



Barrett Homes

Welcome to the *whānau*.

CONTENTS:

- COVER SHEET
- MATERIALITY
- 1 ELEVATIONS
- 2 ELEVATIONS
- 3 LOCATION PLAN
- 4 SITE PLAN
- 5 LANDSCAPING PLAN
- 6 CONCEPT PLAN
- 7 WET AREAS
- 8 CROSS SECTIONS
- 9 JOINERY SCHEDULE
- 10 JOINERY SCHEDULE



ARTIST IMPRESSION ONLY

NEW DWELLING FOR:  
BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:  
LOT 17, 25 ANNIE ARANUI DRIVE  
STAGE 1A, MISSION HILLS, NAPIER

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

SignatureDate

CONCEPT ONLY

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

MT

MISSION HILLS

A LEGACY FOR HAWKE'S BAY

Barrett Homes

|             |            |           |    |           |             |               |                                     |        |            |
|-------------|------------|-----------|----|-----------|-------------|---------------|-------------------------------------|--------|------------|
| Project No: | MH17       | Designed: | CY | Wind:     | VERY HIGH   | Drawing:      | COVER SHEET                         | Date:  | 26/09/2025 |
| Plan:       | New Design | Drawn:    | -  | EQ:       | 3           | Client Name:  | BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:   |            |
| Version:    | 2.0        | Checked:  | CY | Exposure: | C           | Site Address: | LOT 17, 25 ANNIE ARANUI DRIVE       | Sheet: |            |
|             |            |           |    | Council:  | Napier City |               | STAGE 1A, MISSION HILLS, NAPIER     | Scale: | 1:1        |



**Metal Roofing**  
- Trapezoidal profile



**Brick cladding**  
- Black



**Vertical Shiplap Weathboard**



**Aluminium Joinery**



**Panel cladding**  
- INNOVA Stratum w/baord 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:\WGM Projects\HAWKES BAY\Mission Hills - Napier\MH17W\Concept Plans\W2.0\MH17 Concept 2.0.pln  
ALL PLANS ARE COPYRIGHT TO BARRETT HOMES Ltd. All rights reserved. No part of this work covered by copyright may be reproduced or copied without written permission.



|             |            |           |    |           |             |               |                                     |        |            |
|-------------|------------|-----------|----|-----------|-------------|---------------|-------------------------------------|--------|------------|
| Project No: | MH17       | Designed: | CY | Wind:     | VERY HIGH   | Drawing:      | MATERIALITY                         | Date:  | 26/09/2025 |
| Plan:       | New Design | Drawn:    | -  | EQ:       | 3           | Client Name:  | BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:   |            |
| Version:    | 2.0        | Checked:  | CY | Exposure: | C           | Site Address: | LOT 17, 25 ANNIE ARANUI DRIVE       | Sheet: |            |
|             |            |           |    | Council:  | Napier City |               | STAGE 1A, MISSION HILLS, NAPIER     | Scale: |            |

CONCEPT PLAN APPROVAL (confirmation to consent drawings)

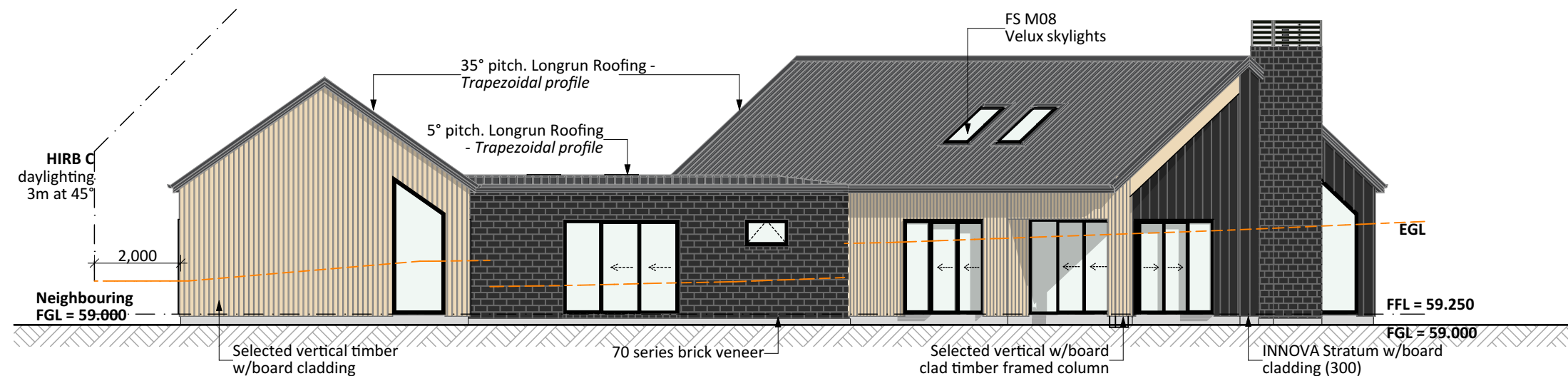
Signature

Date

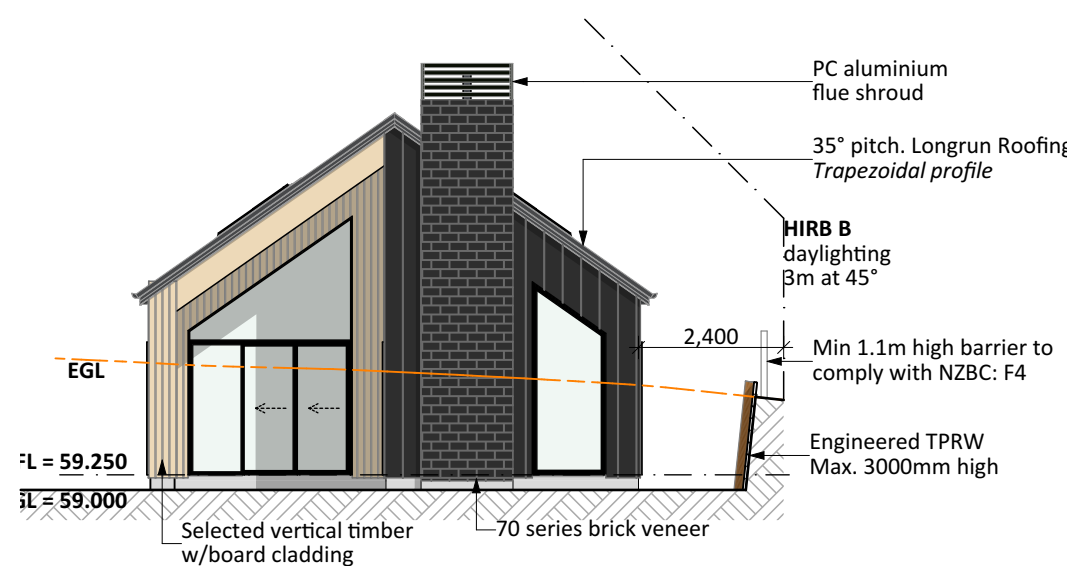
CONCEPT ONLY

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

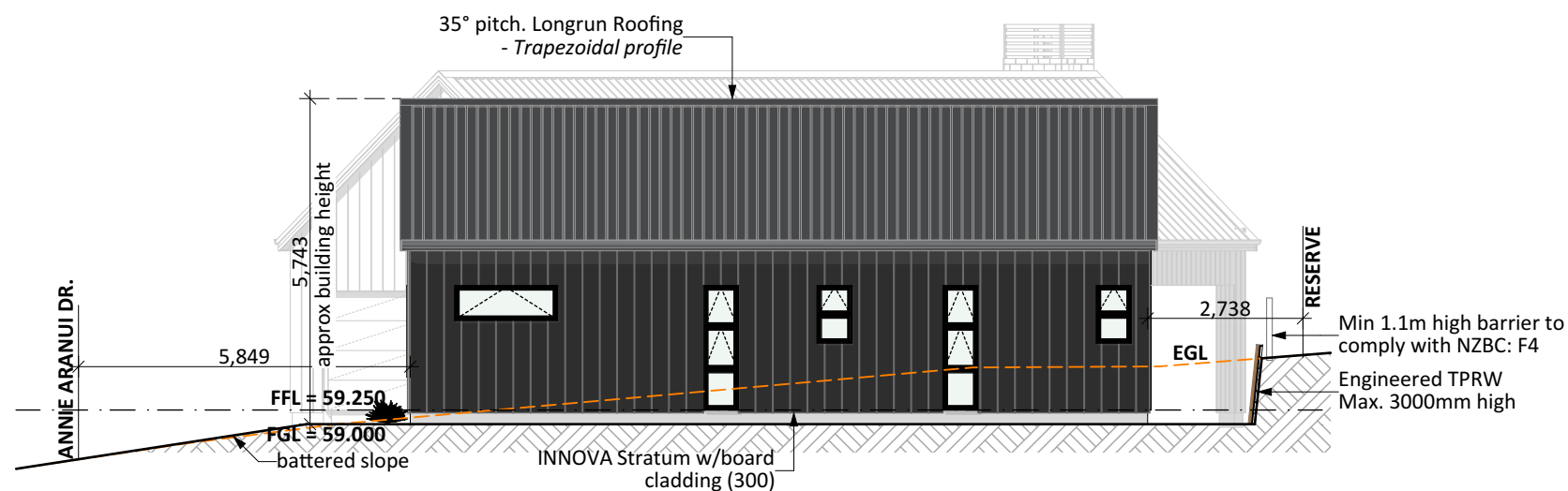




NORTH ELEVATION



NORTH WEST ELEVATION



EAST 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  
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° & 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.

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

**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)

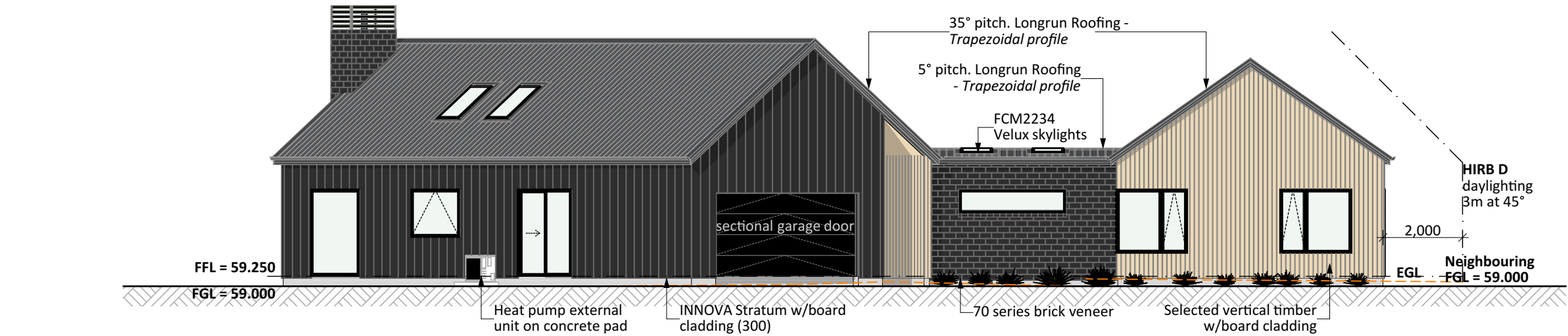
**Wall Cladding:**  
70 series brick veneer - ensure cavity and weep holes are free from excess mortar  
INNOVA Duragroove Smooth wide (150) panel cladding  
Selected Vertical timber w/board cladding

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

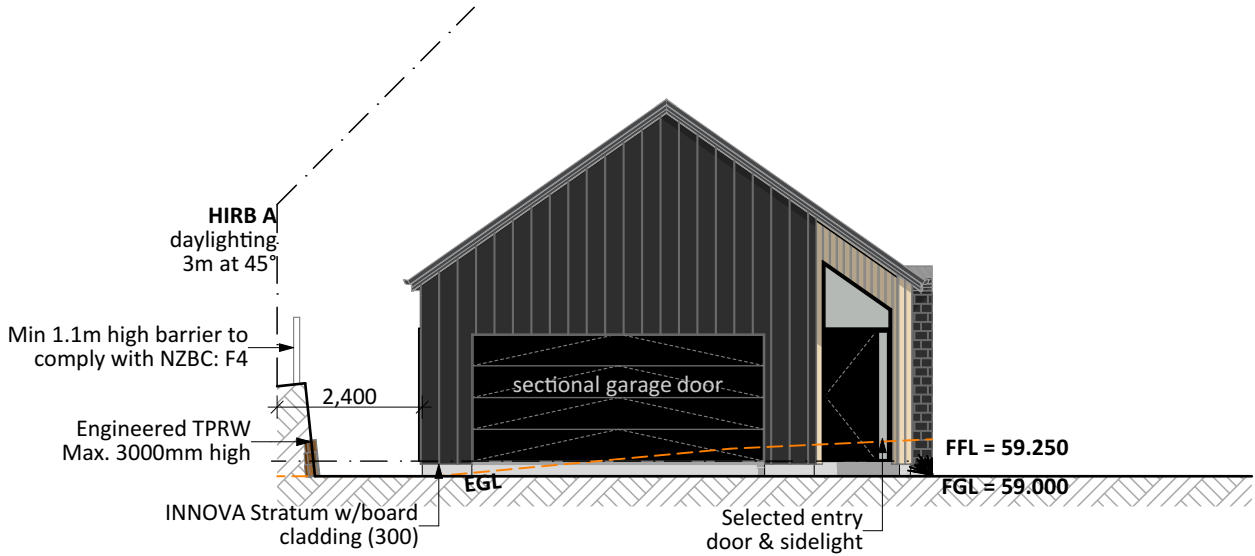
**Roof Cladding:**  
35° & 5° pitch. Maxam Longrun roofing - Trapezoidal profile

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

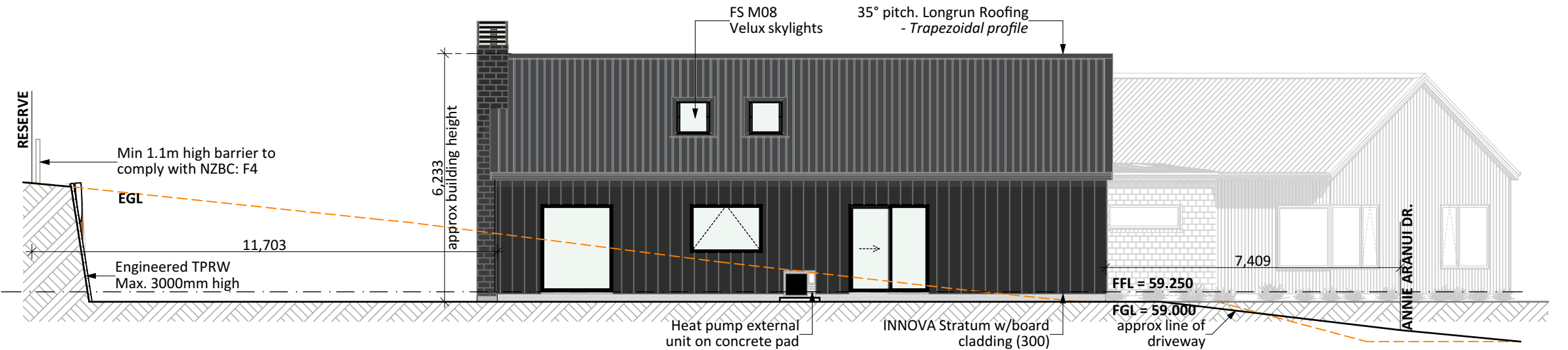
**Joinery & Glazing:**  
Selected powder coated aluminium joinery with thermally improved Low E double glazing.



SOUTH ELEVATION



SOUTH EAST ELEVATION

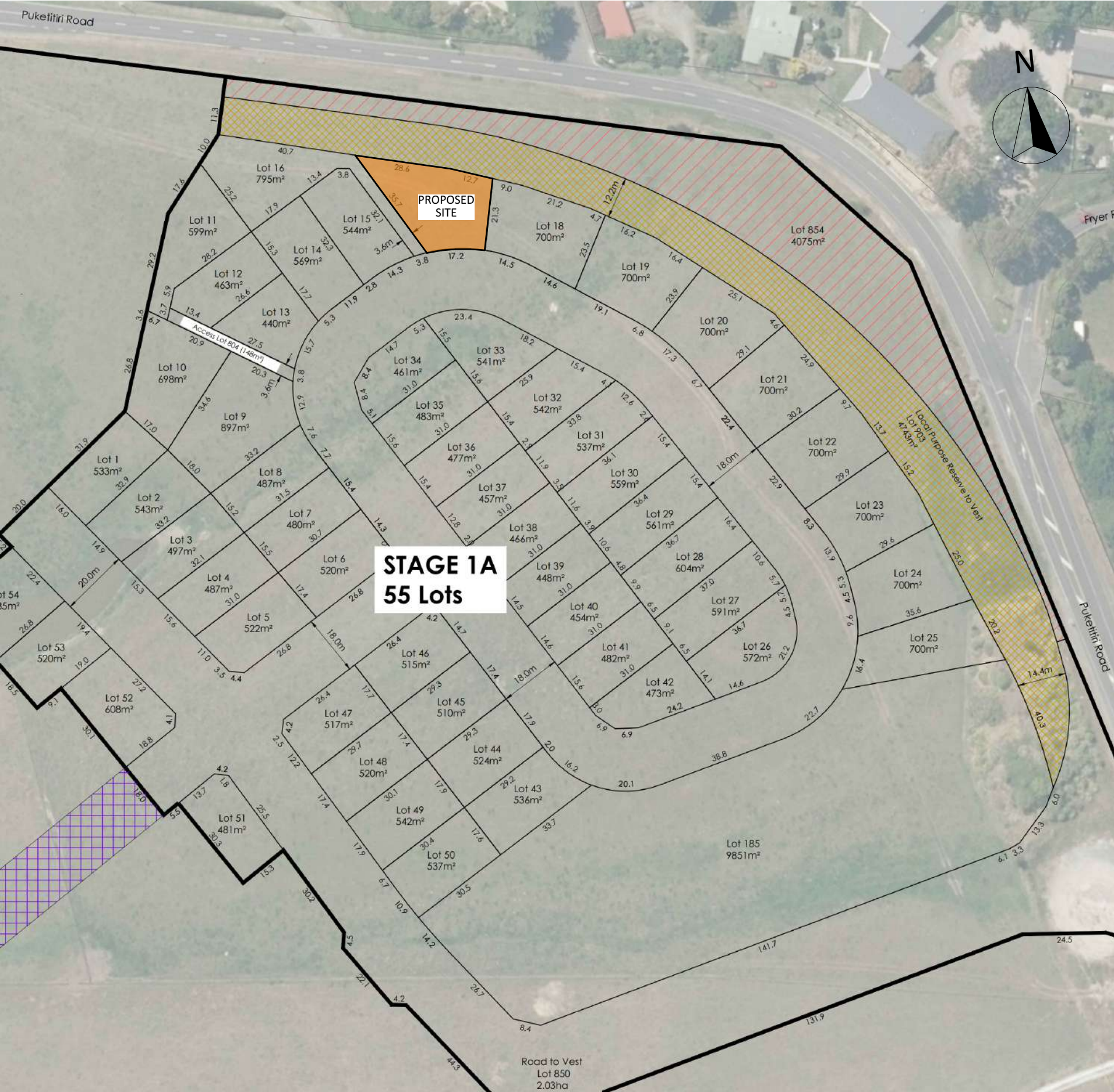


WEST ELEVATION

**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





**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



|             |            |           |    |           |             |               |                                     |        |            |
|-------------|------------|-----------|----|-----------|-------------|---------------|-------------------------------------|--------|------------|
| Project No: | MH17       | Designed: | CY | Wind:     | VERY HIGH   | Drawing:      | LOCATION PLAN                       | Date:  | 26/09/2025 |
| Plan:       | New Design | Drawn:    | -  | EQ:       | 3           | Client Name:  | BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:   |            |
| Version:    | 2.0        | Checked:  | CY | Exposure: | C           | Site Address: | LOT 17, 25 ANNIE ARANUI DRIVE       | Sheet: | 3          |
|             |            |           |    | Council:  | Napier City |               | STAGE 1A, MISSION HILLS, NAPIER     | Scale: |            |







Phormium Duet



Carex Testacea



Purple Harakeke



Riverstone - Goldrush Pebble



Coprosma "Black Cloud"



Acer Crimson Queen

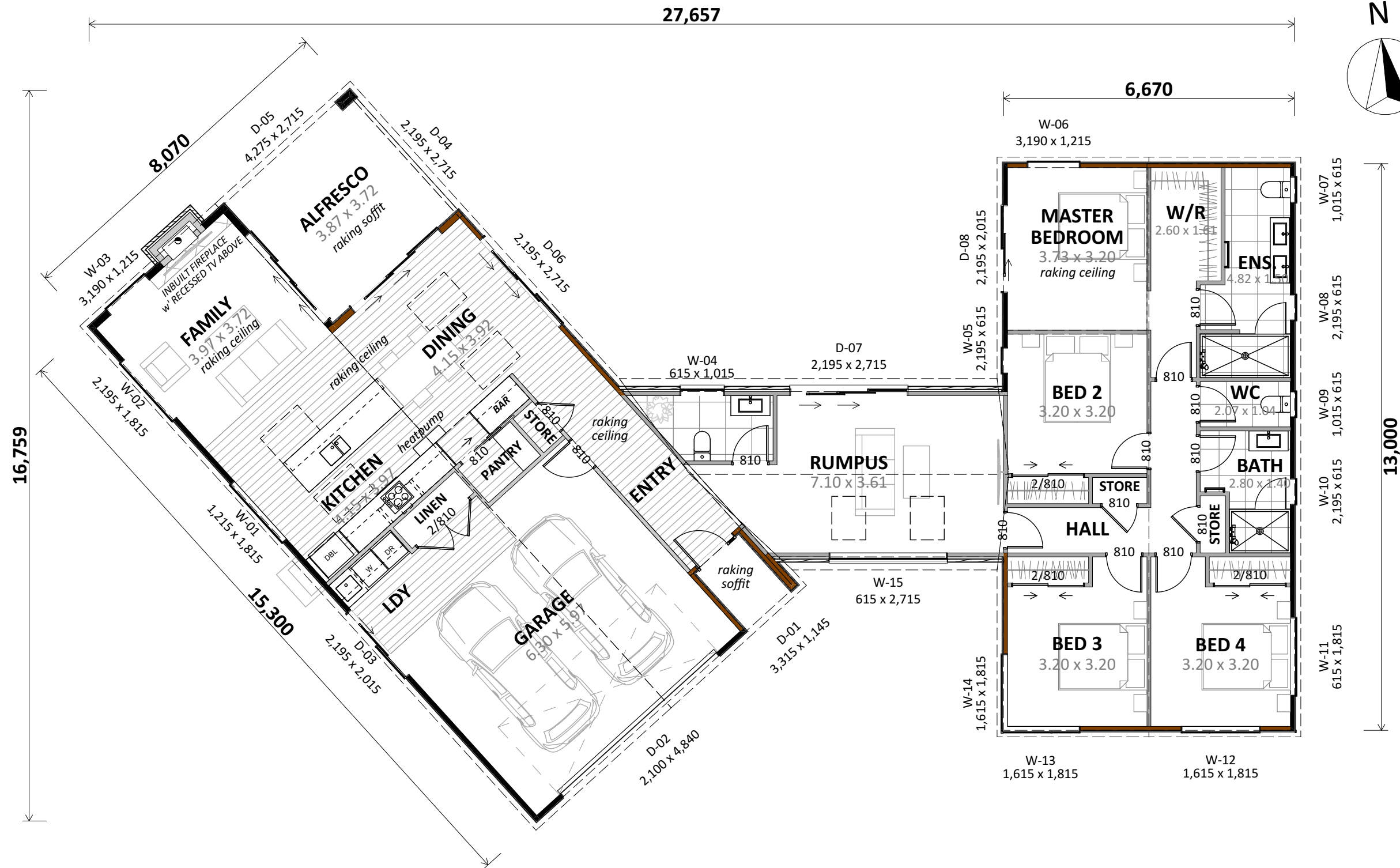
### Landscape Key:

- HydroSeed Grass
- Riverstones
- Mulch
- 1.2m permeable Fence
- 1.8m Timber Fence
- Fence & Gate
- Selected Grass Plantings
- Selected Hedgings
- Selected planting
- Selected tree

**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





**ENGINEERING REQUIRED:**  
- Chimney Frame  
- Wall frames exceeding 4.8m height

**Plan Notes:**  
2.425 Stud height throughout excl. raking areas  
All full height joinery (2195)  
Raking ceiling to Kitchen, Dining Family & Entry (parallel trusses)  
Raking ceiling to Master Bedroom (parallel trusses)  
Raking soffit to Entry & Alfresco

**Floor Area:**

Area o/frame: 219.39 m<sup>2</sup>  
Area o/foundation: 221.36 m<sup>2</sup>

**Cladding Key:**

- INNOVA Stratum
- Vertical Timber
- Brick Veneer

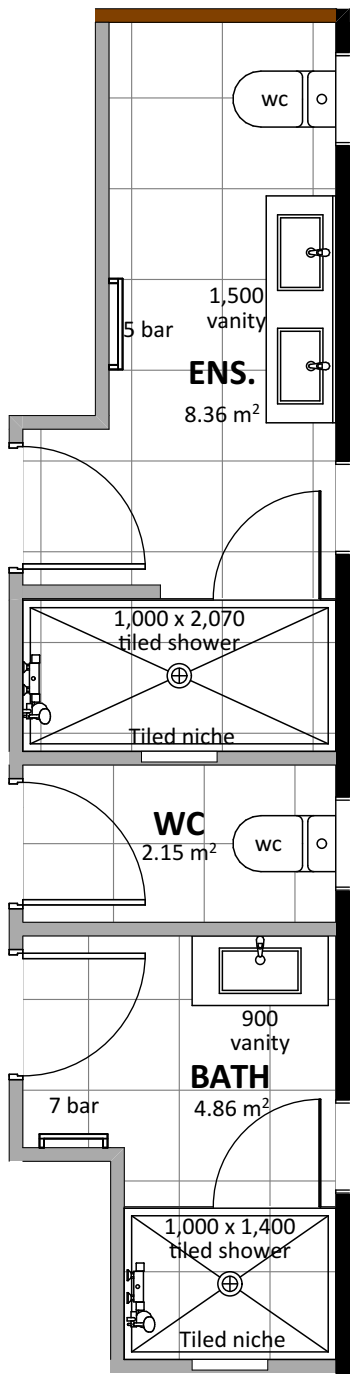
**CONCEPT PLAN APPROVAL** (confirmation to consent drawings)  
Signature Date

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



|                  |                           |                      |                                                  |                  |
|------------------|---------------------------|----------------------|--------------------------------------------------|------------------|
| Project No: MH17 | Designed: CY              | Wind: VERY HIGH      | Drawing: CONCEPT PLAN                            | Date: 26/09/2025 |
| Plan: New Design | Drawn:                    | EQ: 3                | Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:             |
| Version: 2.0     | Checked: CY               | Exposure: C          | Site Address: LOT 17, 25 ANNIE ARANUI DRIVE      | Sheet: 6         |
|                  | design@barretthomes.co.nz | Council: Napier City | STAGE 1A, MISSION HILLS, NAPIER                  | Scale: 1:100     |





Floor Types Key:  

= Vinyl Floor

= Tiled Floor

CONCEPT PLAN APPROVAL

(confirmation to consent drawings)

Signature

Date

CONCEPT ONLY

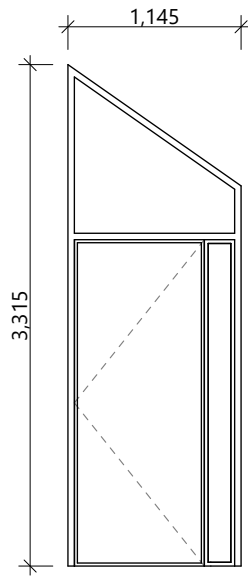
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS

|             |            |           |    |           |             |               |                                     |        |            |
|-------------|------------|-----------|----|-----------|-------------|---------------|-------------------------------------|--------|------------|
| Project No: | MH17       | Designed: | CY | Wind:     | VERY HIGH   | Drawing:      | WET AREAS                           | Date:  | 26/09/2025 |
| Plan:       | New Design | Drawn:    | -  | EQ:       | 3           | Client Name:  | BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:   |            |
| Version:    | 2.0        | Checked:  | CY | Exposure: | C           | Site Address: | LOT 17, 25 ANNIE ARANUI DRIVE       | Sheet: | 7          |
|             |            |           |    | Council:  | Napier City |               | STAGE 1A, MISSION HILLS, NAPIER     | Scale: | 1:50       |

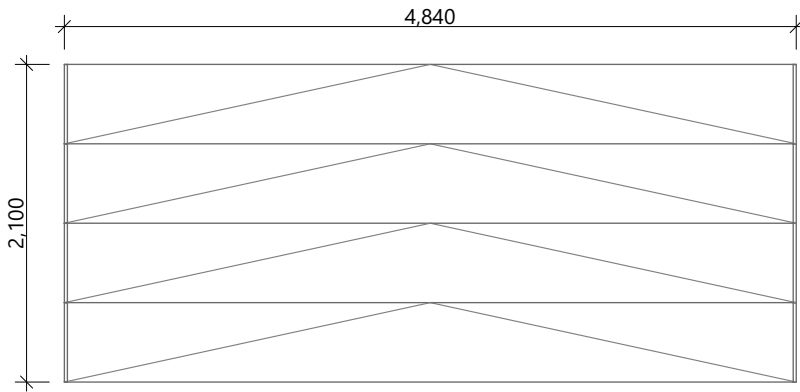


**CONCEPT ONLY**  
MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY  
DURING WORKING DRAWINGS DUE TO BRACING  
REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE  
CONDITIONS

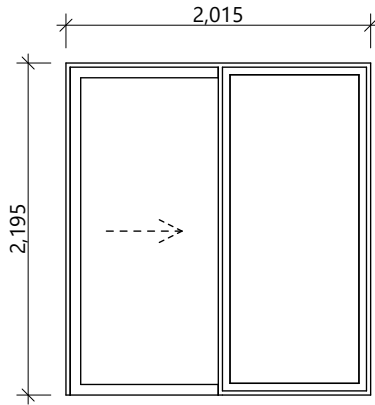




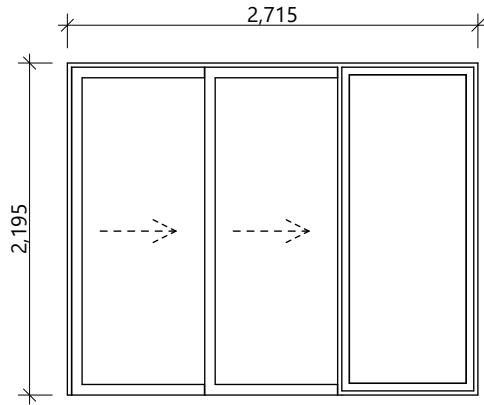
D-01  
Rebated joinery  
860 door leaf



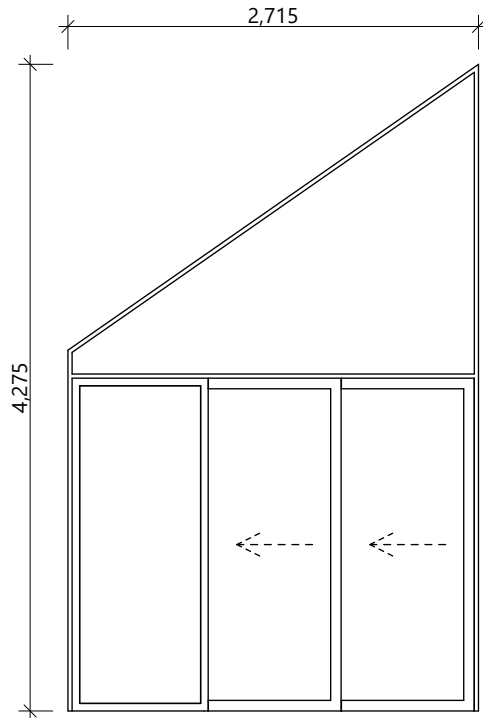
D-02



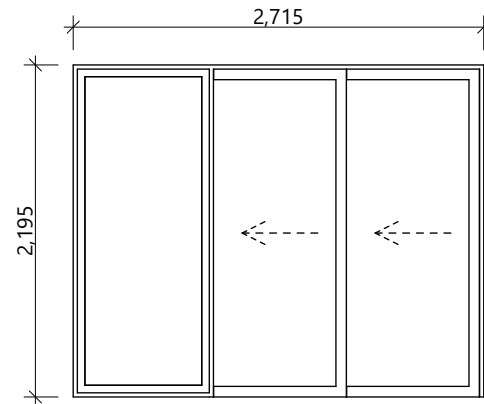
D-03



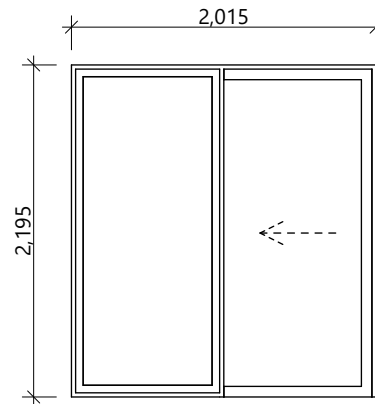
D-04  
Rebated joinery



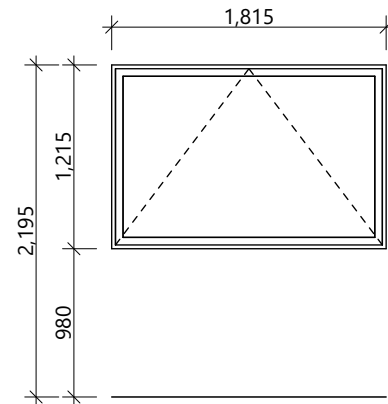
D-05  
Rebated joinery



D-06, D-07  
Rebated joinery



D-08  
Rebated joinery



W-01

**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.

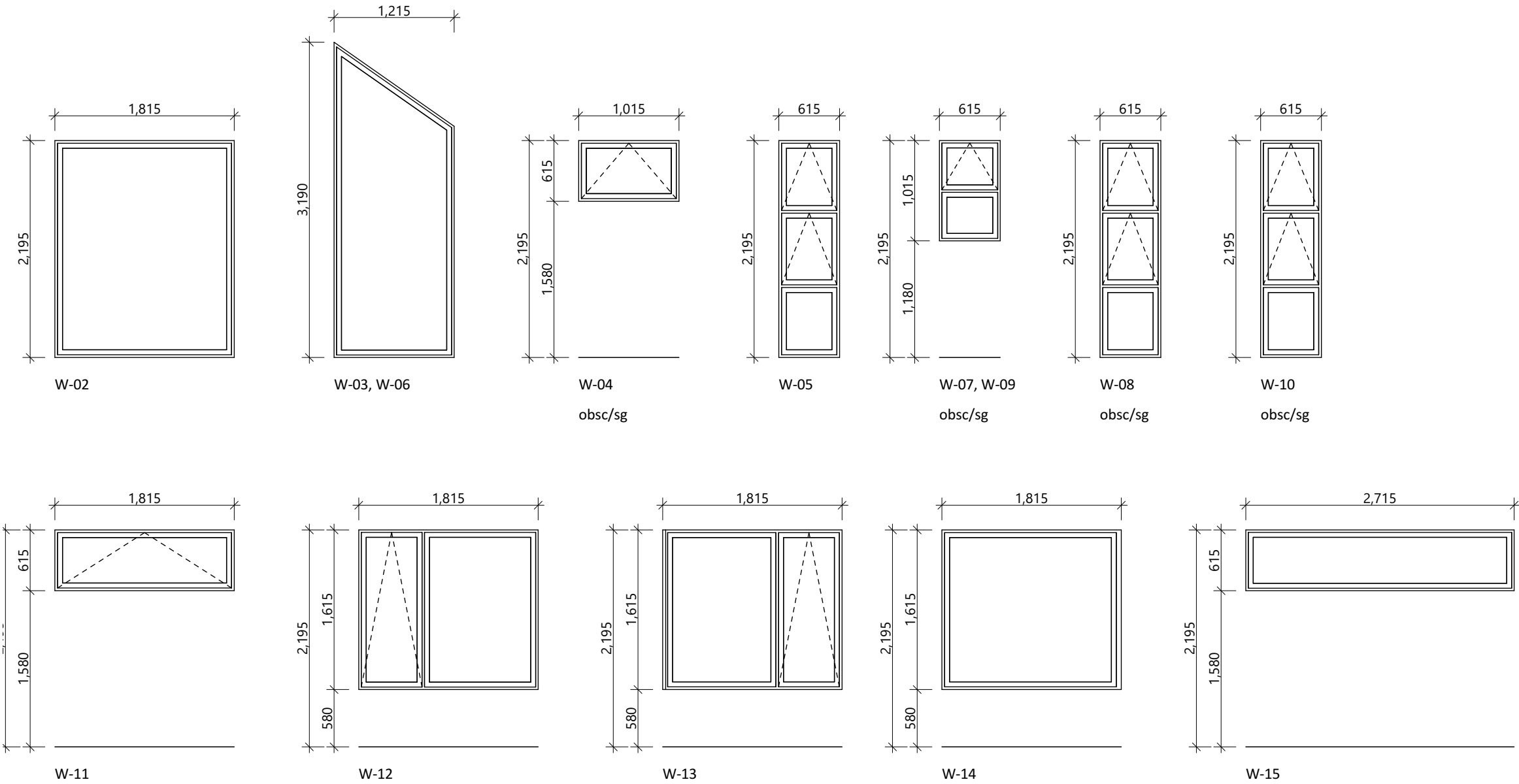
sg = Safety glass as required by standards, joinery manufacturer to take precedence  
ss = Safety stays (in accordance with NZBC:F4 clause 2.0)  
obsc = Obscure glass

**REBATED JOINERY**

**Rebated joinery sizes are to be confirmed with joinery manufacturer.**

|             |            |           |    |           |             |               |                                     |        |            |
|-------------|------------|-----------|----|-----------|-------------|---------------|-------------------------------------|--------|------------|
| Project No: | MH17       | Designed: | CY | Wind:     | VERY HIGH   | Drawing:      | JOINERY SCHEDULE                    | Date:  | 26/09/2025 |
| Plan:       | New Design | Drawn:    | -  | EQ:       | 3           | Client Name:  | BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:   |            |
| Version:    | 2.0        | Checked:  | CY | Exposure: | C           | Site Address: | LOT 17, 25 ANNIE ARANUI DRIVE       | Sheet: | 9          |
|             |            |           |    | Council:  | Napier City |               | STAGE 1A, MISSION HILLS, NAPIER     | Scale: | 1:50       |

|                                                                                                                                                                      |             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>CONCEPT PLAN APPROVAL</b> (confirmation to consent drawings)<br><u>Signature</u>                                                                                  | <u>Date</u> |
| <b>CONCEPT ONLY</b><br>MINOR VARIATIONS TO THE PLANS MAY BE NECESSARY DURING WORKING DRAWINGS DUE TO BRACING REQUIREMENTS, ENGINEERING AND UNFORSEEN SITE CONDITIONS |             |



**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.**

|                  |                           |                      |                                                  |                  |
|------------------|---------------------------|----------------------|--------------------------------------------------|------------------|
| Project No: MH17 | Designed: CY              | Wind: VERY HIGH      | Drawing: JOINERY SCHEDULE                        | Date: 26/09/2025 |
| Plan: New Design | Drawn: -                  | EQ: 3                | Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD | Rev:             |
| Version: 2.0     | Checked: CY               | Exposure: C          | Site Address: LOT 17, 25 ANNIE ARANUI DRIVE      | Sheet: 10        |
|                  | design@barretthomes.co.nz | Council: Napier City | STAGE 1A, MISSION HILLS, NAPIER                  | Scale: 1:50      |

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