Vialletet Residence

62 Obelisk Street,
Wanaka, Otago

Subset ID	Layout	Sheet Name	Drawing Scales
A0			
		Project Introduction	1:1
	A001	Site Plan	1:150
	A002	Survey Plan	1:150
	A003	Excavation Plan	1:200, 1:150
	A004	Foundation Plan	1:100
	A005	Drainage Plan	1:100
A1			
	A101	Floor Plan	1:100
	A102	Wall Framing and Dimension Plan	1:100
	A103	Roof Framing Plan	1:100
	A104	Roof Plan	1:100
	A105	Finishes Plan	1:100
	A106	Bracing Plan	1:100
A2			
	A201	Elevations	1:100
	A202	Elevations	1:100
A3			
	A301	Sections	1:50
	A302	Sections	1:50
	A303	Sections	1:50
	A304	Sections	1:50
	A305	Sections	1:75
	A306	Sections	1:75
A4			
	A401	Details	1:10, 1:5
	A402	Details	1:5, 1:10
	A403	Details	1:5
	A404	Details	1:5
	A405	Details	1:5
	A406	Details	1:5
	A407	Details	1:5, 1:10
	A408	Details	1:5, 1:10
A5			
	A501	Door Schedule	1:50
	A502	Window Schedule	1:50

RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

Vialletet Residence

62 Obelisk Street,
Wanaka, Otago

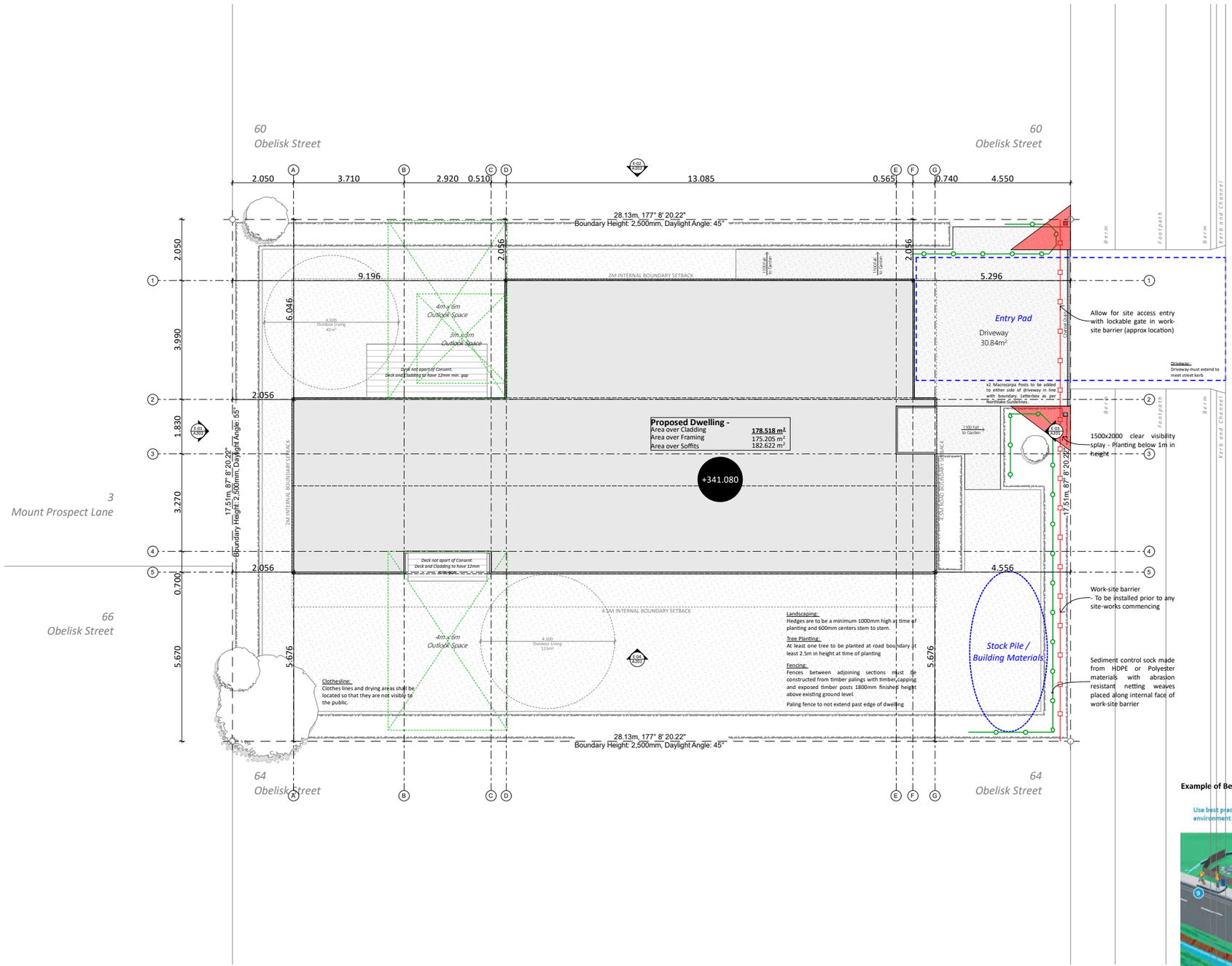
DRAWN NW
CHECKED DBS

JOB NO. BM1405
REVISION NO. C

www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch



Design
Workshop
Architecture.



3
Mount Prospect Lane

1. Site Plan

SCALE 1:150

NORTH

PROJECT INFO:

Address:	62 Obelisk Street, Northlake Wanaka
Legal Description:	Lot 266 DP 526557
Title:	846771
Site Area:	492m² (more or less)
Building Area:	
	(over cladding) **178.52m²**
	(over framing) 175.21m²
	(over soffits) 182.62m²
Site Coverage:	37.12% (40% Permitted)
Planning Zone:	Northlake Special Zone (B4)
Wind Zone:	High
Earthquake Zone:	Zone 3
Exposure Zone:	Zone B
Sea Spray Zone:	No
Climate Zone:	5
Minimum FFL:	+TBC RL

SEDIMENT CONTROL FENCE:
Refer to QLDC Guidance Document Earthworks

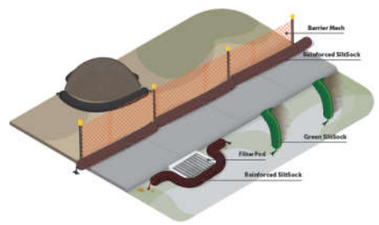
Sediment control fence:

WORK-SITE BARRIERS

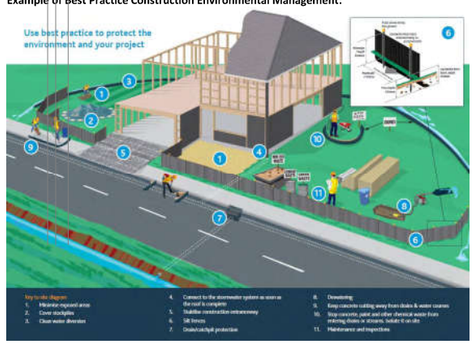
Work-site barriers to be installed in accordance with NZBC F5/AS1 Table 1, all work-site barriers to be erected prior to commencement of works.

Work-site Barrier:

Person responsible for implimentation and maintenance is Main Contractor TBC



Example of Best Practice Construction Environmental Management:



SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per Queenstown Lakes District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - Sealed Concrete (exposed aggregate)

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

SEDIMENT CONTROLS

Sediment controls to be taken during the construction process. To be read in conjunction with QLDC Guidance Document Earthworks.

Provide stabilized entry pad & wash down area for contractor vehicles in accordance with Territorial Authority sediment control for small sites.

A runoff diversion bund will be included in the site access way if required.
All sediment on footpaths and roads to be removed as soon as practicable.

All sediment control measures & structures are to be installed prior to major earthworks and are to be checked and maintained daily as required.

All ground cover vegetation and trees outside the immediate building area to be preserved during the building phase.

Stockpiles (if any) to be covered with an impervious sheet.

Roof water downpipes to be connected to the permanent underground stormwater drainage system as soon as practical after the roof is laid.

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or ordering materials.
Figured dimensions are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall be carried out in accordance with the relevant NZ Standards and any resource consents issued for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.
All rights reserved: this drawing & all graphic & written material constitute the exclusive intellectual property & unpublished work of Design Workshop Ltd & may not be copied, distributed, or used in any manner without the expressed written permission of Design Workshop Ltd.

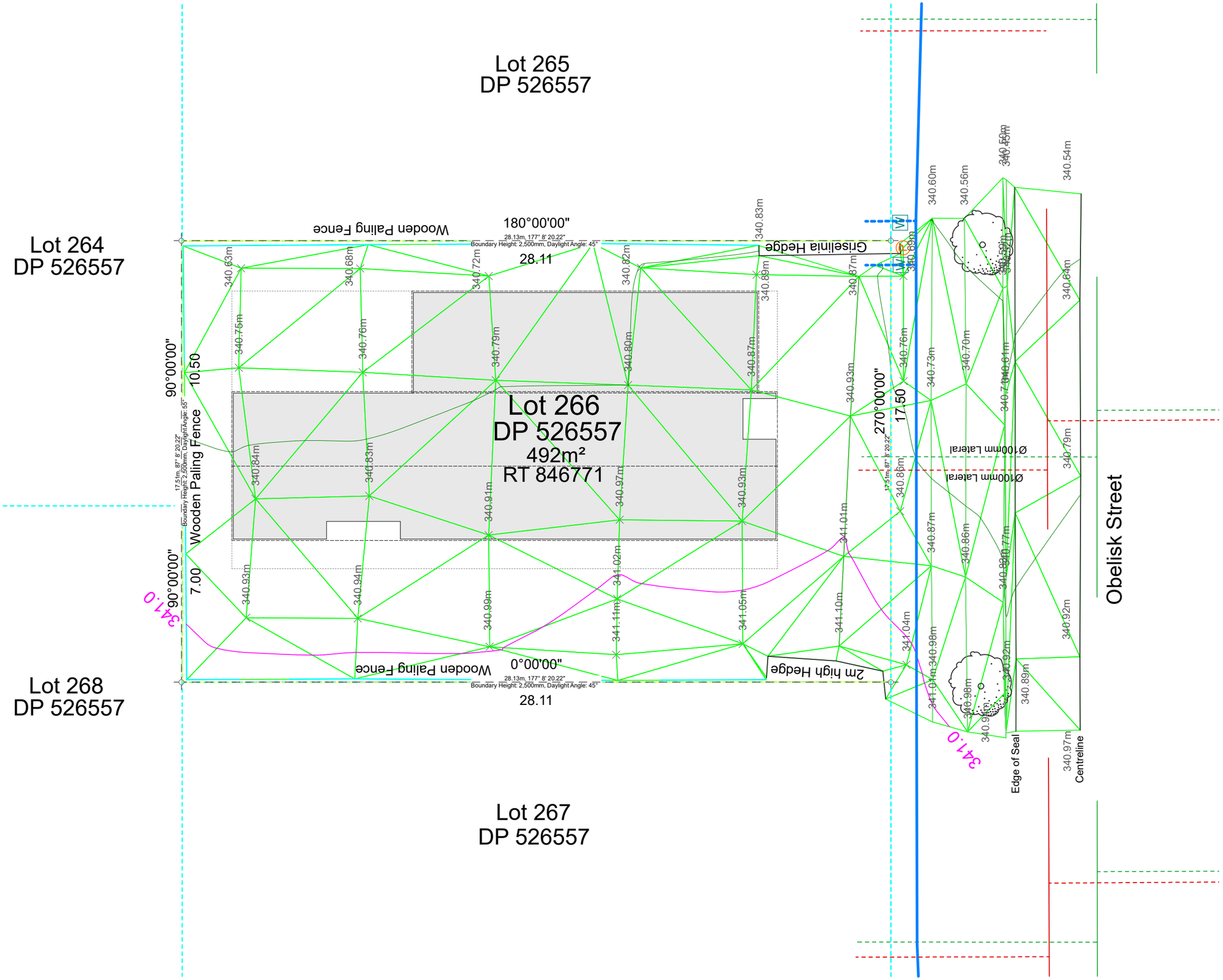
RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:150
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

Site Plan

A001



NORTH

PROJECT INFO:

Address:	62 Obelisk Street, Northlake Wanaka
Legal Description:	Lot 266 DP 526557
Title:	846771
Site Area:	492m² (more or less)
Building Area:	
(over cladding)	**178.52m²**
(over framing)	175.21m²
(over soffits)	182.62m²
Site Coverage:	37.12% (40% Permitted)
Planning Zone:	Northlake Special Zone (B4)
Wind Zone:	High
Earthquake Zone:	Zone 3
Exposure Zone:	Zone B
Sea Spray Zone:	No
Climate Zone:	5
Minimum FFL:	+TBC RL

SITE PLAN LEGEND

- Boundary Line
- Boundary setback as per Queenstown Lakes District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - Sealed Concrete (exposed aggregate)

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Builder to check and verify all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of documents including specifications, engineering details and each other, in conjunction with consultants' documents and site works. All work shall comply with the terms and conditions of the building consent and any relevant consents issued for this project. Any discrepancies found on site shall be clarified with Design Workshop before any further work continues.

All rights reserved: this drawing & all graphics & written material appearing herein constitute original & copyright work by Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

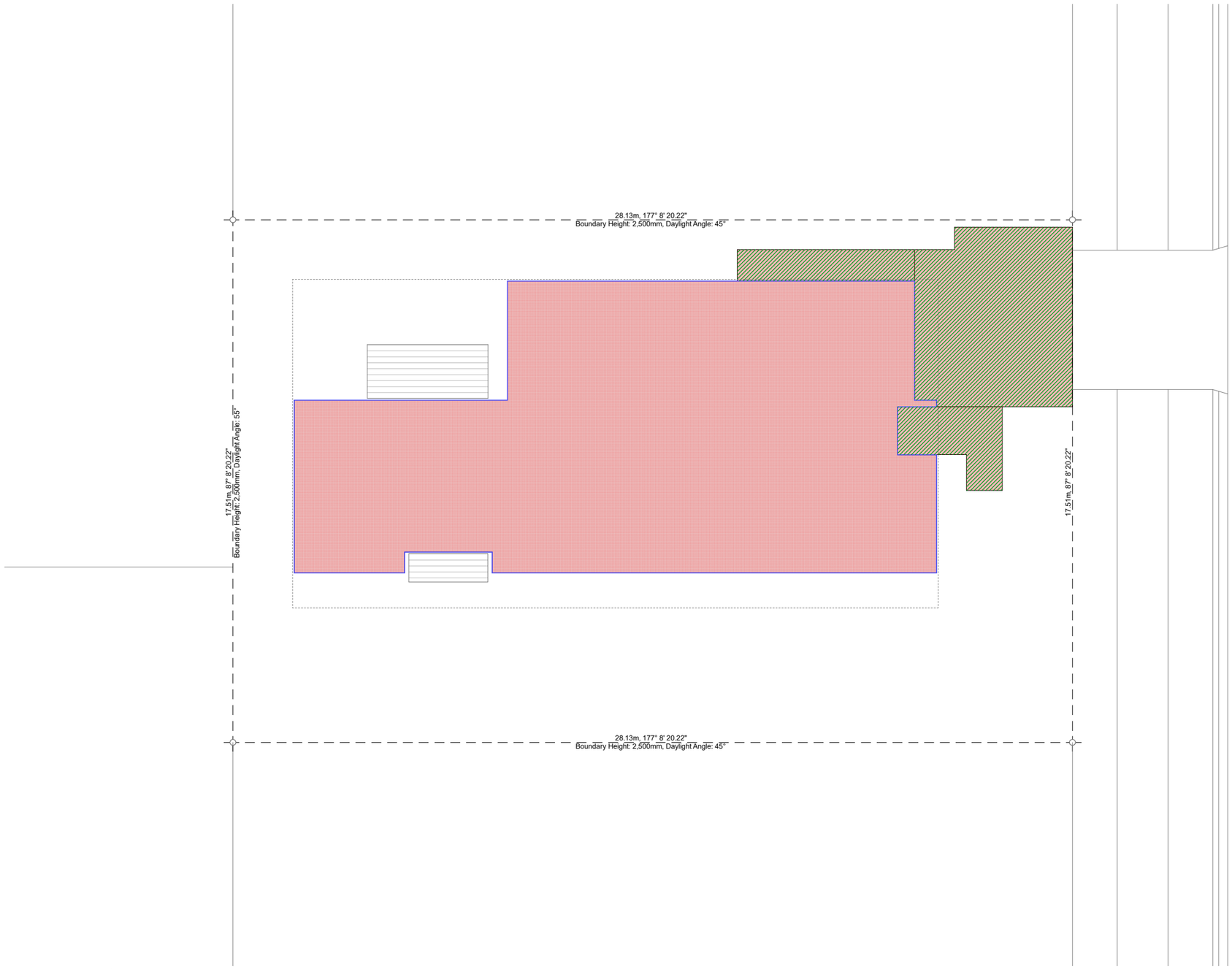
RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:150
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

Survey Plan

A002



EARTHWORKS:

Excavation (Cut): Red

Driveway (30.68x0.1)	3.07m³
Pathways (13.29x0.1)	1.33m³
Foundation (209.11*x0.4)	83.64m³
Total Volume Cut:	88.04m³

Fill: Green

Driveway (30.68x0.2)	6.14m³
Pathways (13.29x0.2)	2.66m³
Foundation (174.81x0.65)	113.63m³
Total Volume Fill:	122.43m³

Total Earthworks:	210.47m³
Total Area of Earthworks	253.08m²

Max Cut:
Foundations: 0.4m Approx

Max Fill:
Foundations 0.65m Approx

Building Footprint
*Foundation area + 500mm beyond foundation edge.

Excavation Plan
SCALE 1:150

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Drawing is to be printed in colour.
Do not scale drawings.
Contractors must verify all dimensions on site before starting work or preparing shop drawings.
Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with all relevant consultants drawings. All work shall comply with the terms and conditions of the building consent and any resource consents issued for this project. Any discrepancies are to be reported and clarified with Design Workshop before any further work commences.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

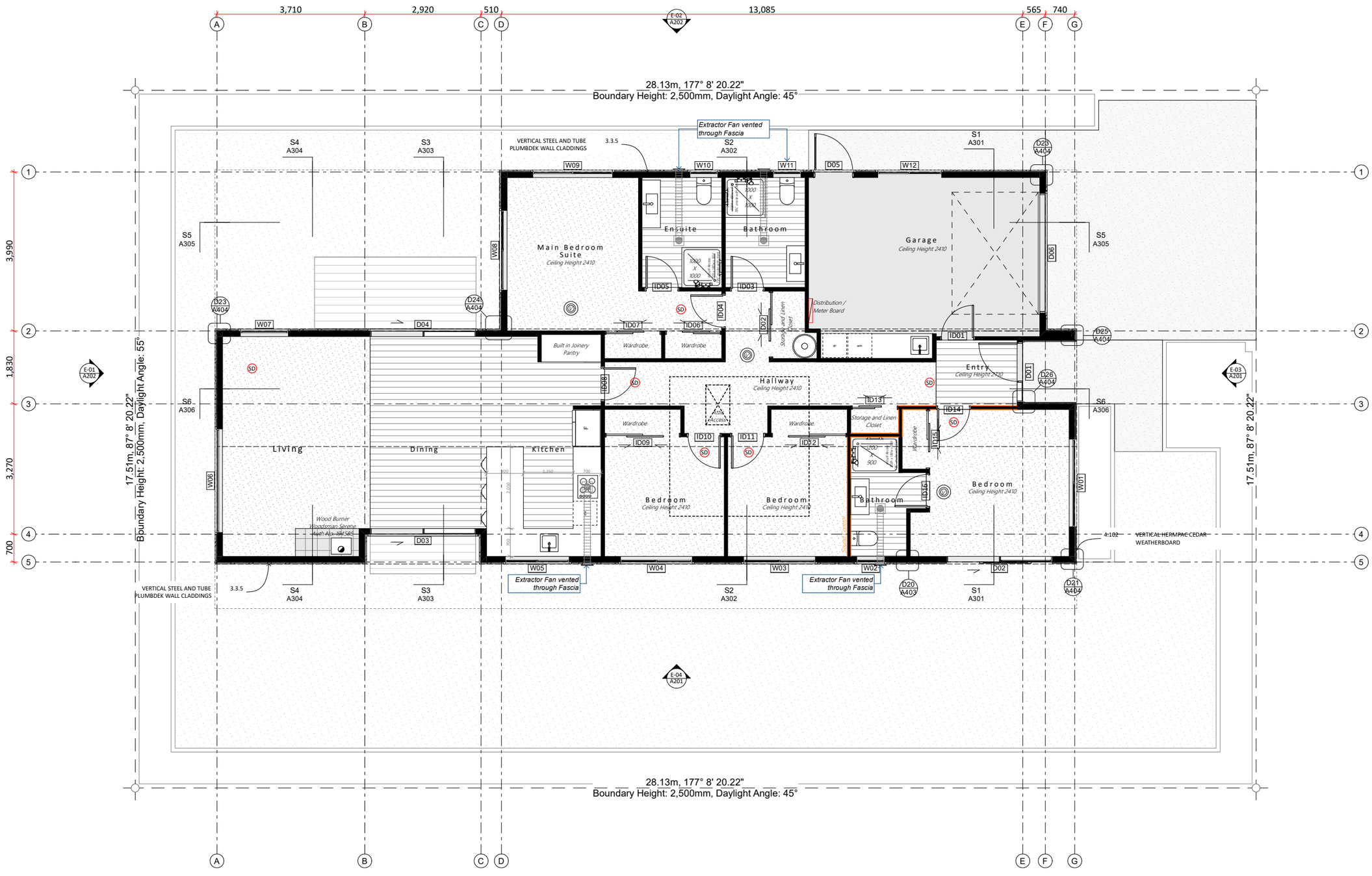
RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:200, 1:150
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

Excavation Plan

A003



NORTH

LEGEND - FLOOR PLAN

Heat transfer ventilation outlet

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with NZBC D1/AS1/ table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer NZBC G4/AS1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, Wireless interconnected type 1 domestic alarms to be installed to NZBC F7/AS1 with hush facility

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

H1 COMPLIANCE

Calculation method to be used - Refer to H1 supporting documents for relevant calculations.

WINDOW TO WALL RATIO: 31 %

ROOF:	2xR3.6 Fibreglass batts or R7.0 Fibreglass batts or similar
WALL(90mm)	R2.6 Fibreglass batts or similar
WALL(140mm)	R3.2 Fibreglass batts or similar
FLOOR:	R1.4 Ribraft Foundation
UNDERSLAB:	R1.5 EXPOL EPB (50mm)

LEGEND

3.3.5 **VERTICAL STEEL AND TUBE PLUMBDEK WALL CLADDINGS**
0.40mm BMT Vertical Steel and Tube Plumbdek wall cladding on 20mm cavity battens and 7mm Ecoply.
Colour: Slate (LRV 7%)

4.102 **VERTICAL HERMPAC CEDAR WEATHERBOARD**
HP51 18.5mm Vertical Hermpac Weatherboard cladding over 20mm cavity and 7mm Ecoply.
- Finish: Resene Woodsman - Nelson Lakes

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Do not scale drawing - printed in colour.
Use set-scale drawings.
Contractors must verify all dimensions on site before starting work or preparing shop drawings.
Architectural drawings are to be read in conjunction with the full set of drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work shall comply with the terms and conditions of the building consent and any relevant requirements of the project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.

All rights reserved: this drawing & all graphic & written material appearing herein constitutes original & copyright work unless stated otherwise. Design Workshop Ltd. & may not be copied, distributed, or used in whole or part without expressed written permission. © Design Workshop Ltd

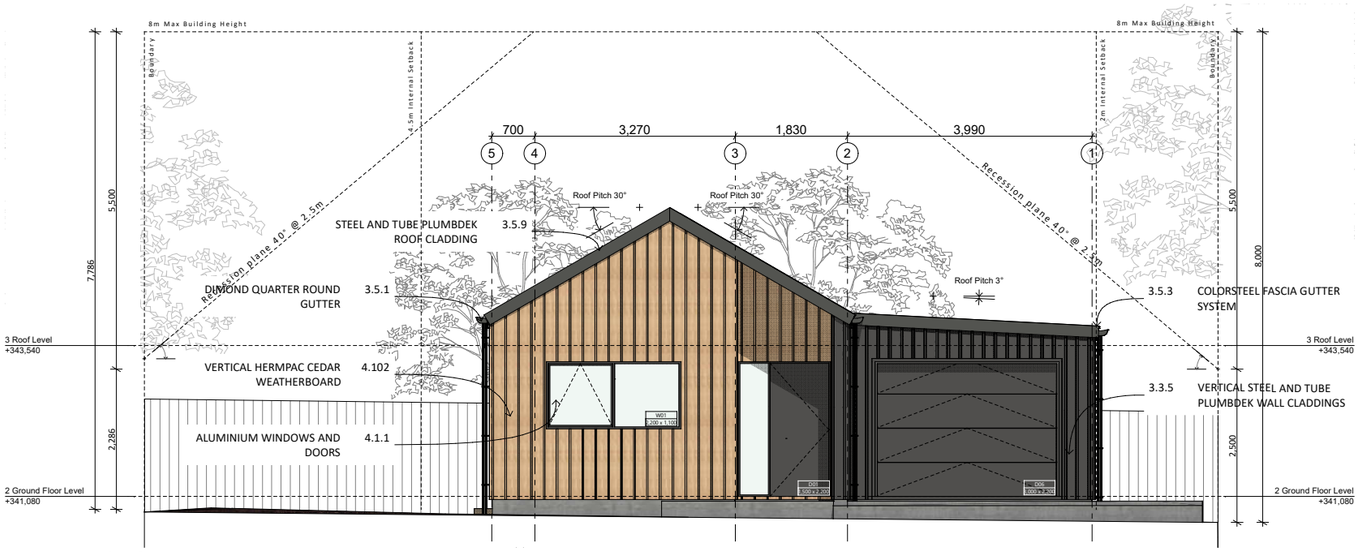
RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:100
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

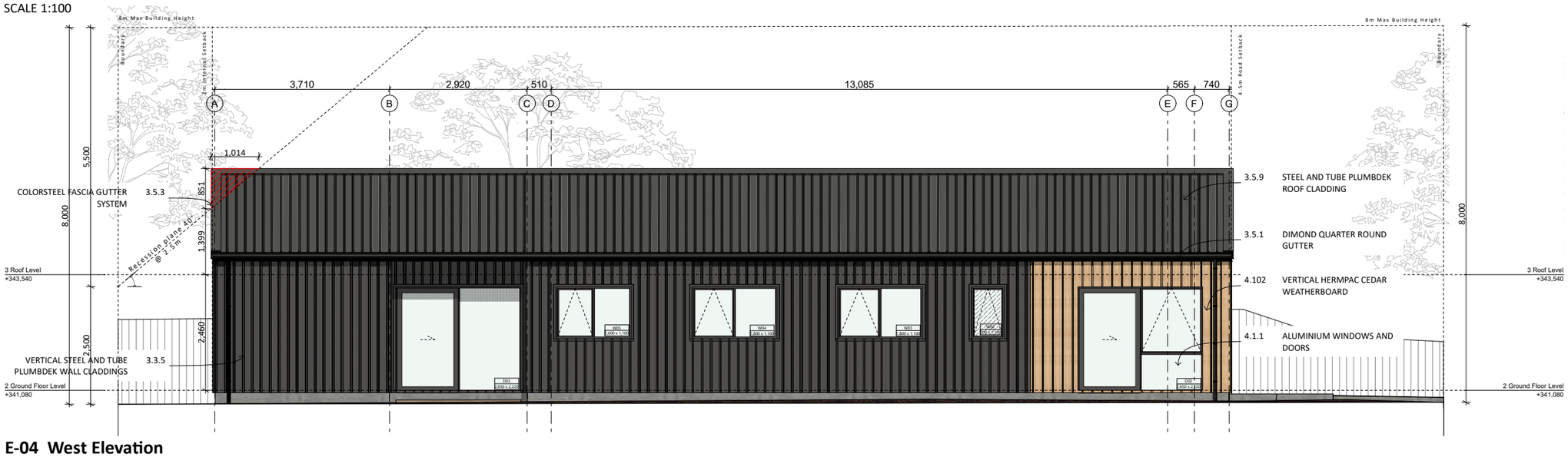
Floor Plan

A101



E-03 South Elevation

SCALE 1:100



E-04 West Elevation

SCALE 1:100

LEGEND

3.3.5 VERTICAL STEEL AND TUBE PLUMBDEK WALL CLADDINGS
0.40mm BMT Vertical Steel and Tube Plumbdek wall cladding on 20mm cavity battens and 7mm Ecoply.
Colour: Slate (LRV 7%)

3.5.1 DIMOND QUARTER ROUND GUTTER
Dimond Quarter Round Gutter Profile, finish & colour to match roofing

3.5.3 COLORSTEEL FASCIA GUTTER SYSTEM
Colorsteel Fascia Gutter system, finish & colour to match roofing

3.5.9 STEEL AND TUBE PLUMBDEK ROOF CLADDING
0.40mm BMT Plumbdek roofing system, on ex 75x45 H1.2 pulins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
- Colour: Thunder Grey (LRV 12%)

4.1.1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
- Powdercoat Finish to aluminium color selected.
- Colour: Slate (LRV 7%)
- R0.50 Value

4.102 VERTICAL HERMPAC CEDAR WEATHERBOARD
HP51 18.5mm Vertical Hermpac Weatherboard cladding over 20mm cavity and 7mm Ecoply.
- Finish: Resene Woodsman - Nelson Lakes

Risk Matrix - South

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - West

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractor to check all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of consultant documents and specifications. Structural drawings are to be read in conjunction with consultants' documents and site works. All work shall comply with the terms and conditions of the building consent and all relevant requirements of the building code. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd & may not be used, copied or reproduced in whole or part without expressed written permission of Design Workshop Ltd

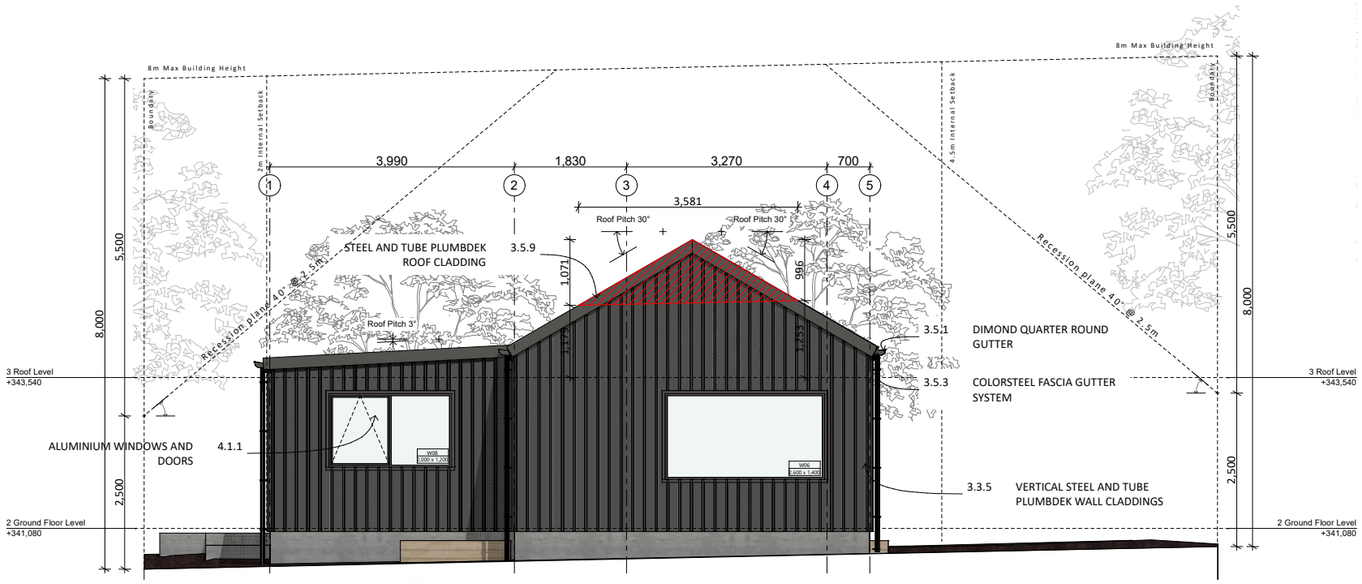
RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:100
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

Elevations

A201



E-01 North Elevation

SCALE 1:100



E-02 East Elevation

SCALE 1:100

LEGEND

3.3.5 VERTICAL STEEL AND TUBE PLUMBDEK WALL CLADDINGS
0.40mm BMT Vertical Steel and Tube Plumbdek wall cladding on 20mm cavity battens and 7mm Ecoply.
Colour: Slate (LRV 7%)

3.5.1 DIMOND QUARTER ROUND GUTTER
Dimond Quarter Round Gutter Profile, finish & colour to match roofing

3.5.3 COLORSTEEL FASCIA GUTTER SYSTEM
Colorsteel Fascia Gutter system, finish & colour to match roofing

3.5.9 STEEL AND TUBE PLUMBDEK ROOF CLADDING
0.40mm BMT Plumbdek roofing system, on ex 75x45 H1.2 pulins at 900crs, building wrap and H1.2 rafters/trusses. refer framing plans for sizing and spacings extents.
- Colour: Thunder Grey (LRV 12%)

4.1.1 ALUMINIUM WINDOWS AND DOORS
Thermally Broken Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) R0.5 R Value.
- Powdercoat Finish to aluminium color selected.
- Colour: Slate (LRV 7%)
- R0.50 Value

Risk Matrix - South

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Risk Matrix - West

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	5
Envelope complexity:	1
Deck design:	0
TOTAL:	8

Design Workshop Architecture.
www.dwa.co.nz
team@dwa.co.nz
03 384 3565
6/1004 Ferry Road, Ferrymead, Christchurch

Vialletet Residence
62 Obelisk Street,
Wanaka, Otago

General Notes
Drawings to be printed in colour.
Do not scale drawings.
Contractor to check all dimensions on site before starting work or ordering materials.
Architectural drawings are to be read in conjunction with the full set of documents including specifications, engineering details and in conjunction with consultants' documents and site verse. All work shall comply with the terms and conditions of the building consent and all relevant requirements of the building code. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commences.

All rights reserved: this drawing & all graphic & written material contained herein constitutes the original & unpublished work of Design Workshop Ltd & may not be used, reproduced or be used in whole or part without expressed written permission of Design Workshop Ltd

RevID	Change Name	Date
A	Concept Issue	12/02/2026
B	Pricing Issue	04/03/2026
C	Building Consent Issue	6/05/2026

Benchmark Homes

SCALE	1:100
DRAWN	NW
CHECKED	DBS
JOB NO.	BM1405
REVISION NO.	C

Elevations

A202