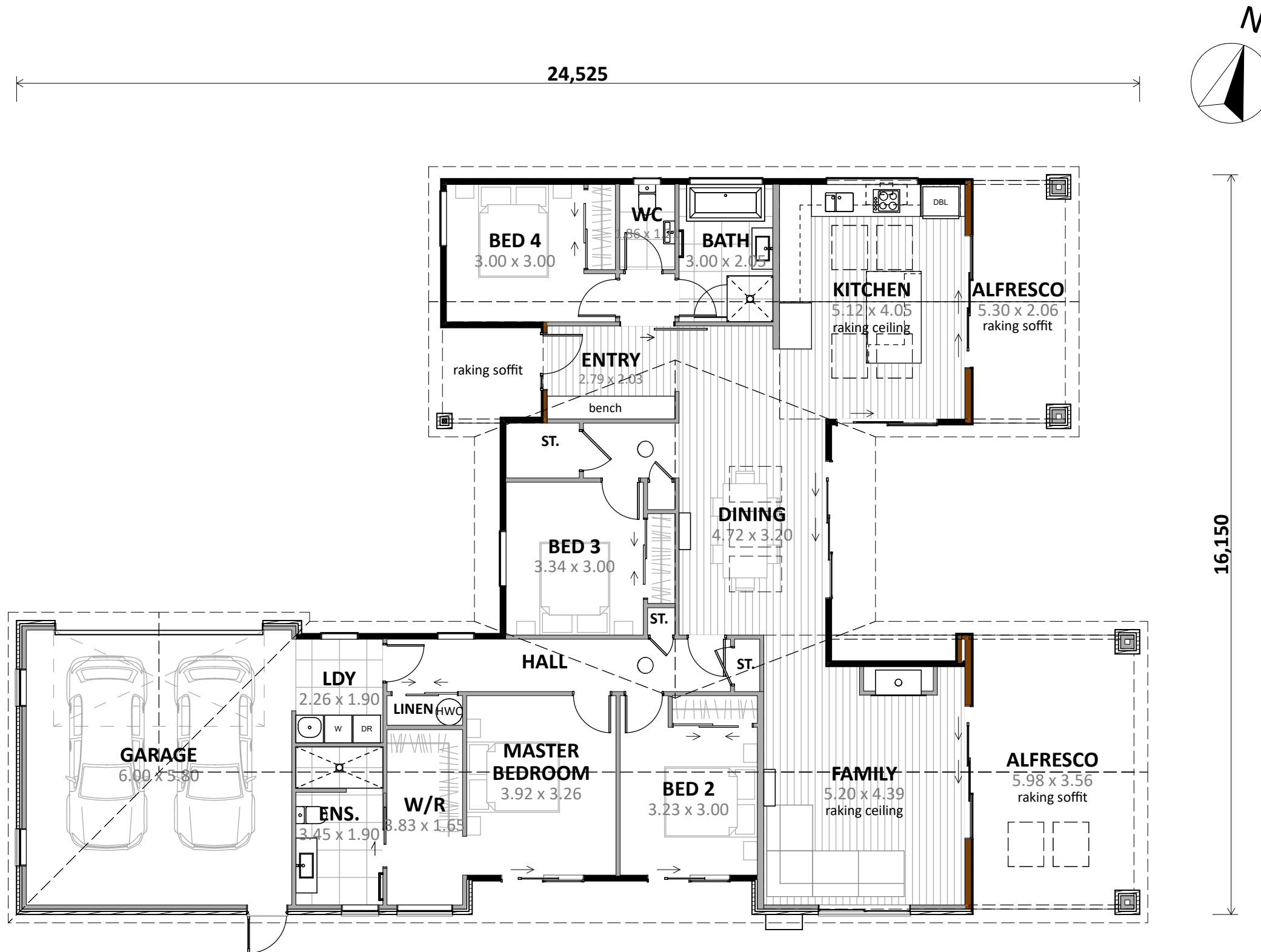
### Landscape Key:

- 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: 04/09/25  
- Revise landscaping plan

**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 m<sup>2</sup>  
Area o/foundation: 211.17 m<sup>2</sup>

Cladding Key:

INNOVA Duragroove

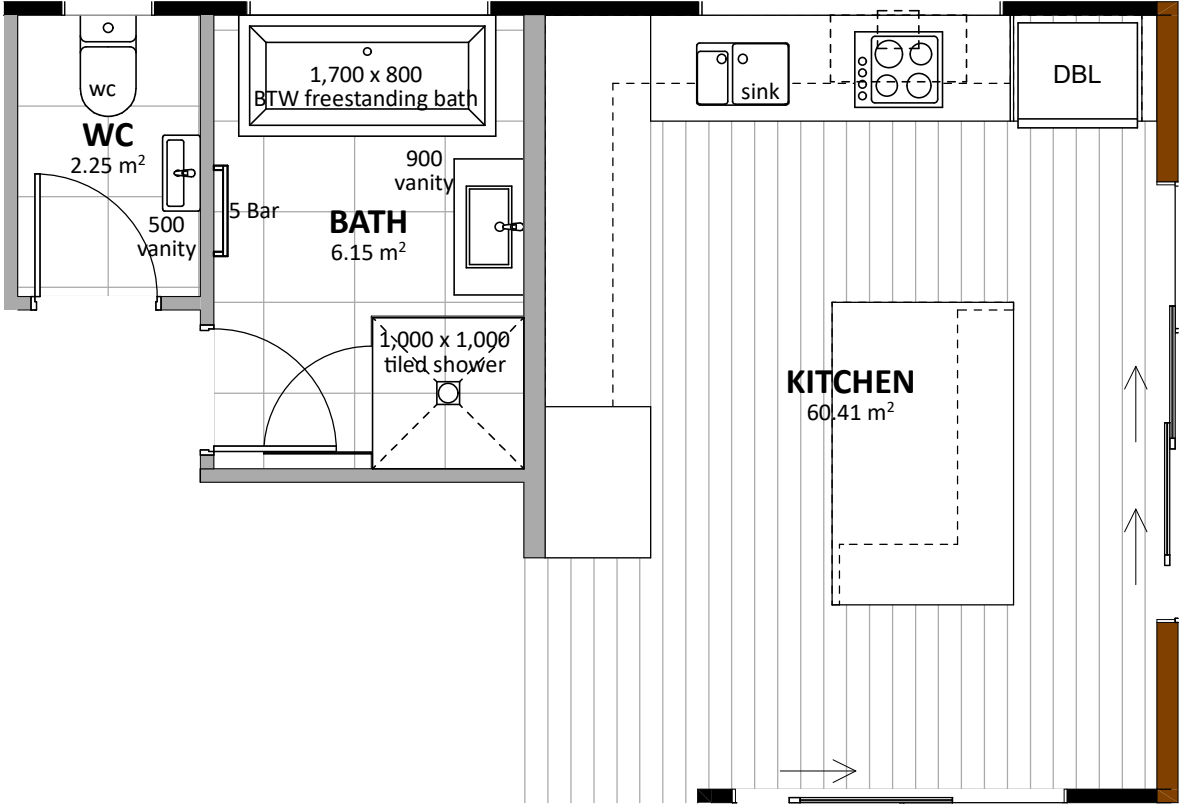
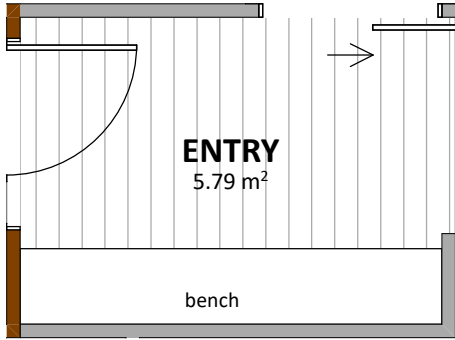
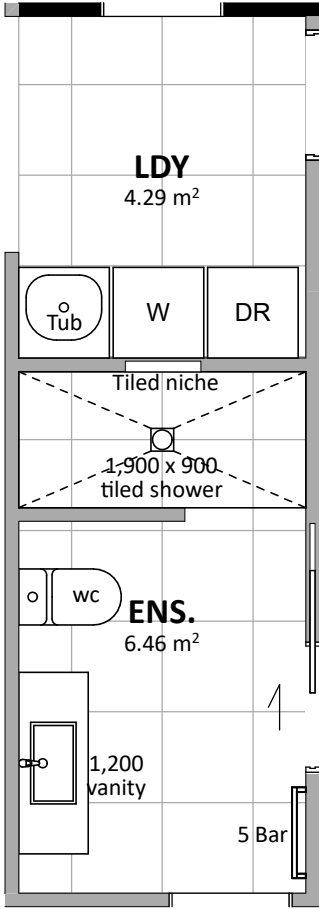
Vertical Timber

Brick Veneer

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**Floor Types Key:**

= Vinyl Floor

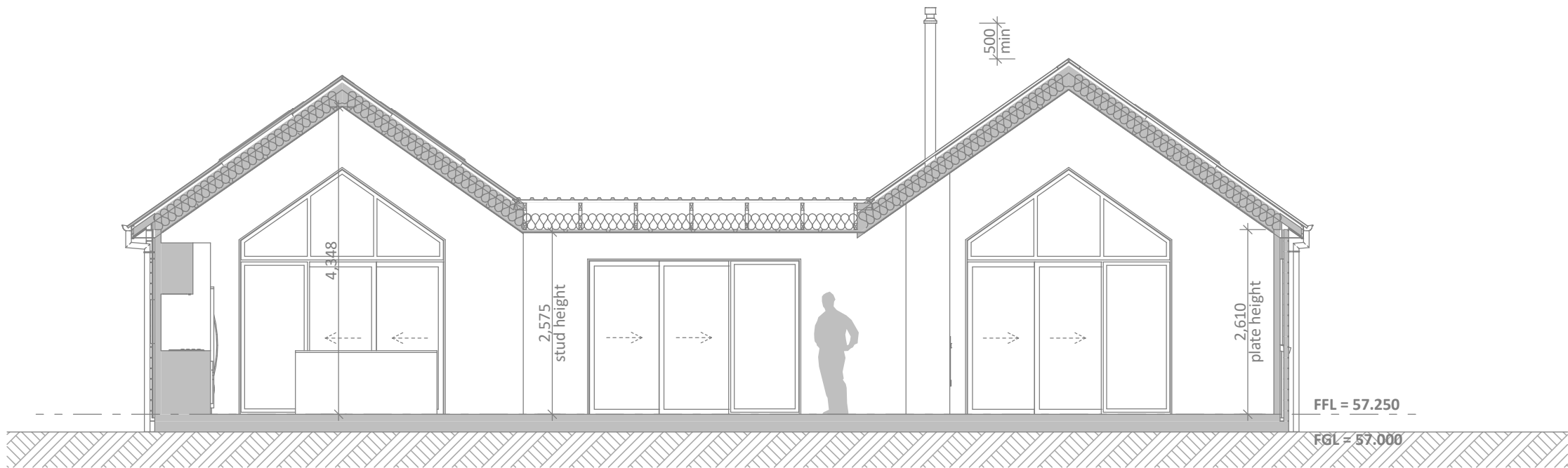
= Tiled Floor

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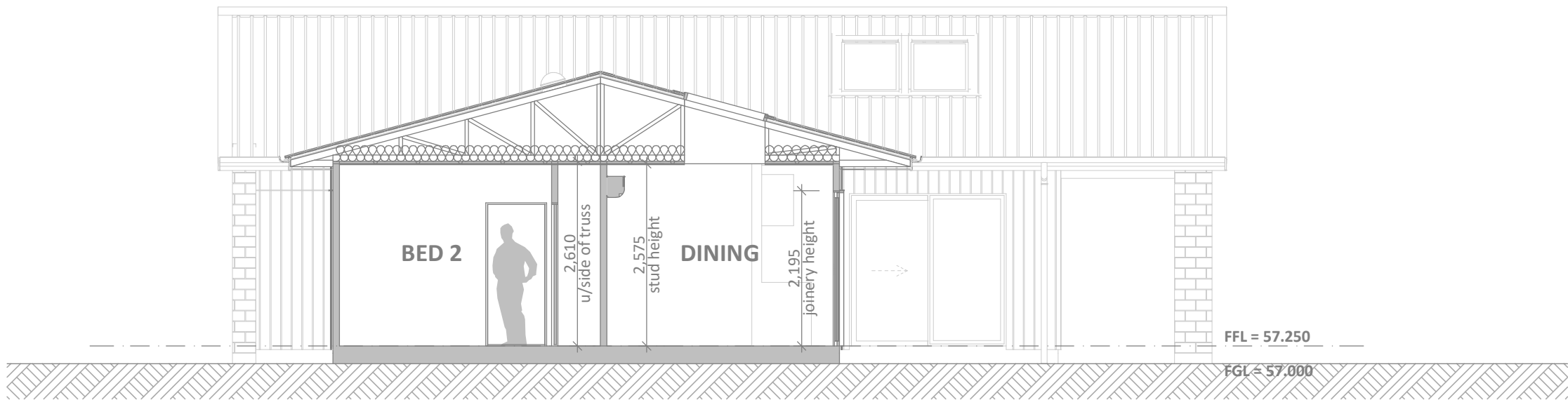
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Date

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**CONCEPT SECTION A**  
SCALE 1:75

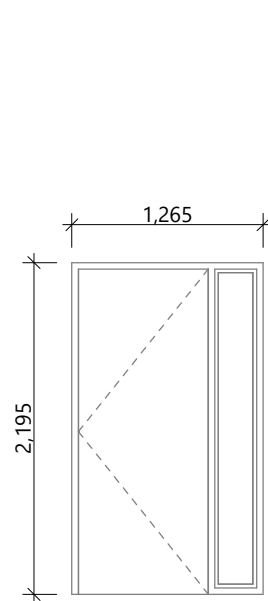


**CONCEPT SECTION B**  
SCALE 1:75

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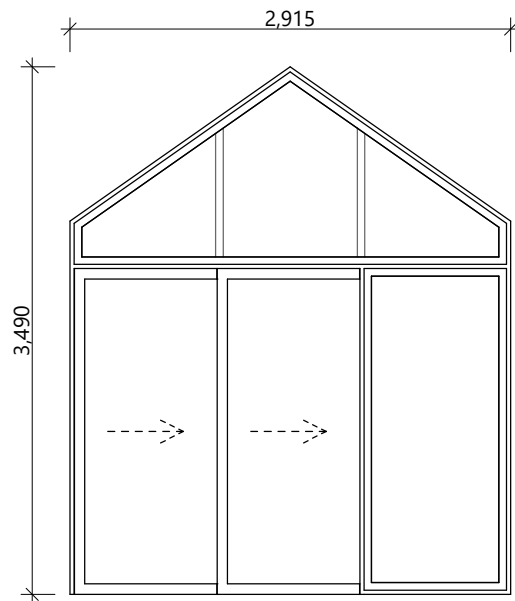
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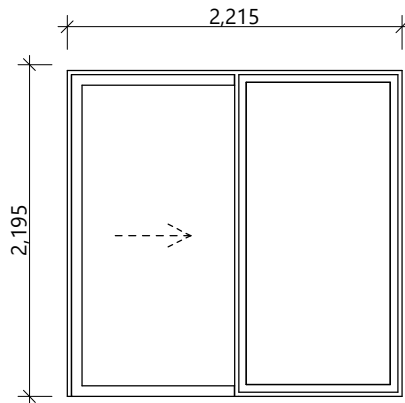
D-01

Rebated joinery  
860 door leaf



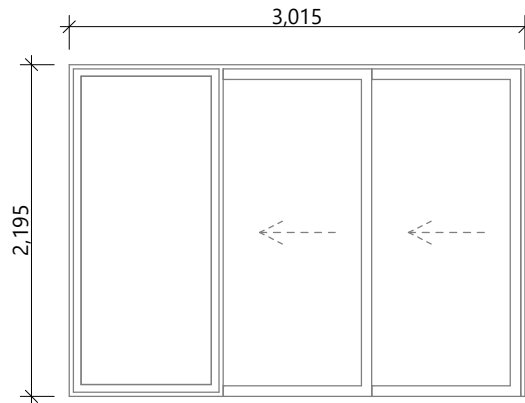
D-02

Rebated joinery



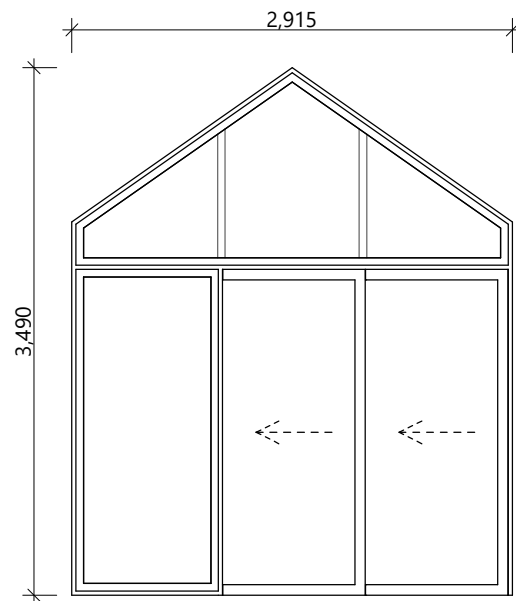
D-03

Rebated joinery



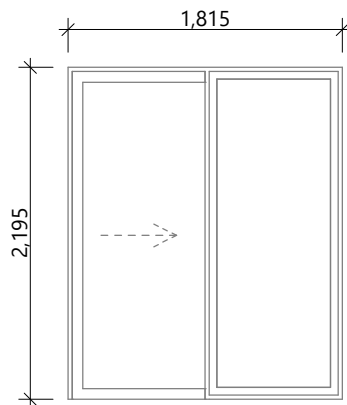
D-04

Rebated joinery



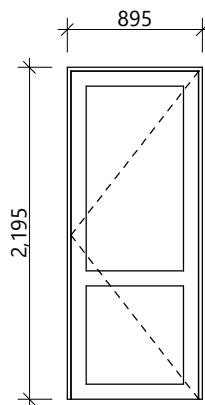
D-05

Rebated joinery



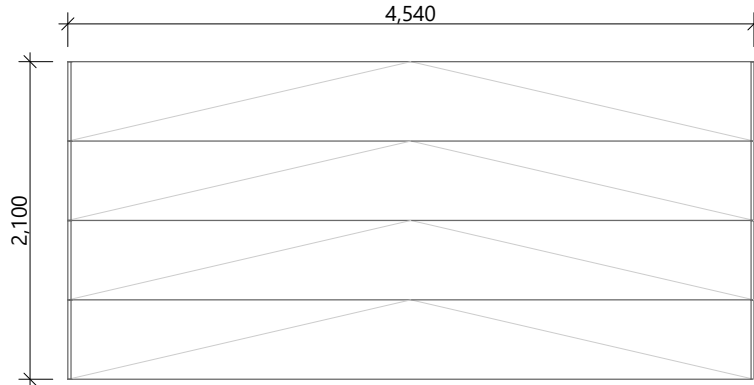
D-06, D-07

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 > 0.75m<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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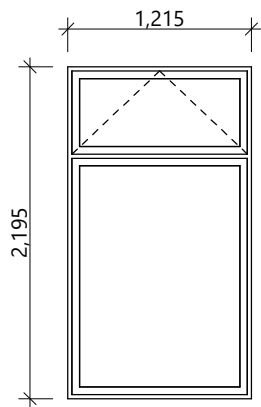
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Date

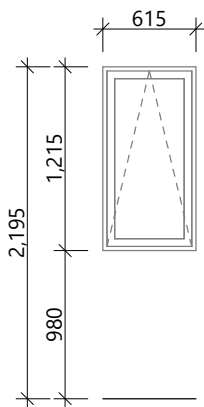
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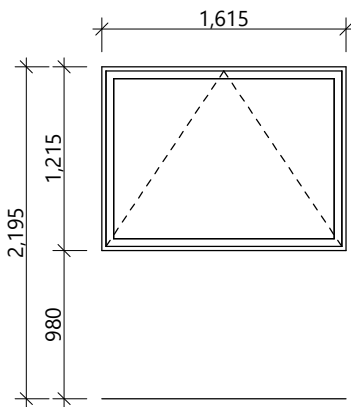


W-01, W-12



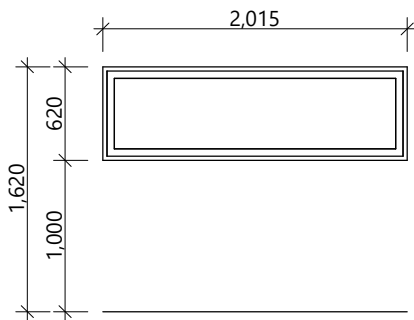
W-02

obsc/sg

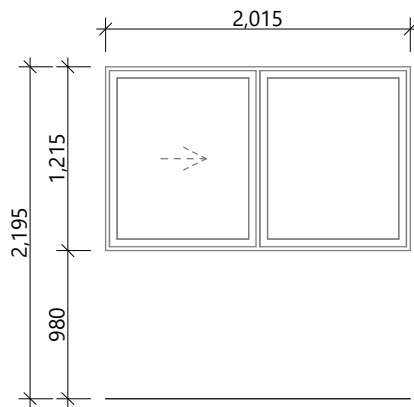


W-03

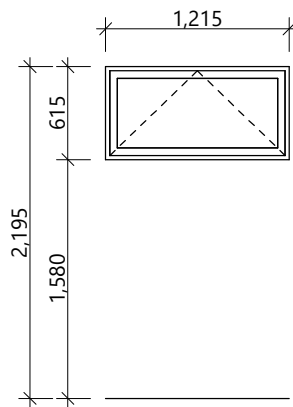
obsc/sg



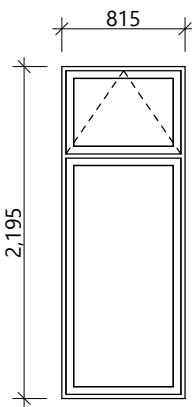
W-04



W-05

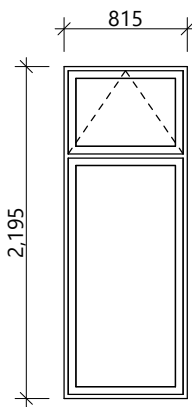


W-06



W-07

obsc/sg



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

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