



Barrett Homes

Welcome to the *whānau*.

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A R T I S T I M P R E S S I O N O N L Y

NEW DWELLING FOR:
BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:
LOT 18, 27 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

MI

MISSION HILLS

A LEGACY FOR HAWKE'S BAY

Barrett Homes

Project No:	MH18	Designed:	CY	Wind:	EXTRA HIGH	Drawing:	COVER SHEET	Date:	26/09/2025
Plan:	New Design	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 18, 27 ANNIE ARANUI DRIVE	Sheet:	
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	



Metal Roofing
- Roofing Industries - *trimrib profile*



Panel cladding
- *INNOVA Stratum (400) panel cladding*



Vertical Shiplap Weatherboard



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 specification.
Y:\WGM Projects\HAWKES BAY\Mission Hills - Napier\MH18W\Concept Plans\W1.0\MH18 Concept 1.0.pln
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Project No:	MH18	Designed:	CY	Wind:	EXTRA HIGH	Drawing:	MATERIALITY	Date:	26/09/2025
Plan:	New Design	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 18, 27 ANNIE ARANUI DRIVE	Sheet:	
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	

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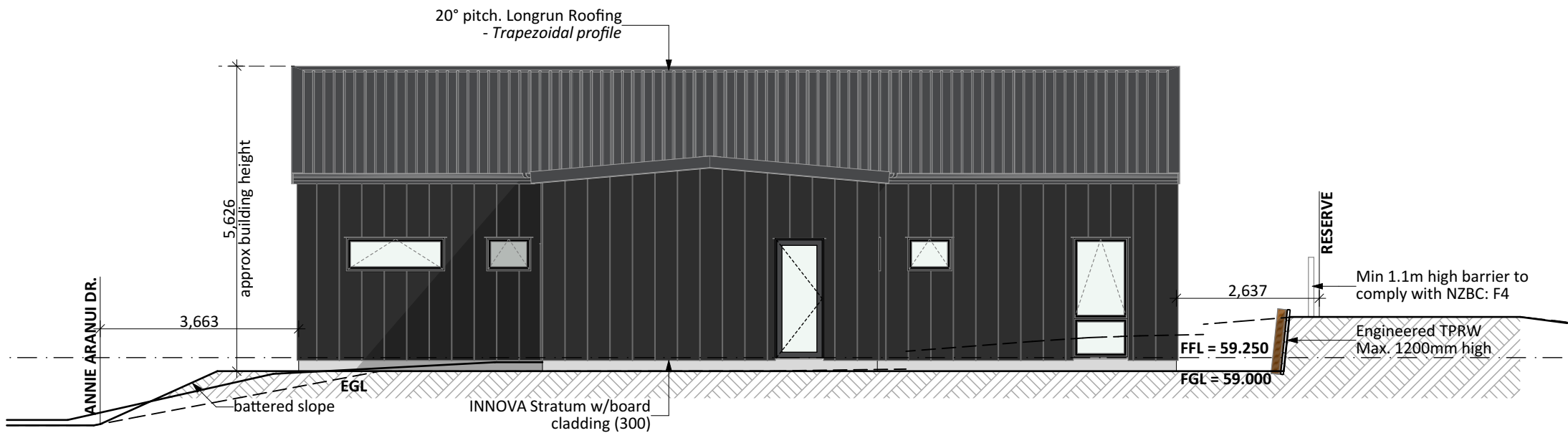
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

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.



NORTH ELEVATION



EAST ELEVATION

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

Wall Cladding:
INNOVA Stratum w/board cladding (300mm)
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:
20° & 5° pitch. Maxam Longrun roofing - Trapezoidal profile

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

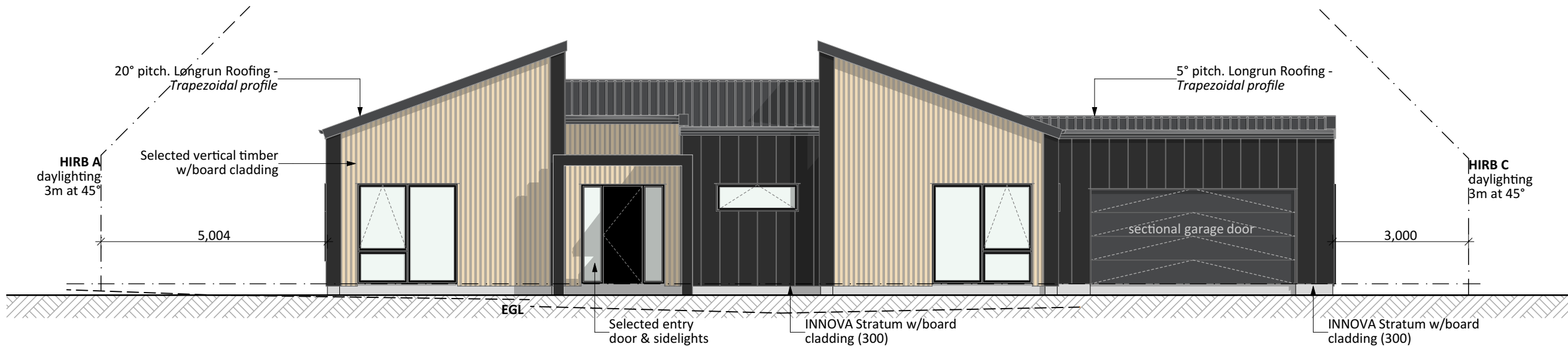
Joinery & Glazing:
Selected powder coated aluminium joinery with thermally improved Low E double glazing.

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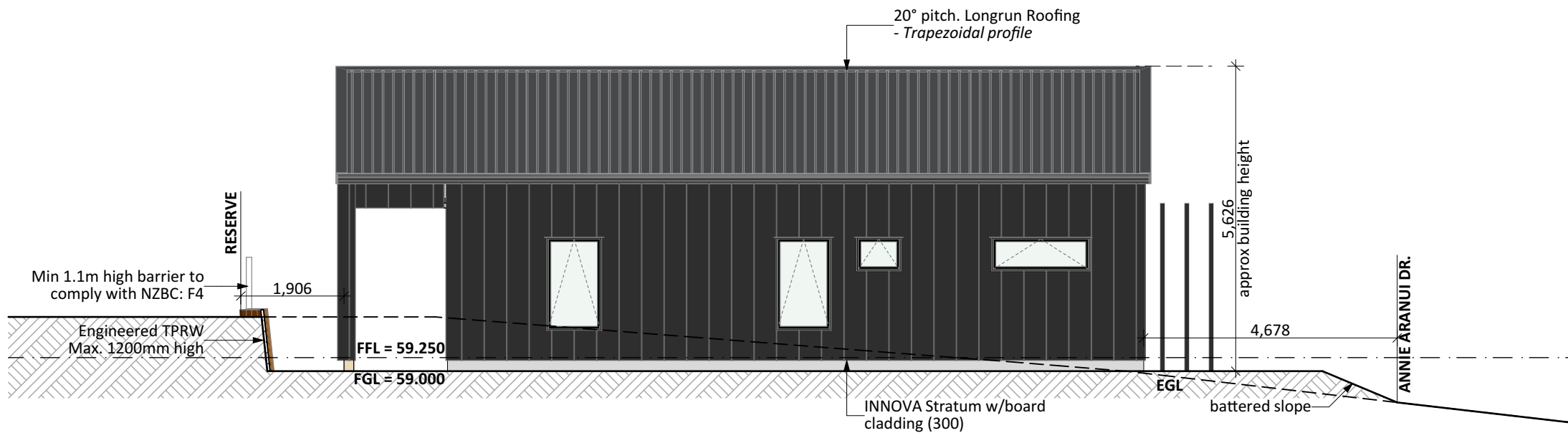
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General Notes:
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NZBC D1/AS1 Access
Minimum slip resistance to steps and landings in accordance with NZBC D1/AS1 Table 2.
Concrete or H5 timber step to all access points, min. 150mm and max. 190mm below finished floor level.



SOUTH ELEVATION



WEST ELEVATION

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

Wall Cladding:
INNOVA Stratum w/board cladding (300mm)
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:
20° & 5° pitch. Maxam Longrun roofing - Trapezoidal profile

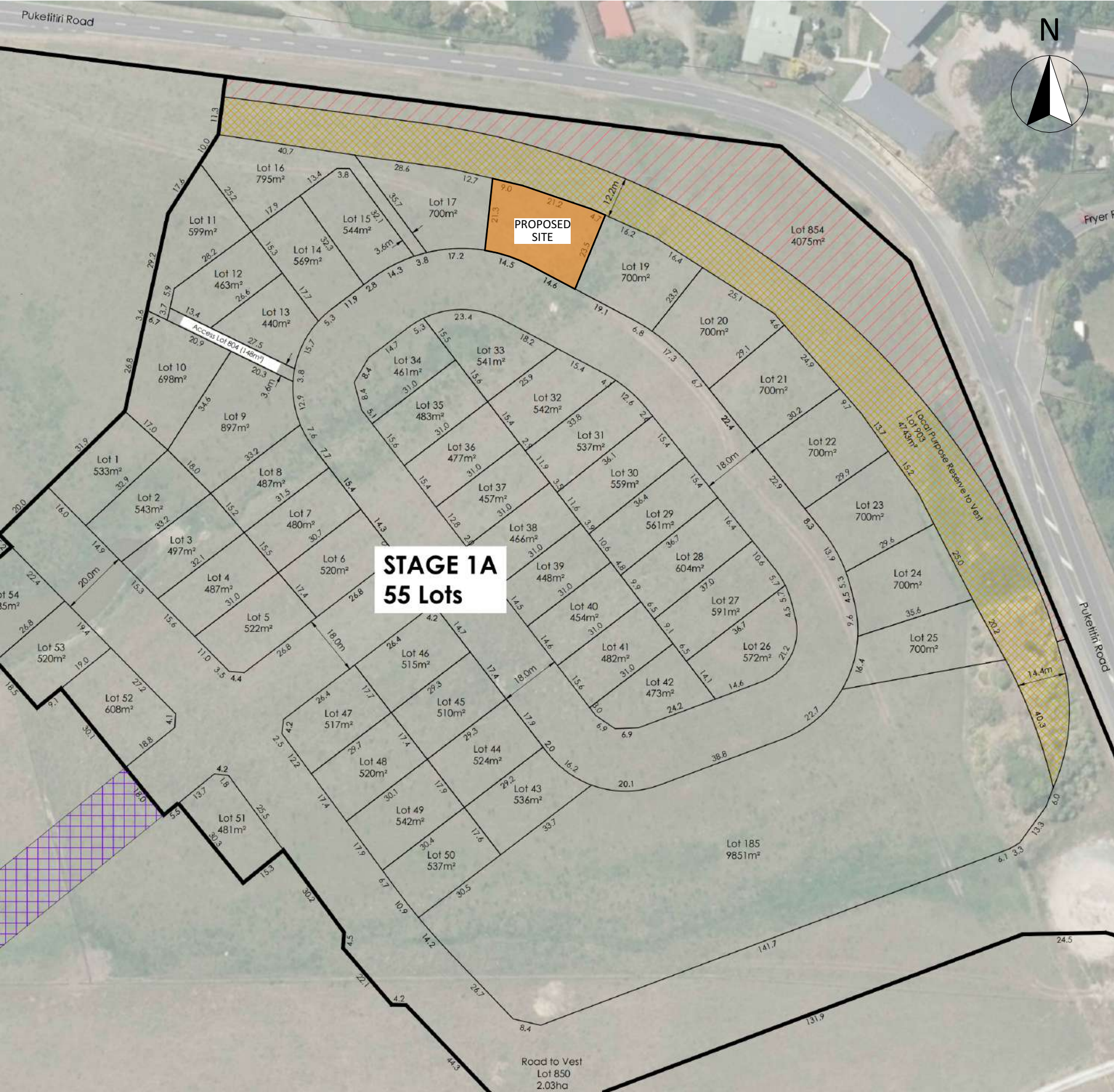
Fascia and Spouting:
COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

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

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Plan:	New Design	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 18, 27 ANNIE ARANUI DRIVE	Sheet:	2
			design@barretthomes.co.nz	Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	1:100



CONCEPT PLAN APPROVAL (confirmation to consent drawings)

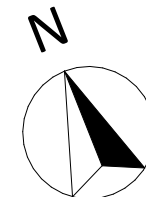
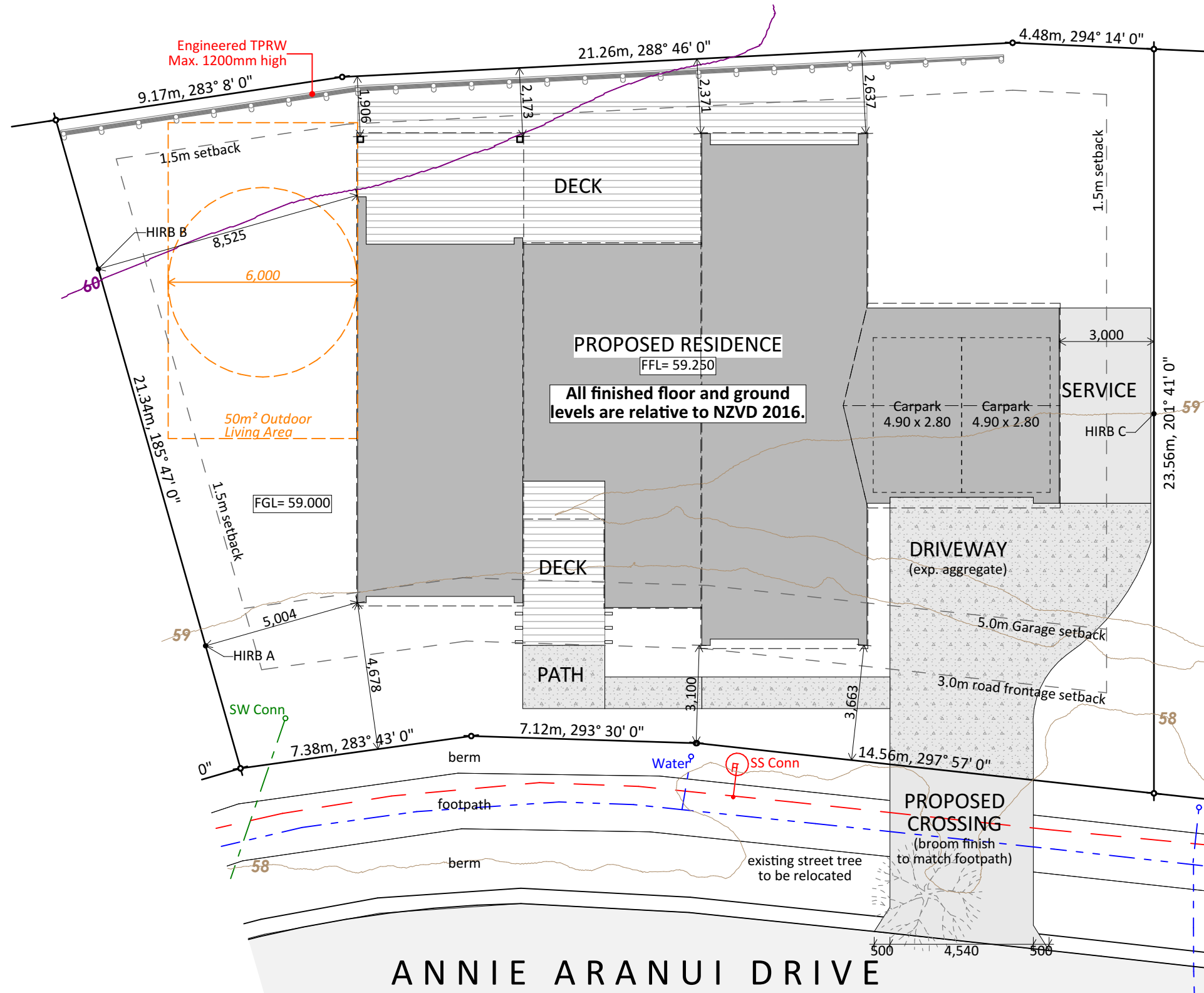
Signature

Date

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Project No:	MH18	Designed:	CY	Wind:	EXTRA HIGH	Drawing:	LOCATION PLAN	Date:	26/09/2025
Plan:	New Design	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.0	Checked:	CY	Exposure:	C	Site Address:	LOT 18, 27 ANNIE ARANUI DRIVE	Sheet:	3
				Council:	Napier City		STAGE 1A, MISSION HILLS, NAPIER	Scale:	



Site Info:

LOT: 18
DP: 602451
AREA: 700m²

Site Coverage:

232.61 m² (House area) / 700m² (site area) = 32.97%
Max coverage = 50%
COMPLIANT

Site Planning Info:

Planning Zone:
Mission Special Character - Res Precinct

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

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ANNIE ARANUI DRIVE



Dwarf Toi Toi



Phormium



Acacia Limelight



Dutch Box hedge



Brown Garden Mulch



Acer Emerald Lace

Landscape Key:



HydroSeed Grass



Brown Garden Mulch



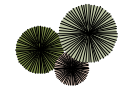
1.2m permeable Fence



1.8m Timber Fence



Fence & Gate



Selected Grass Plantings



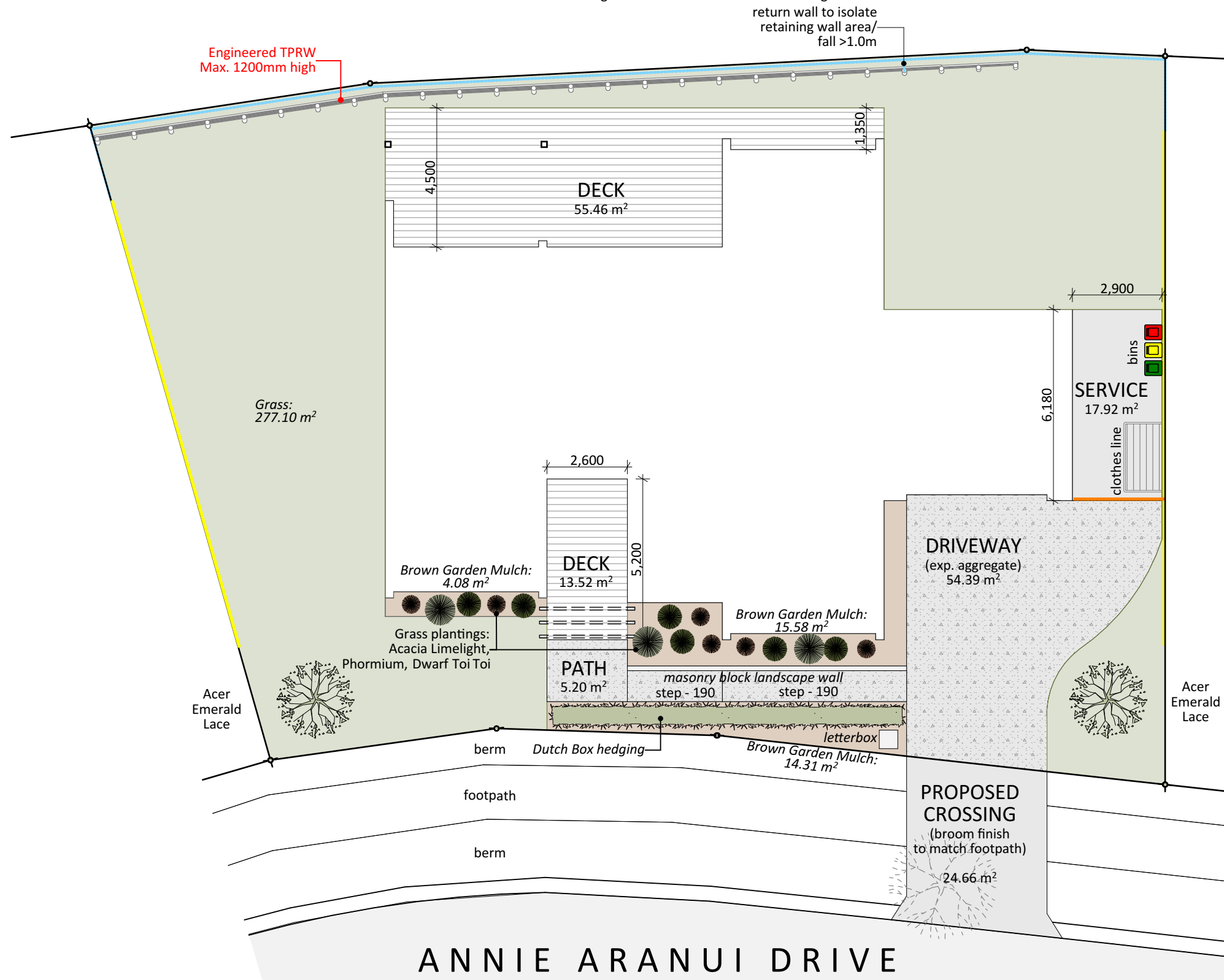
Selected Hedgings



Selected planting



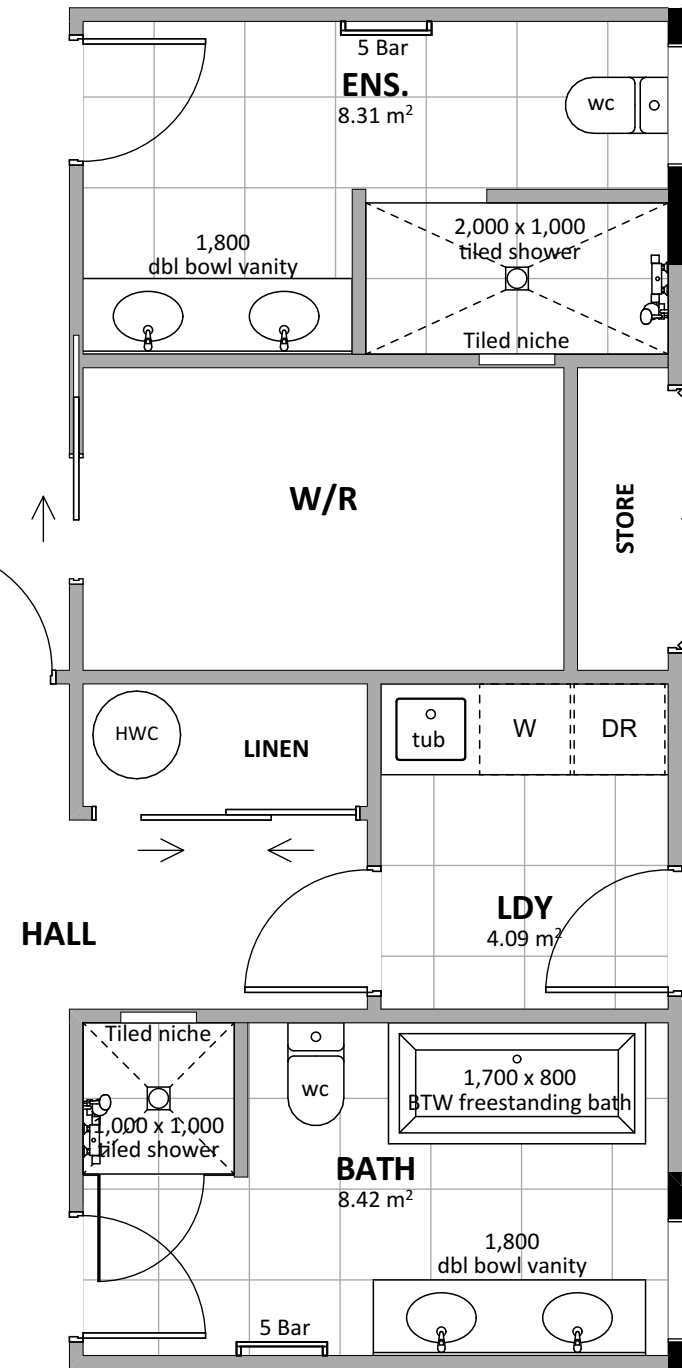
Selected tree



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Floor Types Key:

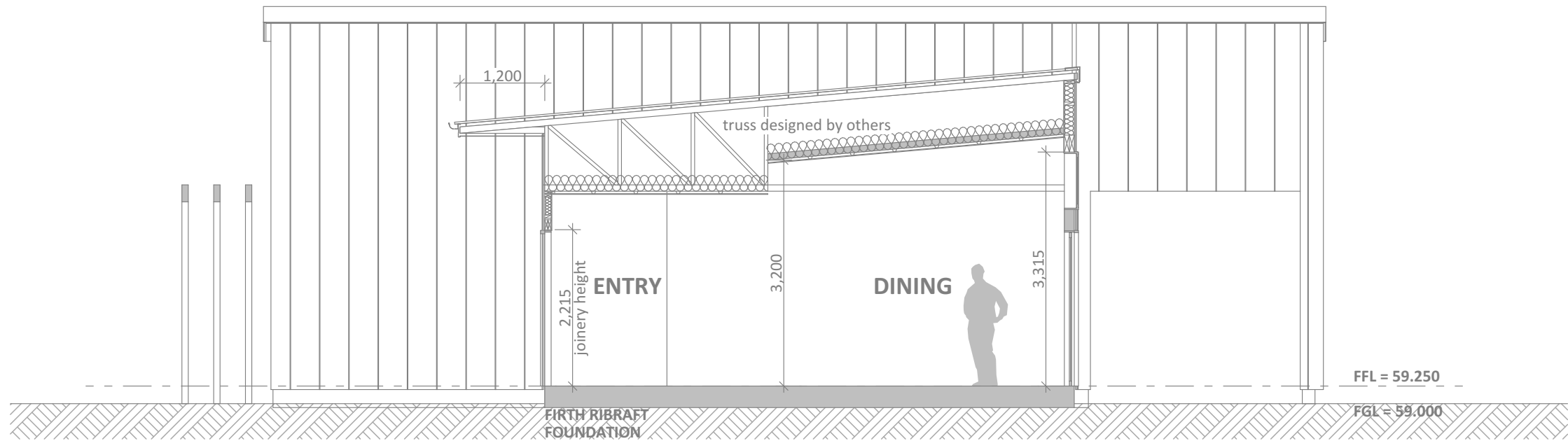
 = Vinyl Floor  = Tiled Floor

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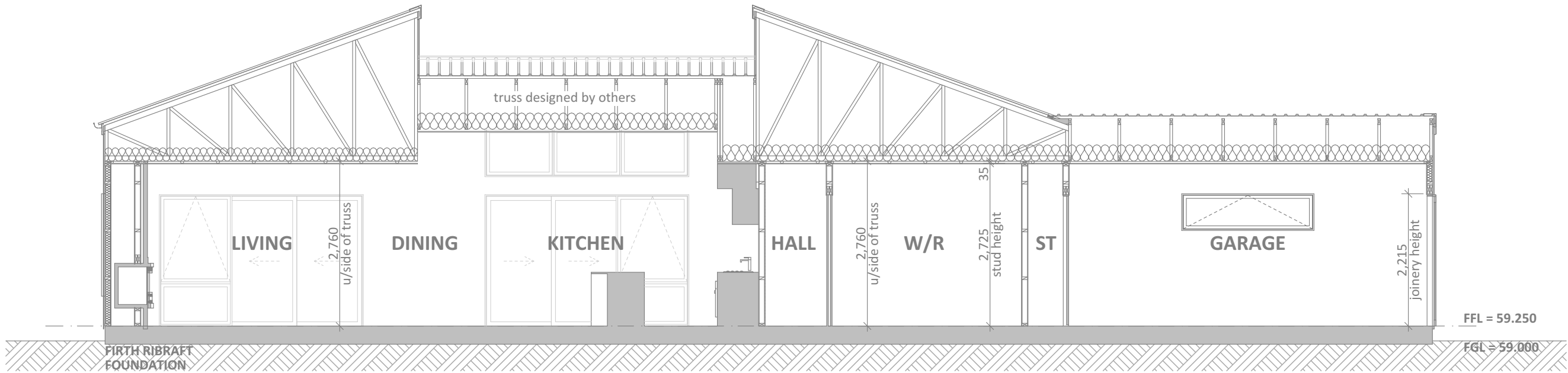
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Project No: MH18	Designed: CY	Wind: EXTRA HIGH	Drawing: WET AREAS	Date: 26/09/2025
Plan: New Design	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.0	Checked: CY	Exposure: C	Site Address: LOT 18, 27 ANNIE ARANUI DRIVE	Sheet: 7
	design@barrethomes.co.nz	Council: Napier City	STAGE 1A, MISSION HILLS, NAPIER	Scale: 1:50



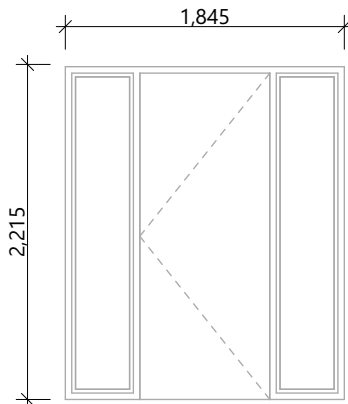
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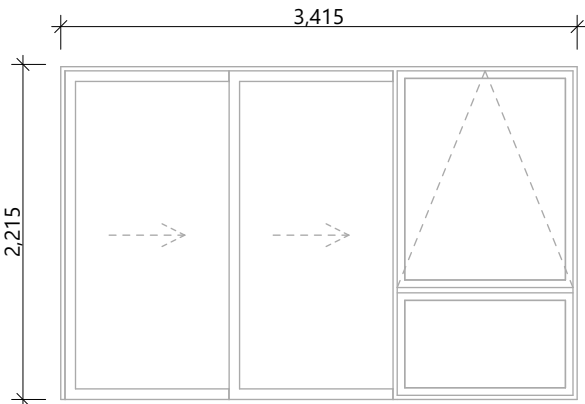
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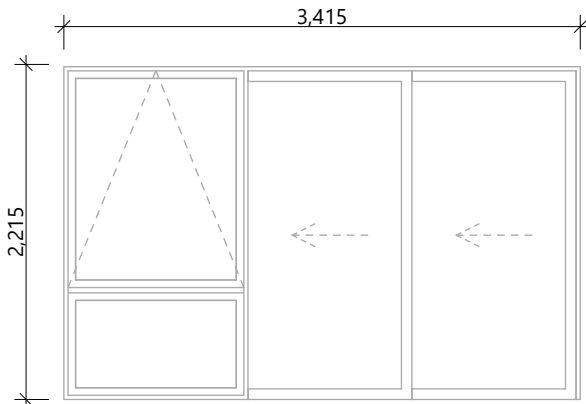
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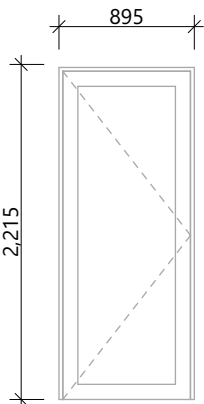
D-01
860 door leaf
Rebated joinery



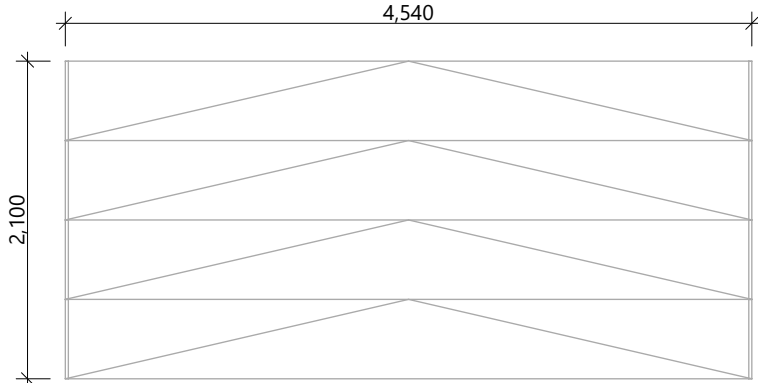
D-02
Rebated joinery



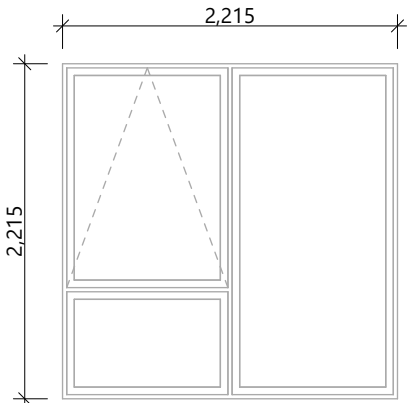
D-03, D-04
Rebated joinery



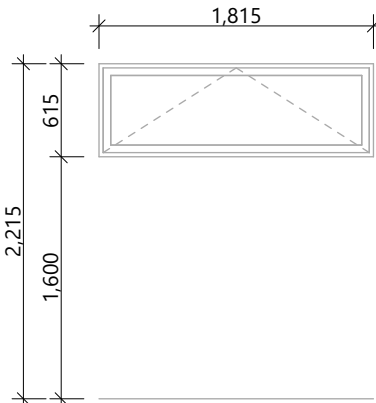
D-05
810 door leaf



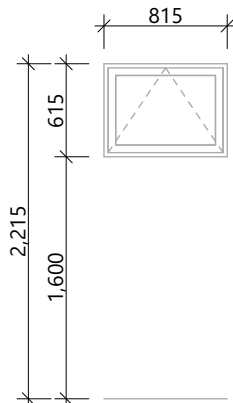
D-06
Insulated sectional panels



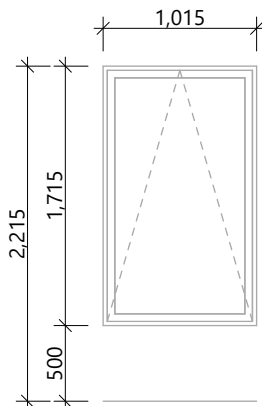
W-01



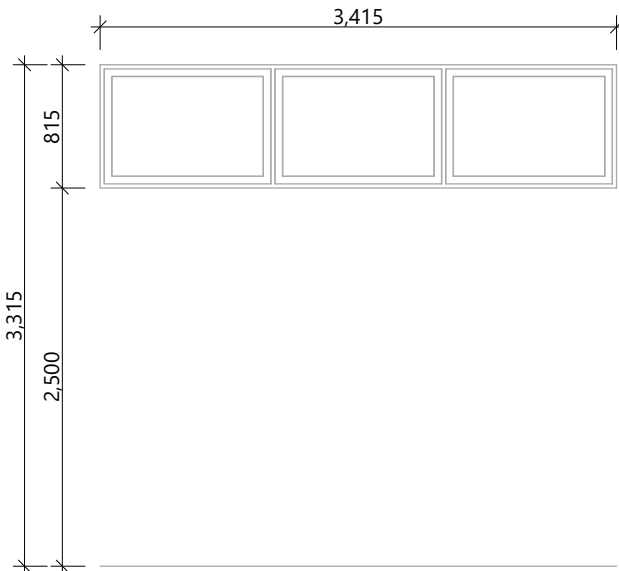
W-02, W-12, W-14



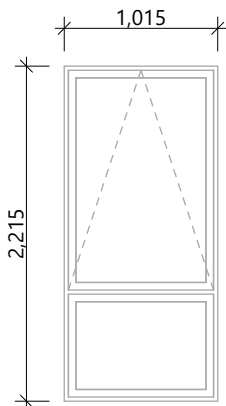
W-03, W-09, W-11
obsc/sg



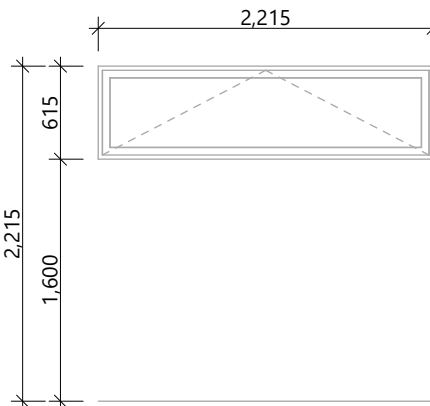
W-04, W-05



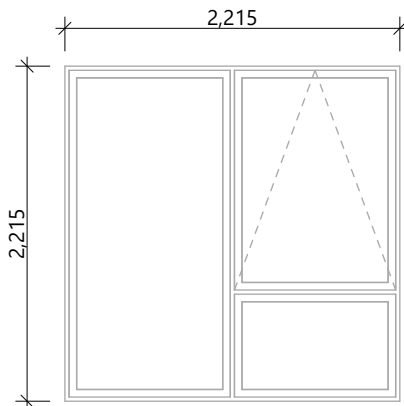
W-06



W-07, W-08



W-10



W-13

General notes:

Aluminium joinery head heights to be 2.215m (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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A LEGACY FOR HAWKE'S BAY

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