



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 KITCHEN & BATHROOM
- 8 JOINERY SCHEDULE
- 9 JOINERY SCHEDULE



NEW DWELLING FOR:
BARRETT HOMES (CENTRAL PLATEAU) LTD

ADDRESS:
LOT 25, 41 ANNIE ARANUI DRIVE
MISSION HILLS, STAGE 1A, NAPIER

Y:\GM Projects\HAWKES BAY\Mission Hills - Napier\MH25 (SHOW HOME)\Consent Plans\MH25 (SH) - Consent 1.1.pln

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Barrett Homes

Project No:	MH25 (SH)	Designed:	KB/DP	Wind:	HIGH	Drawing:	COVER SHEET	Date:	29/05/2026
Plan:	WT223 (SH)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 25, 41 ANNIE ARANUI DRIVE	Sheet:	
				Council:	NAPIER CITY		MISSION HILLS, STAGE 1A, NAPIER	Scale:	1:1



Roofing
 - NZS Colorsteel MAXAM -
 Trapezoidal profile



Joinery
 - Black



Panel cladding
 - INNOVA Stratum w/board
 cladding (300)



Brick cladding
 - Charcoal



Natural cladding
 - Vertical JSC TMT Amba

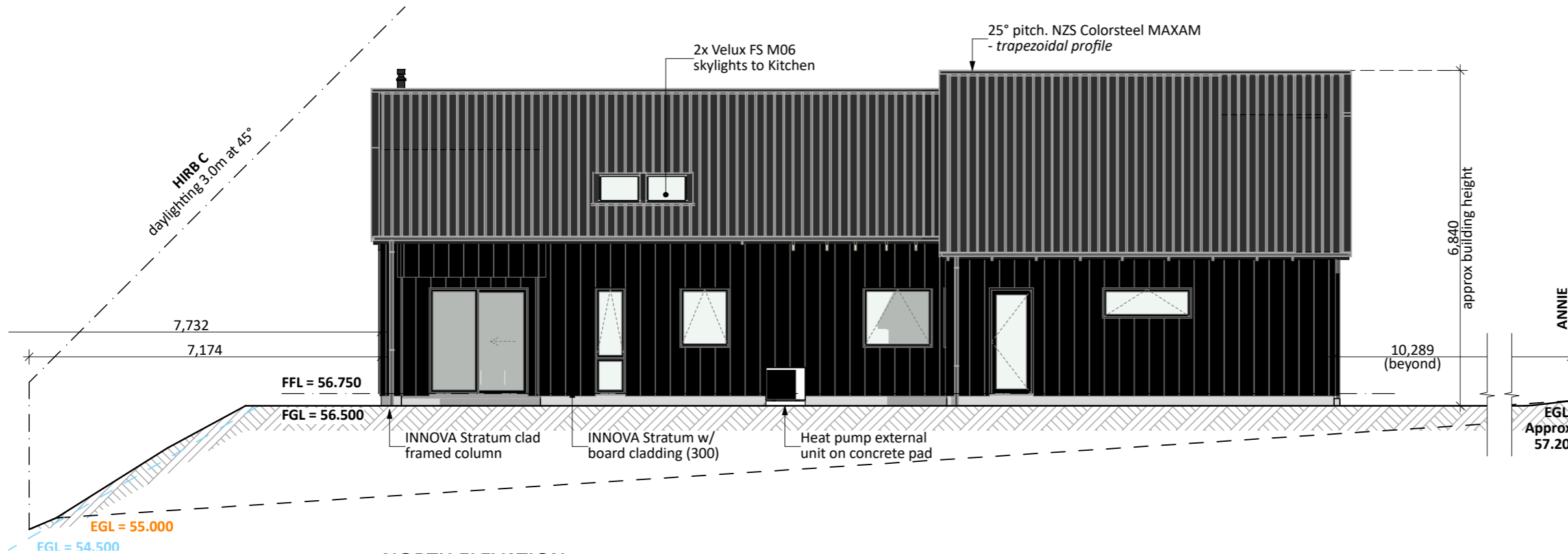
Please note that the material images are for illustrative purposes only and may not directly represent the final product. For exact details, please refer to the specification.

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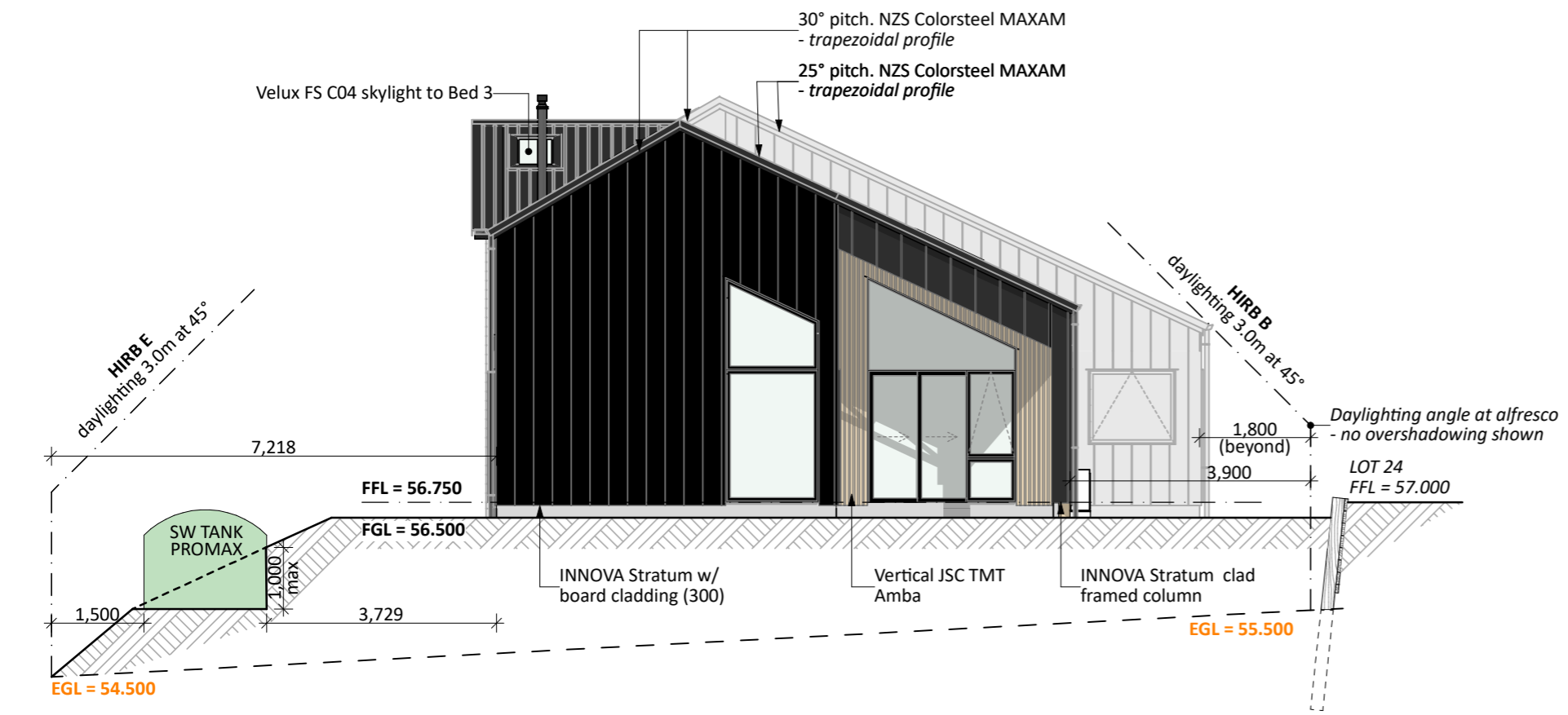
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Project No:	MH25 (SH)	Designed:	KB/DP	Wind:	HIGH	Drawing:	MATERIALITY	Date:	29/05/2026
Plan:	WT223 (SH)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 25, 41 ANNIE ARANUI DRIVE	Sheet:	
				Council:	NAPIER CITY		MISSION HILLS, STAGE 1A, NAPIER	Scale:	



NORTH 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:
 Premier Brick - 70 series estate brick veneer (charcoal) - ensure cavity and weep holes are free from excess mortar
 INNOVA Stratum w/board cladding (300)
 Vertical JSC TMT Amba

*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:
 30° & 25° pitch. NZS Colorsteel MAXAM - 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

PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels
 - Retaining Wall

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: MH25 (SH)	Designed: KB/DP	Wind: HIGH	Drawing: ELEVATIONS	Date: 29/05/2026
Plan: WT223 (SH)	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.1	Checked: KB	Exposure: C	Site Address: LOT 25, 41 ANNIE ARANUI DRIVE	Sheet: 1
design@barrethomes.co.nz		Council: NAPIER CITY	MISSION HILLS, STAGE 1A, NAPIER	Scale: 1:100

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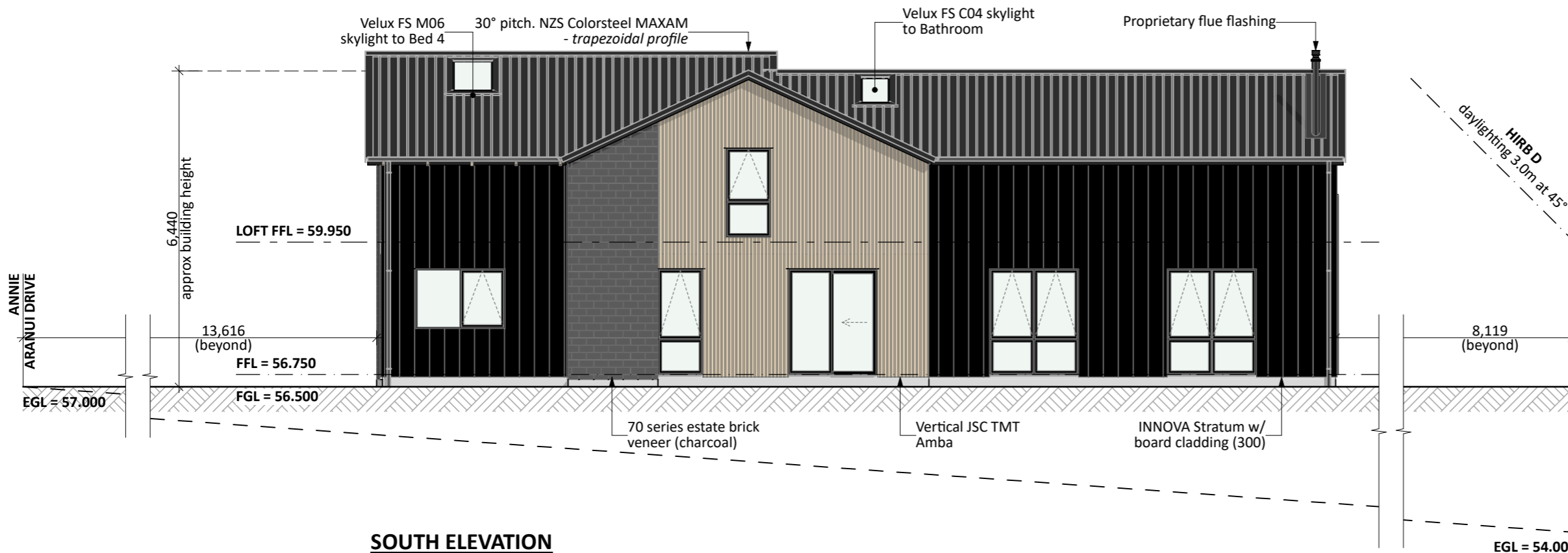
***All claddings to be installed over FPS Weathertight System. FPS Weathertight System to be installed over timber framing strictly as per manufacturers specification.**

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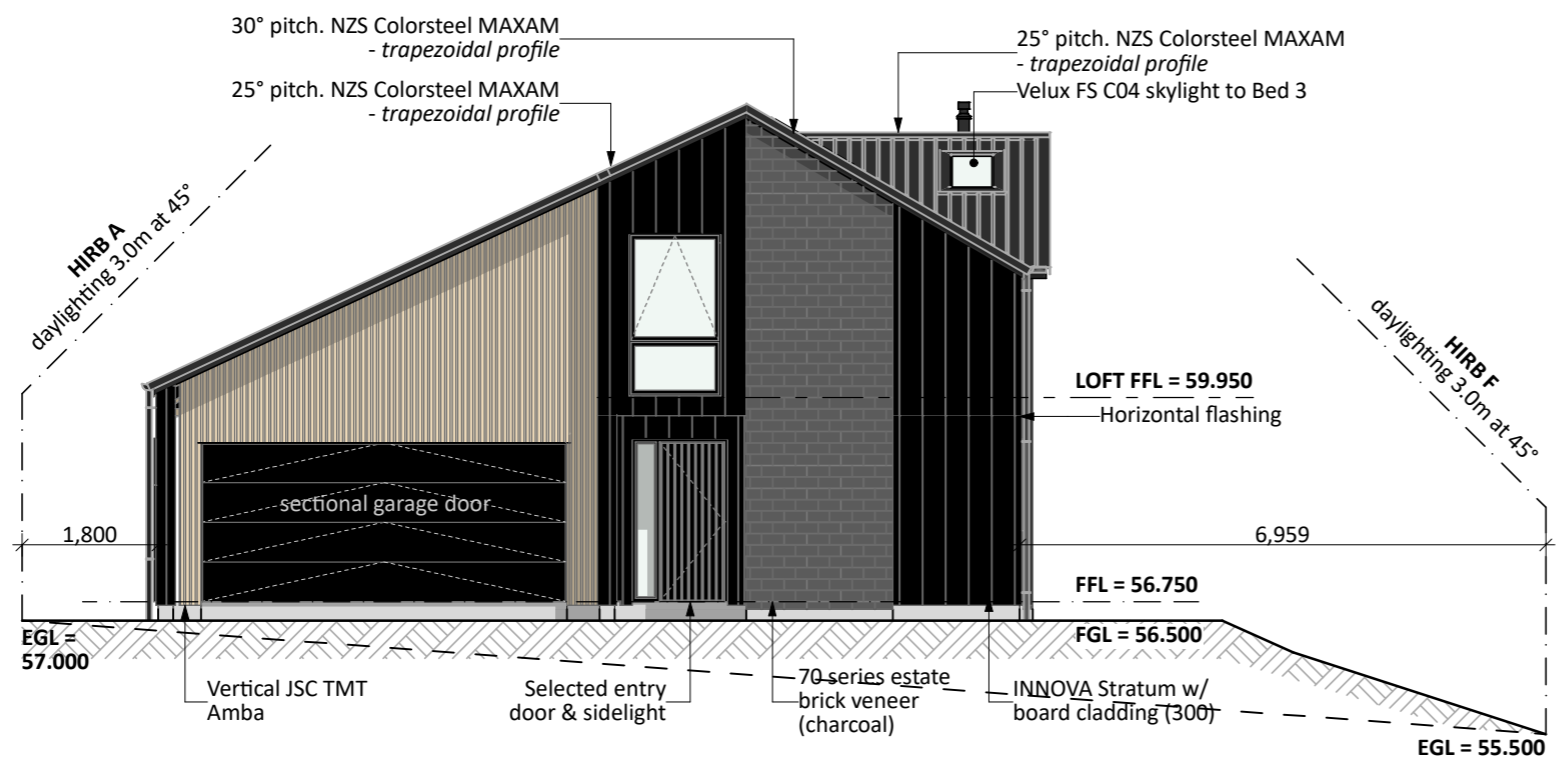
Fascia and Spouting:
 COLORCOTE fascia & spouting with 80mm Ø Alipipes - powder coated aluminium downpipes

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

PRELIMINARY ONLY.
 Elevations are subject to the following:
 - Site Levels
 - Retaining Wall



SOUTH ELEVATION



WEST ELEVATION

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Plan:	WT223 (SH)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 25, 41 ANNIE ARANUI DRIVE	Sheet:	2
				Council:	NAPIER CITY		MISSION HILLS, STAGE 1A, NAPIER	Scale:	1:100



**STAGE 1A
55 Lots**

PROPOSED SITE

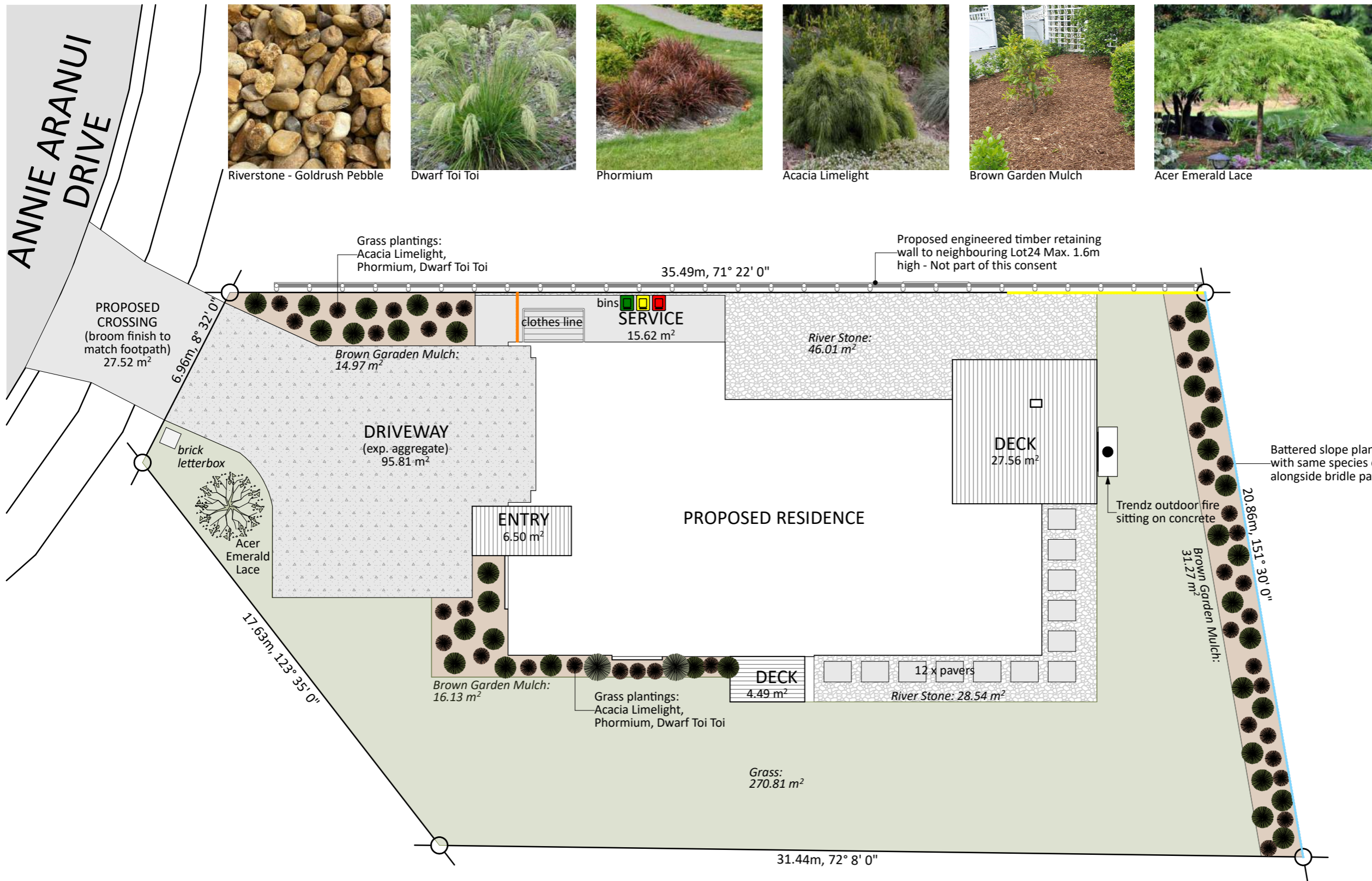
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Project No:	MH25 (SH)	Designed:	KB/DP	Wind:	HIGH	Drawing:	LOCATION PLAN	Date:	29/05/2026
Plan:	WT223 (SH)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 25, 41 ANNIE ARANUI DRIVE	Sheet:	3
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Landscape Key:

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

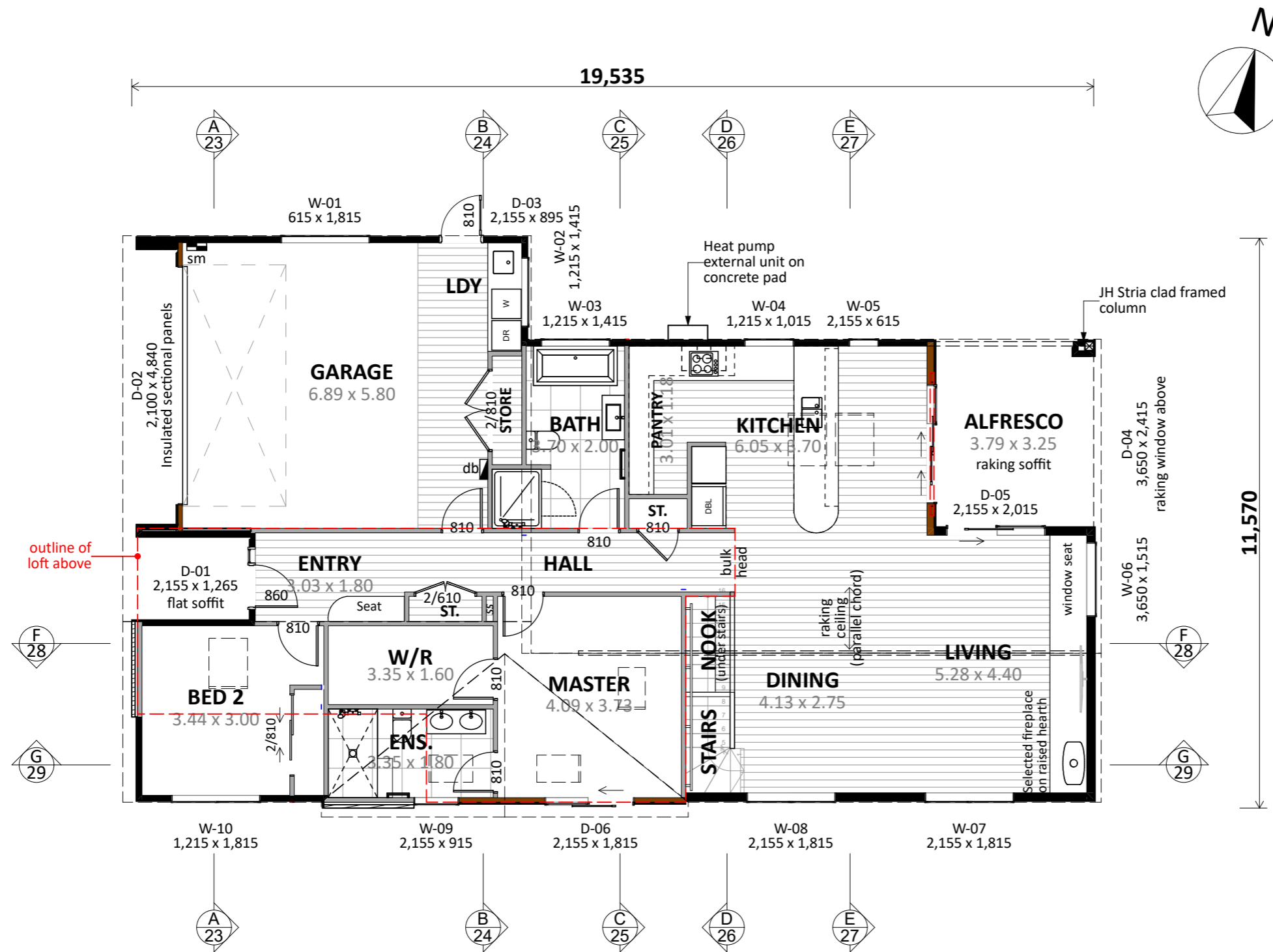
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Project No: MH25 (SH)	Designed: KB/DP	Wind: HIGH	Drawn: LANDSCAPING PLAN	Date: 29/05/2026
Plan: WT223 (SH)	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.1	Checked: KB	Exposure: C	Site Address: LOT 25, 41 ANNIE ARANUI DRIVE	Sheet: 5
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Plan Notes:
 2.425 Stud height throughout
 All joinery 2155 head height
 Raking ceiling to Kitchen, Dining, Living, Alfresco
 (parallel truss chord)

Floor Area:
Area o/frame: 175.65 m ²
Area o/foundation: 176.10 m ²
Cladding Key:
INNOVA Stratum Panel
Vertical Cedar
Brick Veneer

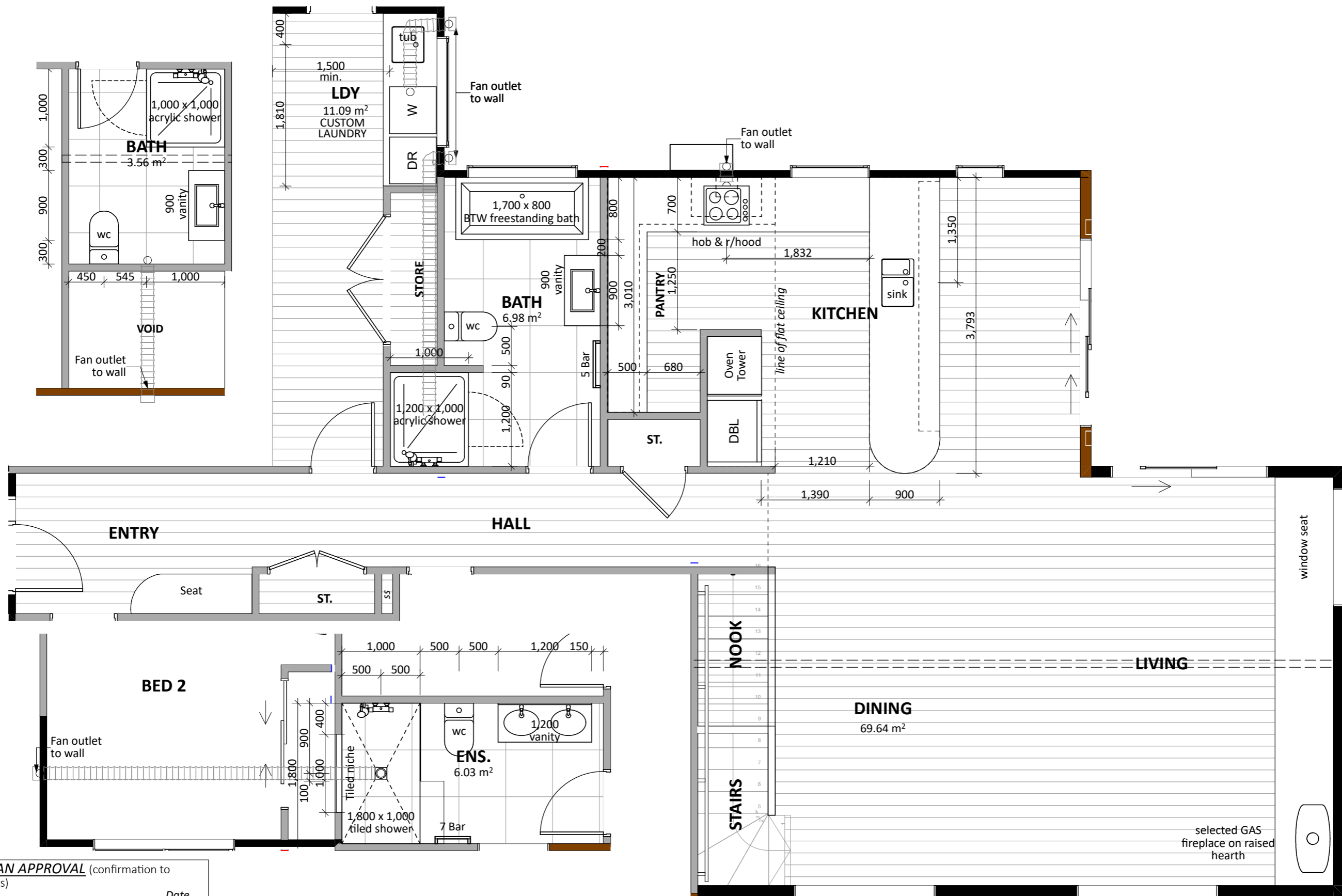
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Project No: MH25 (SH)	Designed: KB/DP	Wind: HIGH	Drawing: CONCEPT PLAN	Date: 29/05/2026
Plan: WT223 (SH)	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.1	Checked: KB	Exposure: C	Site Address: LOT 25, 41 ANNIE ARANUI DRIVE	Sheet: 6
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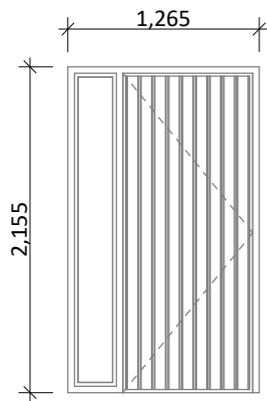
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Floor Types Key:

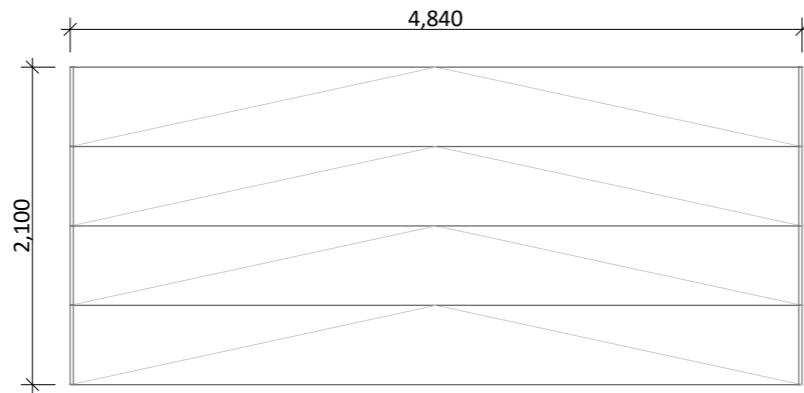
	= Vinyl Floor		= Tiled Floor
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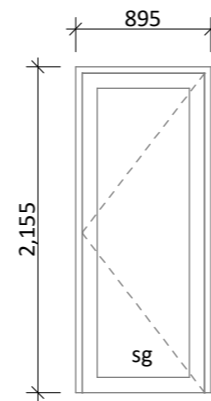
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Plan: WT223 (SH)	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.1	Checked: KB	Exposure: C	Site Address: LOT 25, 41 ANNIE ARANUI DRIVE	Sheet: 7
Council: NAPIER CITY			MISSION HILLS, STAGE 1A, NAPIER	Scale: 1:50



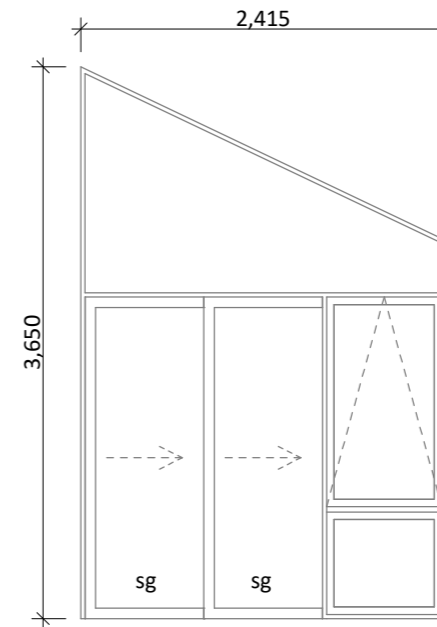
D-01
Rebated Joinery
860 door leaf



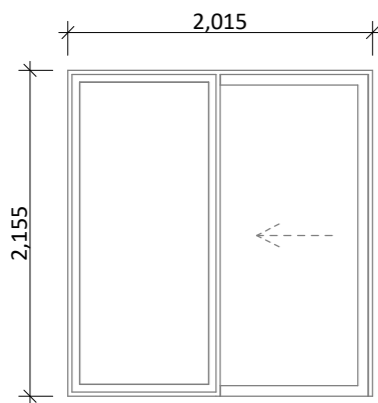
D-02
Insulated sectional panels



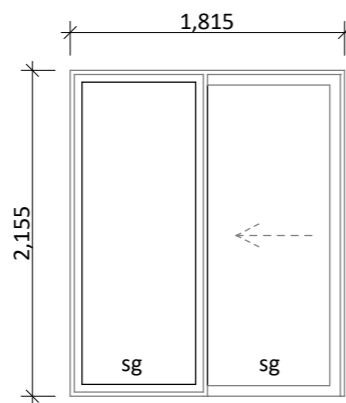
D-03
810 door leaf



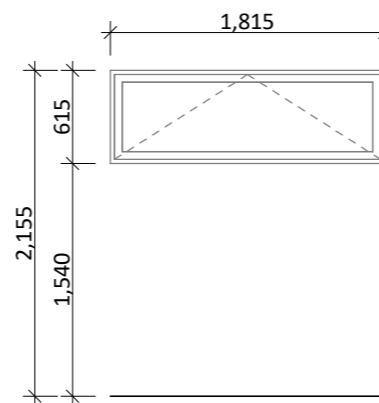
D-04
Rebated Joinery



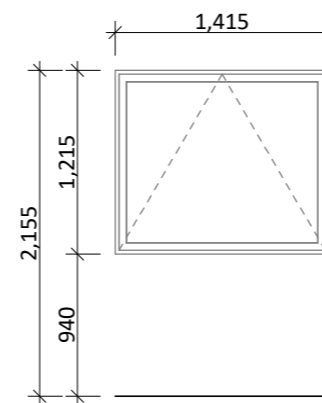
D-05
Rebated Joinery



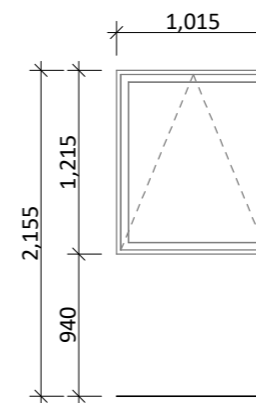
D-06
Rebated Joinery



W-01



W-02, W-03
W-03: obsc/sg



W-04

General notes:

Aluminium joinery head heights to be 2.155m (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

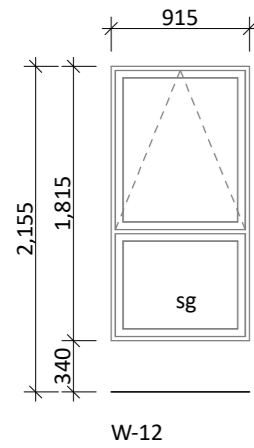
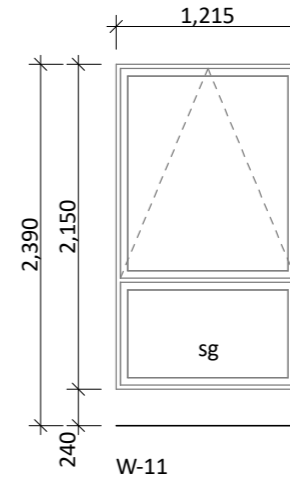
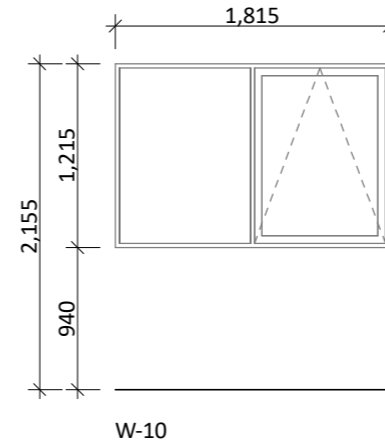
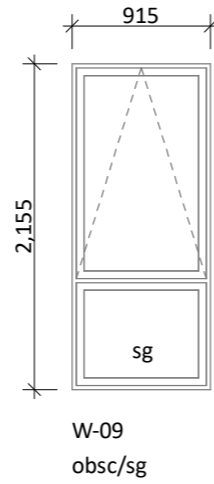
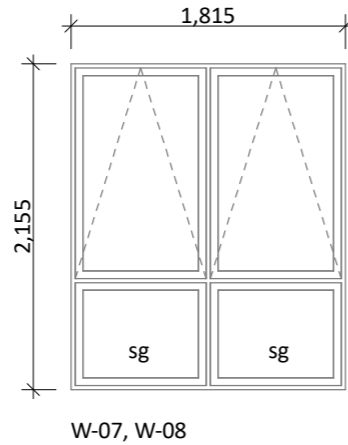
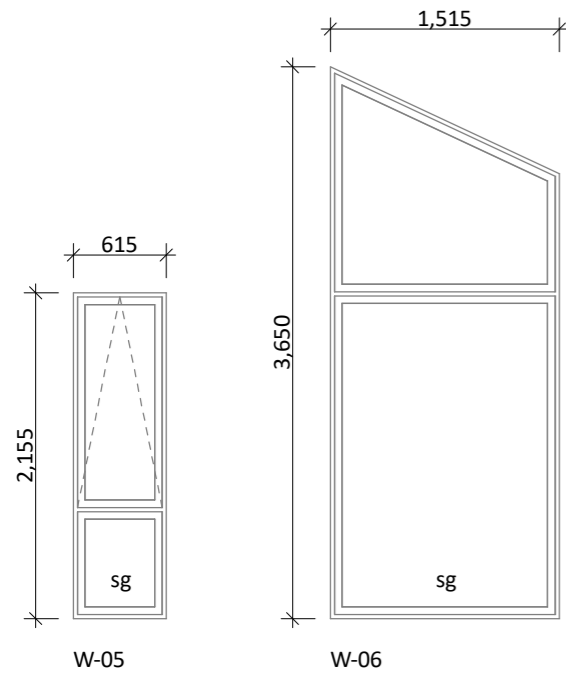
REBATED JOINERY

Rebated joinery sizes are to be confirmed with joinery manufacturer.

Project No: MH25 (SH)	Designed: KB/DP	Wind: HIGH	Drawn: JOINERY SCHEDULE	Date: 29/05/2026
Plan: WT223 (SH)	Drawn: -	EQ: 3	Client Name: BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:
Version: 1.1	Checked: KB	Exposure: C	Site Address: LOT 25, 41 ANNIE ARANUI DRIVE	Sheet: 8
design@barrethomes.co.nz		Council: NAPIER CITY	MISSION HILLS, STAGE 1A, NAPIER	Scale: 1:50

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Plan:	WT223 (SH)	Drawn:	-	EQ:	3	Client Name:	BARRETT HOMES (CENTRAL PLATEAU) LTD	Rev:	
Version:	1.1	Checked:	KB	Exposure:	C	Site Address:	LOT 25, 41 ANNIE ARANUI DRIVE	Sheet:	9
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