Bent + Robinson Residence

Lot 100 Northlake,
Wanaka, Otago

Subset ID	Layout	Sheet Name	Drawing Scales
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	A000	Cover Page	1:1
A1			
	A101	Site Plan	1:75
	A102	Areas Plan	1:75
	A103	Earthworks Plan	1:75
	A104	Landscaping Plan	1:75
A2			
	A201	Foundation Plan	1:50
	A202	Drainage Plan	1:50
	A203	Floor Plan	1:50
	A204	Wall Framing Plan	1:50
	A205	Roof Plan	1:50
	A206	Bracing Plan	1:50
	A207	Electrical Plan	1:50
	A208	Lighting Plan	1:50
	A209	Finishes Plan	1:50
A3			
	A301	Elevations	1:50
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	A402	Sections	1:50
	A403	Sections	1:50
A6			
	A601	Door Schedule	1:50
	A602	Window Schedule	1:50



PROJECT

Main Contractor	Blake Robinson
Engineer	Wilton Joubert
Geotechnical	-
Civil/Survey	-

RevID	Change Name	Date
A	Concept Issue	-
B	Coordination Issue	24/06/2026
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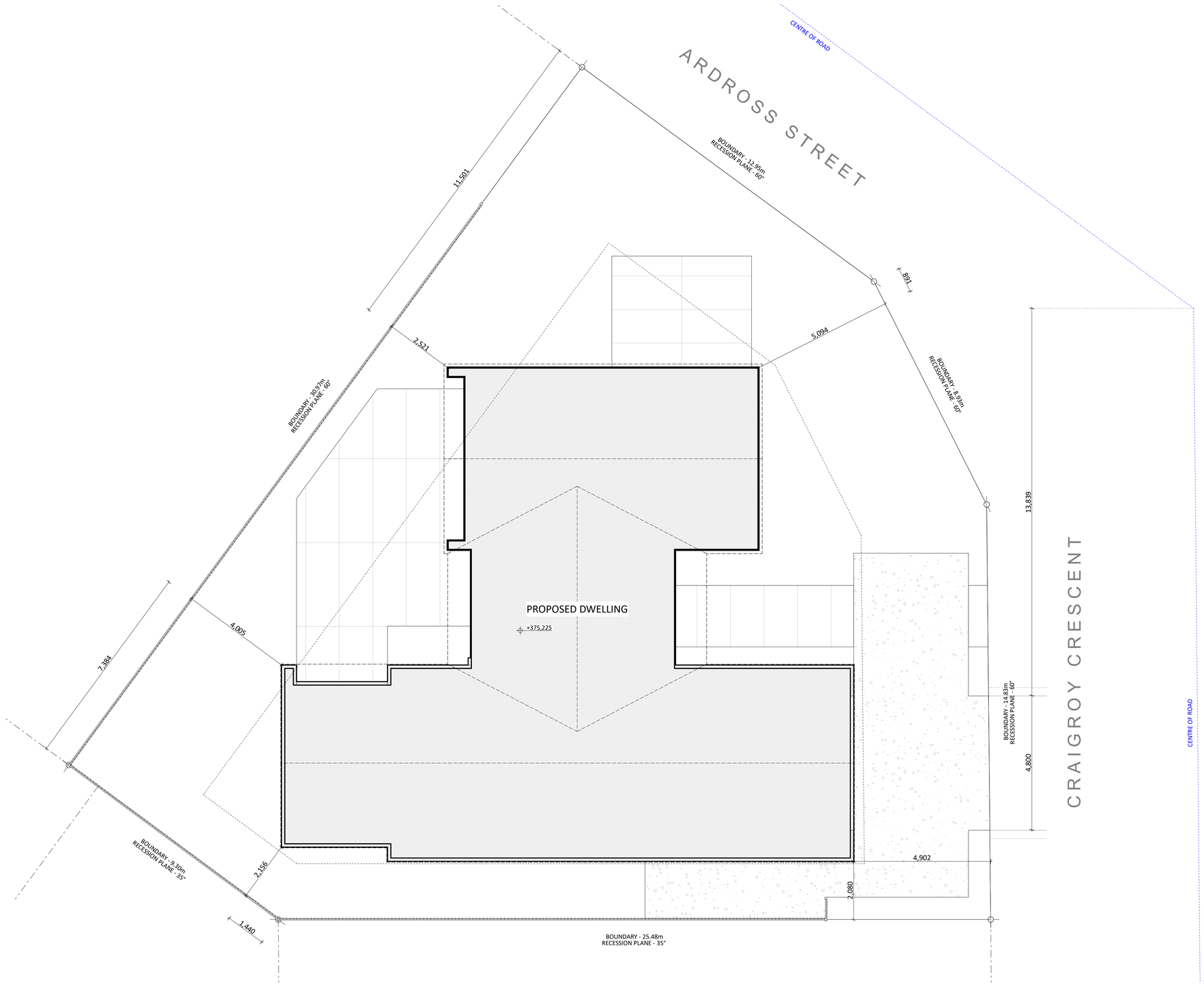
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1. Site Plan
Scale 1:75

N

PROJECT INFO:

Address:	Lot 100 Northlake Wanaka Otago
Legal Description:	Lot 100 Within Lot 2001 DP 623502
Site Area:	664m² (more or less)
Planning Zone:	Northlake Special Zone (Operative)
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Altitude:	378m

SITE PLAN LEGEND

Boundary Line

Boundary setback as per District Plan

Buildings/Proposed Buildings

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

Confirm all existing services on site.

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

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.

Work area shall be protected by site fencing to comply with F5.

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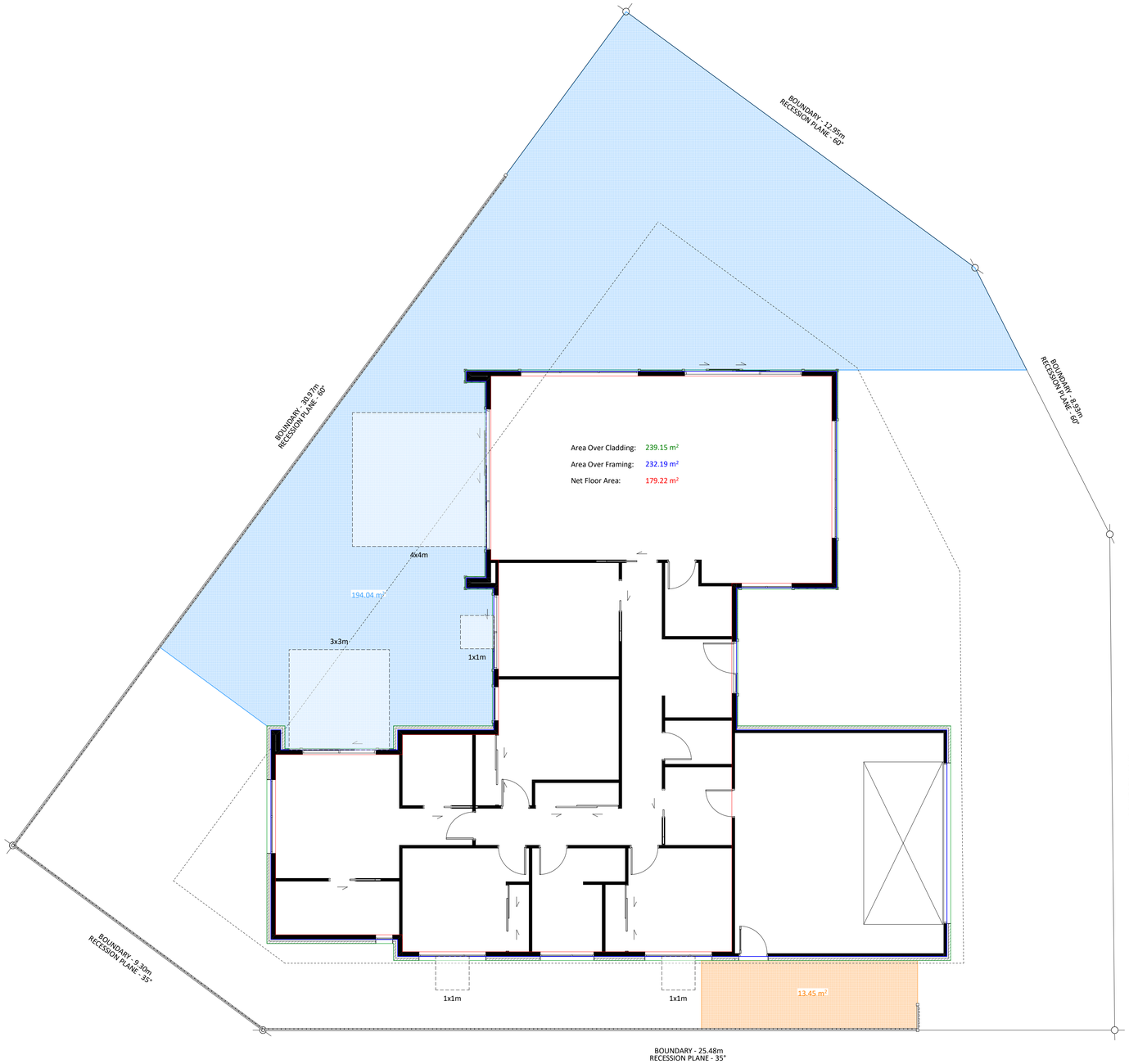
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Site Plan

A101



N

LEGEND - AREAS

- Gross Floor Area - Over cladding
- Gross Floor Area - Over frame
- Net Floor Area - Internal, excluding garage
- Outdoor Living Area - Excluding washing lines
- Service Area
- Outlook Areas

PROJECT FIGURES

Total Areas

Over Soffits:	257.08m²
Site Coverage:	257.08m² (38.72%)

Impervious Areas

Buildings:	257.08m²
Driveway:	68.41m²
Path/Patio:	88.33m²
Total:	413.82m² (62.32%)

Landscaping Areas

Landscaping:	254.96 (38.40%)
Planting:	TBC

2. Areas Plan
Scale 1:75

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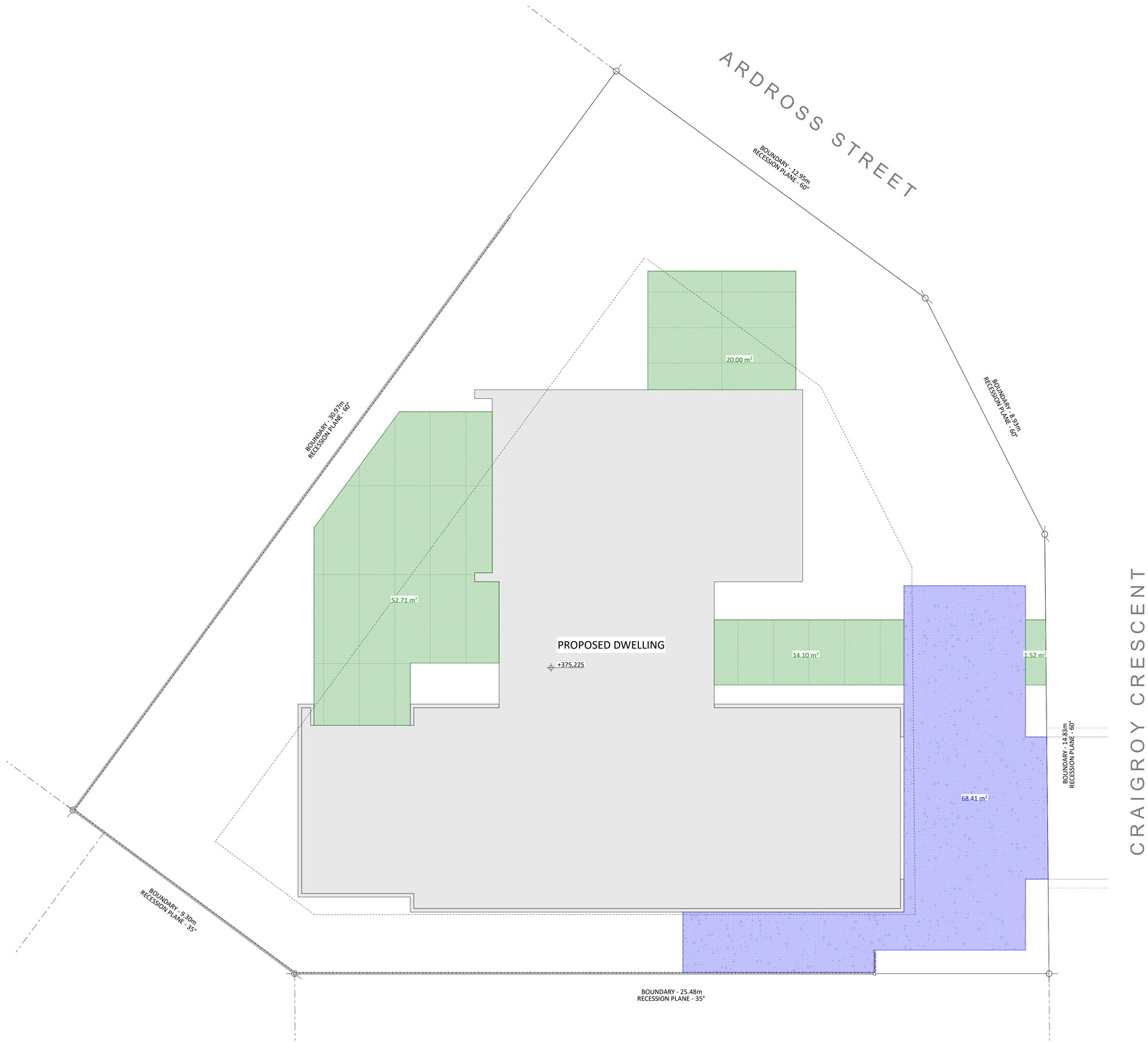
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Areas Plan

A102



1. Earthworks Plan
Scale 1:75

N

EARTHWORKS LEGEND:

- Building Foundations
- 1.8m Perimeter from Building Foundations
- Driveway
- Paths & Services

EARTHWORKS FIGURES:

Excavation Depths

Building Foundations:	0.4m
Garage Foundations:	0.4m
Driveway:	0.3m
Patio/Path:	0.1m

Areas

Driveway:	68.41m²
Path/Services:	88.33m²
Total:	156.74m²

Volume

Driveway:	20.52m³
Path/Services:	8.83m³
Total:	29.35m³

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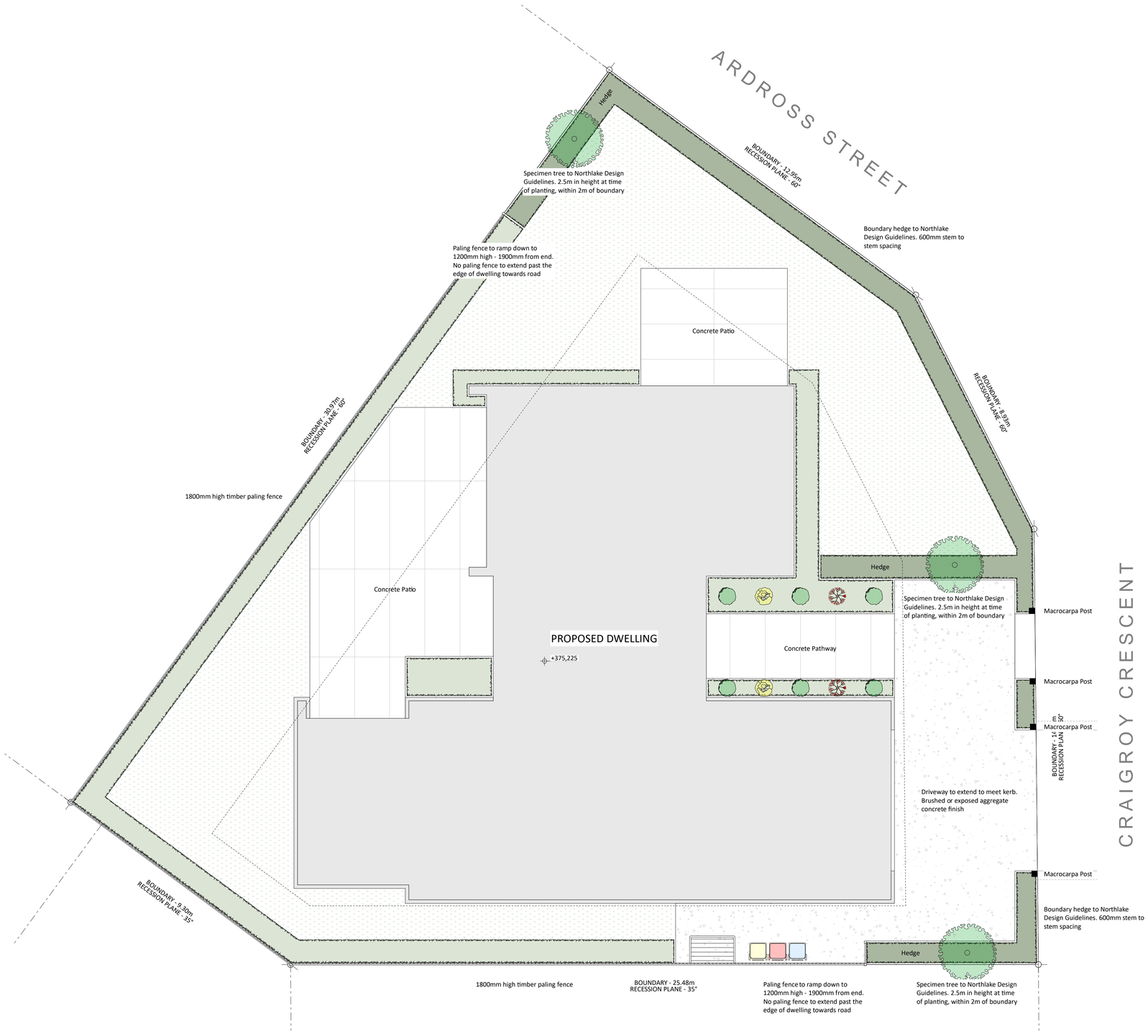
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Earthworks Plan

A103



1. Landscaping Plan
Scale 1:75

N

PROJECT INFO:

Address:	Lot 100 Northlake Wanaka Otago
Legal Description:	Lot 100 Within Lot 2001 DP 623502
Site Area:	664m² (more or less)
Planning Zone:	Northlake Special Zone (Operative)
Wind Zone:	High
Earthquake Zone:	3
Exposure Zone:	B
Climate Zone:	6
Altitude:	378m

SITE PLAN LEGEND

Boundary Line

Boundary setback as per District Plan

Buildings/Proposed Buildings

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

Confirm all existing services on site.

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

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.

Work area shall be protected by site fencing to comply with F5.

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Landscaping Plan

A104



LEGEND - WALLS

140mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 600 CRS, dwangs @ 600 CRS
- Building Wrap
- 50mm drained cavity
- Brick Veneer wall cladding

140mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 140x45mm studs @ 600 CRS, dwangs @ 600 CRS
- Building Wrap
- 20mm drained cavity
- Weatherboard wall cladding

90mm Timber Framed Wall (external wall)
- GIB wall lining (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 600 CRS
- Building Wrap
- 20mm drained cavity
- Weatherboard wall cladding

90mm Timber Framed Wall (internal wall)
- GIB wall lining both sides (refer to finishes plan)
- 90x45mm studs @ 600 CRS, dwangs @ 800 CRS

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.

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.

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.

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Floor Plan

A203



E-03 East Elevation
Scale 1:50

LEGEND

Roof Cladding: Trapezoid Profile
Selected Trapezoidal profile (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Finish TBC

Wall Cladding: 70 Series Brick
Selected 70 series brick veneer wall cladding on 50mm drained cavity on building wrap. Finish TBC

Wall Cladding: Weatherboard
Selected vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing as per 14.2.8 of CCC district plan

BRICK LINTELS

Brick lintel bars or angles in accordance with Think Brick Design Note TB1 section 16

LB1 80x80x6 Lintel Bar

LB2 100x100x6 Lintel Bar

LB3 125x75x10 Lintel Bar

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Risk Matrix - East

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	2
Envelope complexity:	1
Deck design:	0
TOTAL:	5

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Elevations

A301



E-04 West Elevation
Scale 1:50

LEGEND

Roof Cladding: Trapezoid Profile
Selected Trapezoidal profile (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Finish TBC

Wall Cladding: 70 Series Brick
Selected 70 series brick veneer wall cladding on 50mm drained cavity on building wrap. Finish TBC

Wall Cladding: Weatherboard
Selected vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing as per 14.2.8 of CCC district plan

BRICK LINTELS

Brick lintel bars or angles in accordance with Think Brick Design Note TB1 section 16

LB1 80x80x6 Lintel Bar

LB2 100x100x6 Lintel Bar

LB3 125x75x10 Lintel Bar

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Risk Matrix - West

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	2
Envelope complexity:	1
Deck design:	0
TOTAL:	5

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Elevations

A302



E-01 North Elevation
Scale 1:50

LEGEND

Roof Cladding: Trapezoid Profile
Selected Trapezoidal profile (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Finish TBC

Wall Cladding: 70 Series Brick
Selected 70 series brick veneer wall cladding on 50mm drained cavity on building wrap. Finish TBC

Wall Cladding: Weatherboard
Selected vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing as per 14.2.8 of CCC district plan

BRICK LINTELS

Brick lintel bars or angles in accordance with Think Brick Design Note TB1 section 16

LB1 80x80x6 Lintel Bar

LB2 100x100x6 Lintel Bar

LB3 125x75x10 Lintel Bar

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Risk Matrix - North

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	2
Envelope complexity:	1
Deck design:	0
TOTAL:	5

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Elevations

A303



E-02 South Elevation
Scale 1:50

LEGEND

Roof Cladding: Trapezoid Profile
Selected Trapezoidal profile (0.4mm BMT) Colorsteel Maxam roof cladding on Thermakraft Covertek 405 roof underlay on 70x45 H1.2 timber purlins @ 900 CRS. Finish TBC

Wall Cladding: 70 Series Brick
Selected 70 series brick veneer wall cladding on 50mm drained cavity on building wrap. Finish TBC

Wall Cladding: Weatherboard
Selected vertical weatherboard wall cladding on 20mm drained cavity on building wrap. Finish TBC

Permanently Obscurred Glass
Permanently obscurred glazing as per 14.2.8 of CCC district plan

BRICK LINTELS

Brick lintel bars or angles in accordance with Think Brick Design Note TB1 section 16

LB1 80x80x6 Lintel Bar

LB2 100x100x6 Lintel Bar

LB3 125x75x10 Lintel Bar

NOTES

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

Powder coated aluminium exterior windows and powder coated aluminium doors in selected finish

Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

Risk Matrix - South

Wind zone:	1
Number of storeys:	0
Roof/wall intersection:	1
Eaves width:	2
Envelope complexity:	0
Deck design:	0
TOTAL:	4

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Elevations

A304