Bolstridge Residence

Lot 1 Deans Drive,
Wanaka, Otago

Subset ID	Layout	Sheet Name
A0		
		Project Introduction
	A001	Site Plan
	A002	Survey Plan
	A003	Excavation Plan
A1		
	A101	Floor Plan
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	A201	Elevations
	A202	Elevations



RevID	Change Name	Date
A	Concept Issue	19/12/2025
B	Pricing Issue	4/05/2026

Benchmark Homes

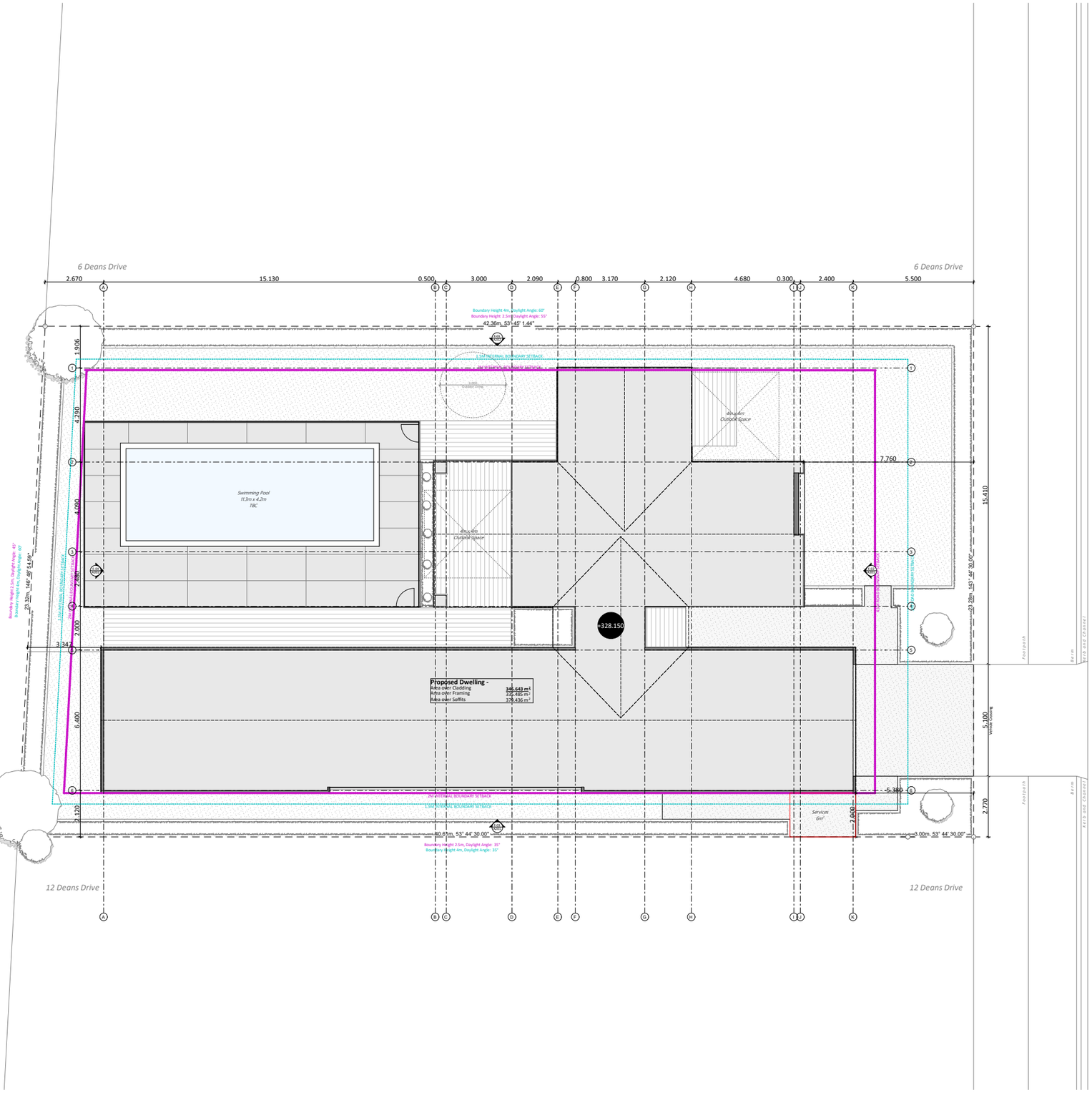
Bolstridge Residence

Lot 1 Deans Drive,
Wanaka, Otago

DRAWN	NW
CHECKED	DBS
JOB NO.	BM140-
REVISION NO.	B

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1. Site Plan

SCALE 1:200

NORTH

PROJECT INFO:

Address:	Lot 1 Deans Drive, 10 Deans Drive Wanaka
Legal Description:	Lot 1 DP 613816
Title:	1222970
Site Area:	1001m² (more or less)
Building Area:	
(over cladding)	**346.64m²**
(over framing)	335.49m²
(over soffits)	379.44m²
Site Coverage:	**37.91%** (40% PDP Permitted 45% UIV Permitted)

Impervious Areas:	
Driveway:	28.05m²
Buildings over slab includ. rebate:	343.76m²
Patios/Paths/Pool:	167.79m²
Total:	539.60m²
Impervious Cover:	53.91%

Planning Zone:	PDP - Lower Density Residential UIV - Medium Density Residential
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 Selwyn District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

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.

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General Notes
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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 drawings and specification. Architectural drawings are to be read in conjunction with consultants' documents and vice versa. All work and materials shall be 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.

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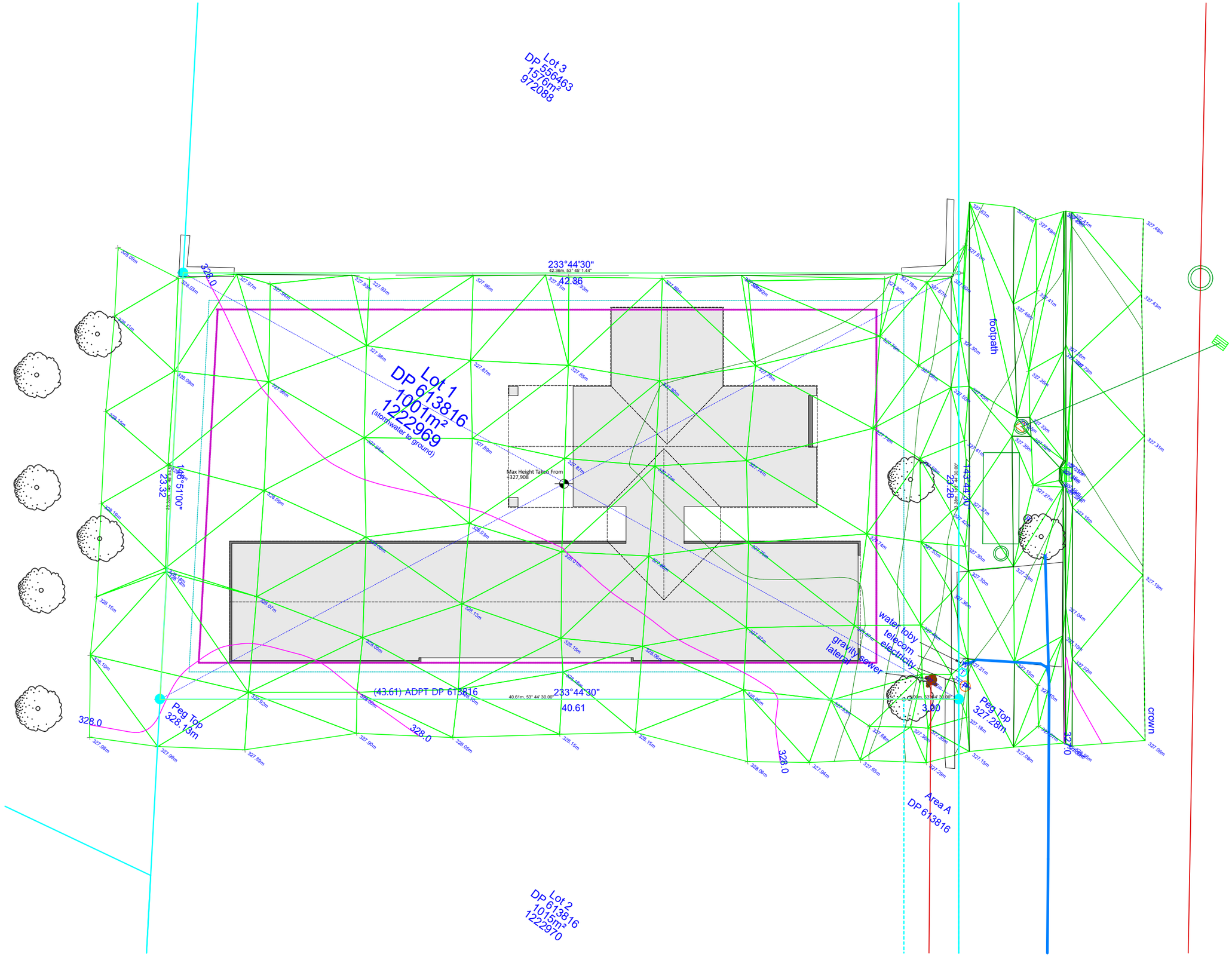
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Benchmark Homes

SCALE	1:200
DRAWN	NW
CHECKED	DBS
JOB NO.	BM140-
REVISION NO.	B

Site Plan

A001



NORTH

PROJECT INFO:

Address:	Lot 1 Deans Drive, 10 Deans Drive Wanaka
Legal Description:	Lot 1 DP 613816
Title:	1222970
Site Area:	1001m² (more or less)
Building Area:	
(over cladding)	**346.64m²**
(over framing)	335.49m²
(over soffits)	379.44m²
Site Coverage:	**37.91%** (40% PDP Permitted 45% UIV Permitted)
Impervious Areas:	
Driveway:	28.05m²
Buildings over slab includ. rebate:	343.76m²
Patios/Paths/Pool:	167.79m²
Total:	539.60m²
Impervious Cover:	53.91%
Planning Zone:	PDP - Lower Density Residential UIV - Medium Density Residential
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 Selwyn District Plan
- BUILDINGS / PROPOSED BUILDINGS
- Driveway - TBC

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General Notes
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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 is to comply with the current edition of the New Zealand Building Code and any relevant standards and for this project. Any discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

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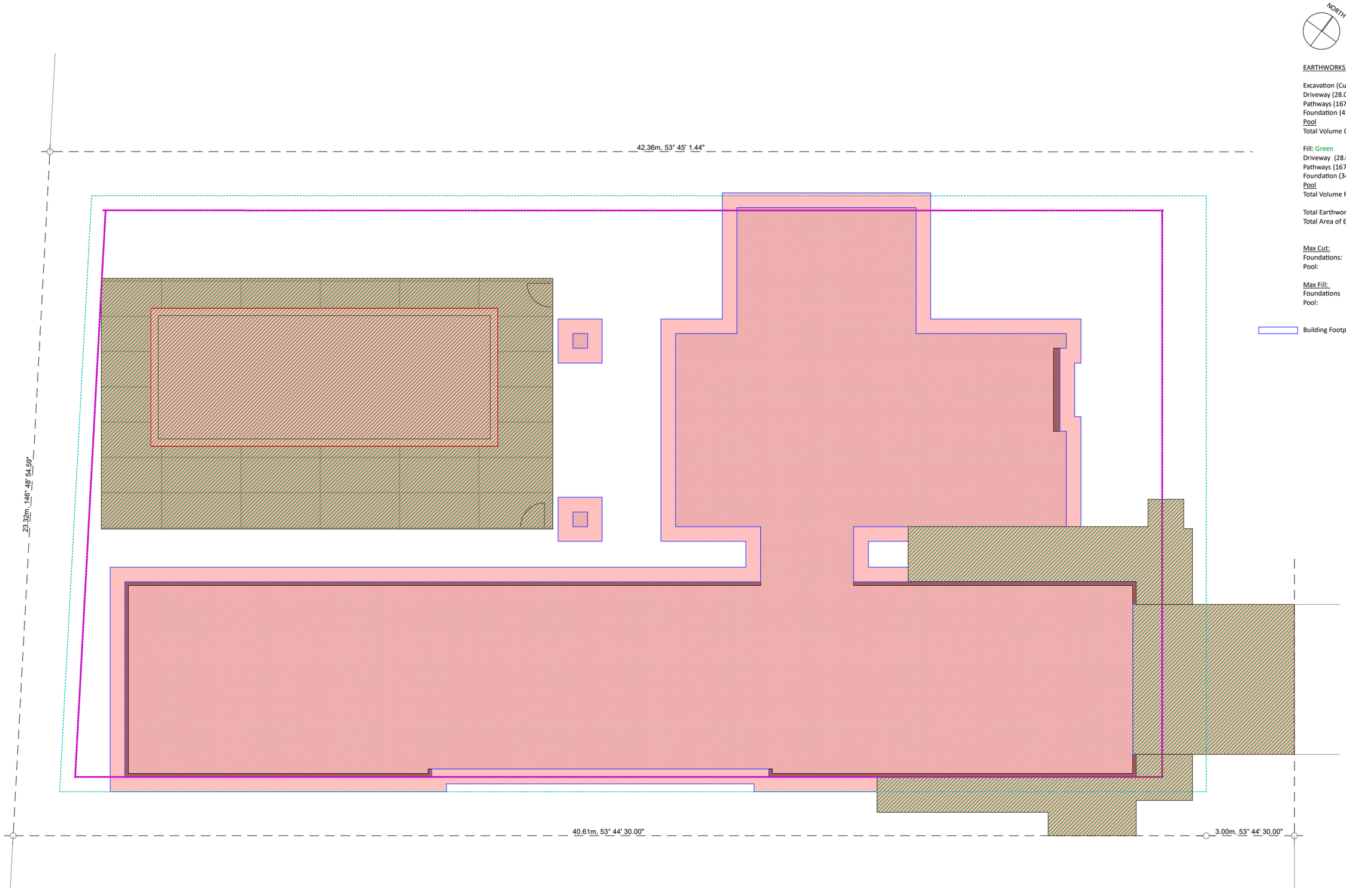
RevID	Change Name	Date
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Benchmark Homes

SCALE	1:200, 1:114.9136
DRAWN	NW
CHECKED	DBS
JOB NO.	BM140-
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Survey Plan

A002



EARTHWORKS:

Excavation (Cut): Red	
Driveway (28.05x0.1)	2.81m³
Pathways (167.79x0.1)	16.78m³
Foundation (413.80x0.4)	165.52m³
Pool	88.78m³
Total Volume Cut:	273.89m³
Fill: Green	
Driveway (28.05x0.2)	5.61m³
Pathways (167.79x0.2)	33.56m³
Foundation (344.25x0.65)	233.77m³
Pool	88.78m³
Total Volume Fill:	361.72m³
Total Earthworks:	635.61m³
Total Area of Earthworks	665.13m²

Max Cut:	
Foundations:	0.4m Approx
Pool:	1.9m Approx
Max Fill:	
Foundations	0.65m Approx
Pool:	1.9m Approx

Building Footprint

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Architectural drawings are to be read in conjunction with the full set of consultant and specialist documents. 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 authorities. Any errors, discrepancies or ambiguity shall be clarified with Design Workshop before any further work commence.

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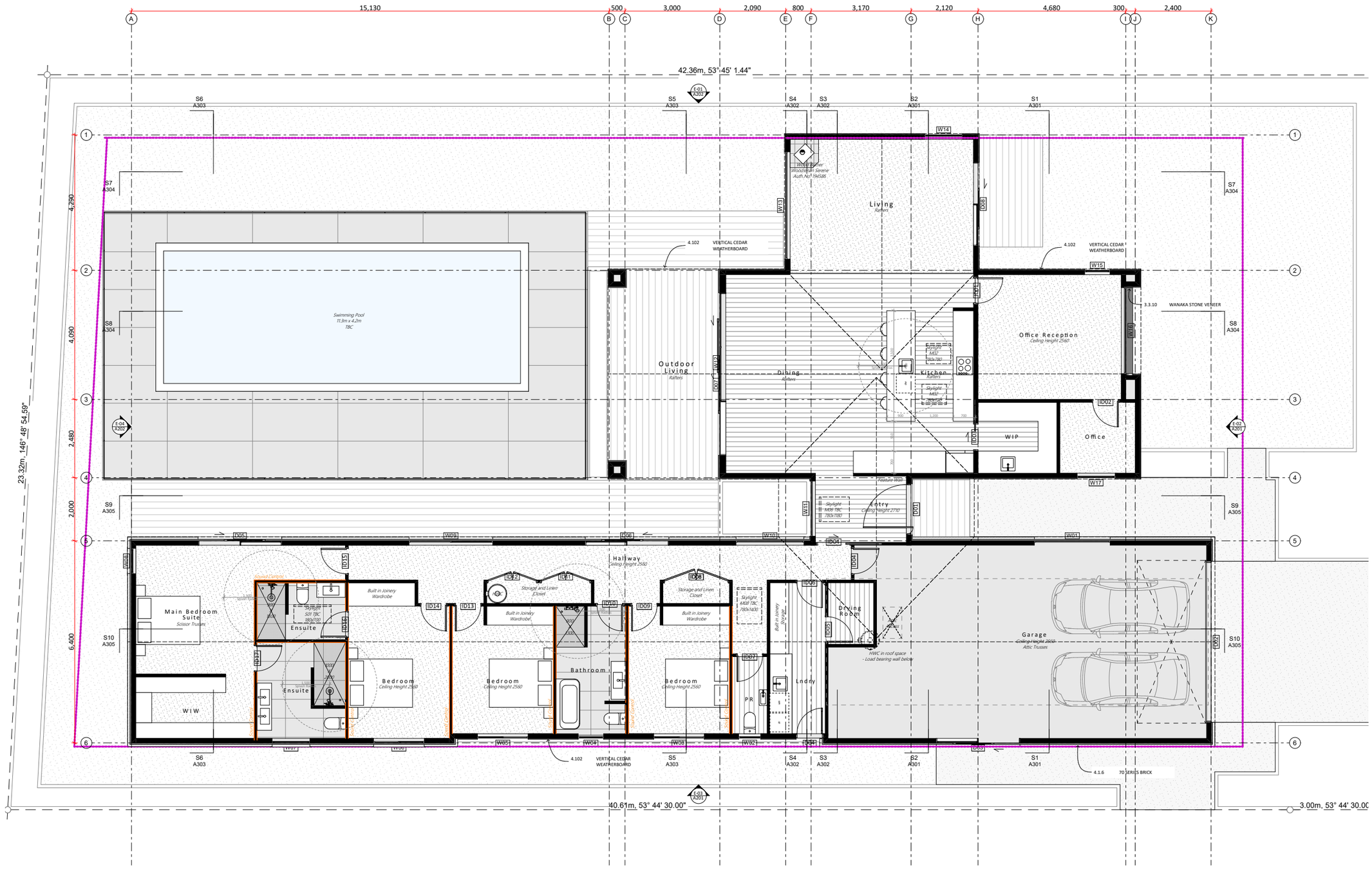
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Benchmark Homes

SCALE	1:200, 1:125
DRAWN	NW
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Excavation Plan

A003



NORTH

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

Schedule method to be used when the window / wall ratio is less than 30%, there is less than 1.2 square metres of skylight, and less than 2.6 square metres of leadlight single glazing.

WINDOW TO WALL RATIO: TBC %

ROOF:	2xR3.6 Fibreglass batts or R7.0 Fibreglass batts or similar
RAFTERS:	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)
GLAZING	R0.5

LEGEND

3.3.10 WANAKA STONE VENEER
Selected 180mm Wanaka Stone on 40mm drained caity battens over selected wall underlay.

4.1.6 70 SERIES BRICK
Selected 70 series brick veneer tied to wall framing with screw fixed brick ties as per NZS 2699.1. Allow for no less than 50mm wall cavity with building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane. To comply with NZS 3604:2011.

4.102 VERTICAL CEDAR WEATHERBOARD
Forte Burmt Cedar Prime Plank Shadowline 18mm Weatherboard cladding over 20mm cavity and building wrap

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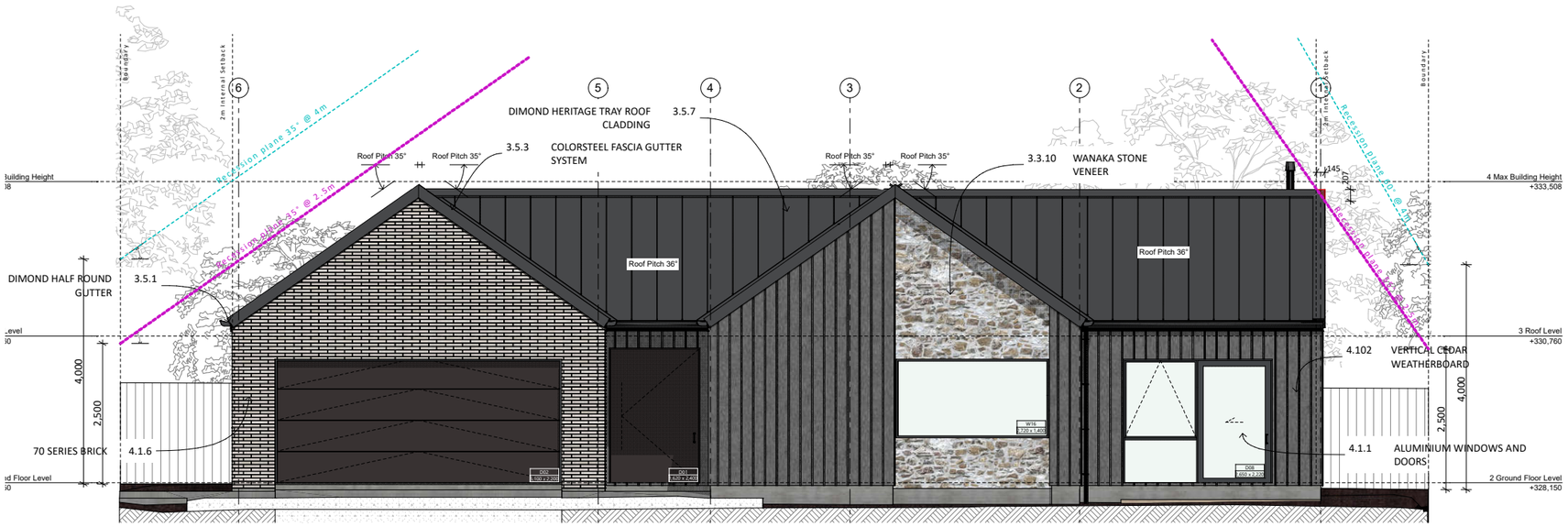
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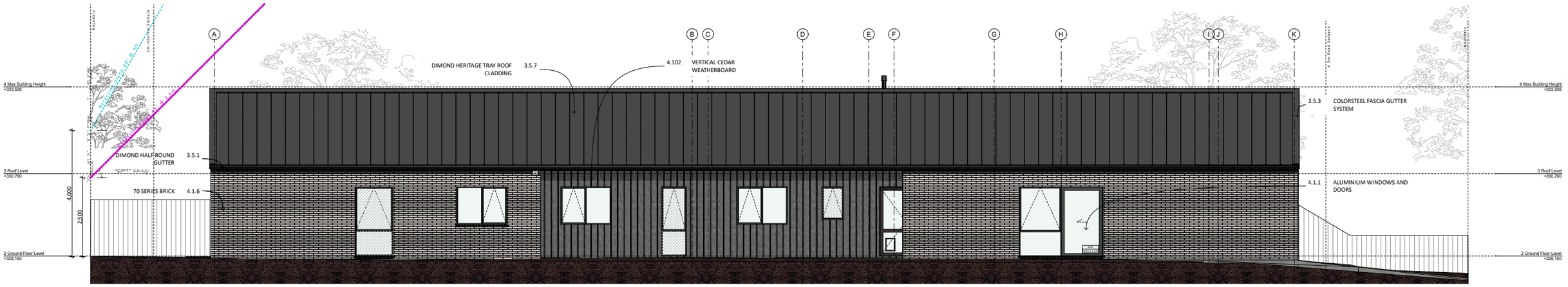
Floor Plan

A101



E-02 East Elevation

SCALE 1:100



E-03 South Elevation

SCALE 1:125

LEGEND

3.3.10 WANAKA STONE VENEER
Selected 180mm Wanaka Stone on 40mm drained caity battens over selected wall underlay.

3.5.1 DIMOND HALF ROUND GUTTER
Dimond Half Round Gutter Profile, finish & colour to match roofing

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

3.5.7 DIMOND HERITAGE TRAY ROOF CLADDING
0.40mm BMT Dimond Heritage Tray roofing system, on ex 75x50 H1.2 pulins at 900crs, building wrap and H1.2 rafters/ trusses. refer framing plans for sizing and spacings extents.
- Colour: Flaxpod (LRV 7%)

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.
- R0.50 Value

4.1.6 70 SERIES BRICK
Selected 70 series brick veneer tied to wall framing with screw fixed brick ties as per NZS 2699.1. Allow for no less than 50mm wall cavity with building wrap over wall framing. Allow for 75mm high by the width of the vertical mortar joint weep holes not exceeding 800mm crs. Bricks to be set on a 50mm min step x 120mm wide ledge over waterproofing membrane. To comply with NZS 3604:2011.

4.102 VERTICAL CEDAR WEATHERBOARD
Forte Burmt Cedar Prime Plank Shadowline 18mm Weatherboard cladding over 20mm cavity and building wrap

Glazing to Front Facade (East Elevation)
- 36.72%

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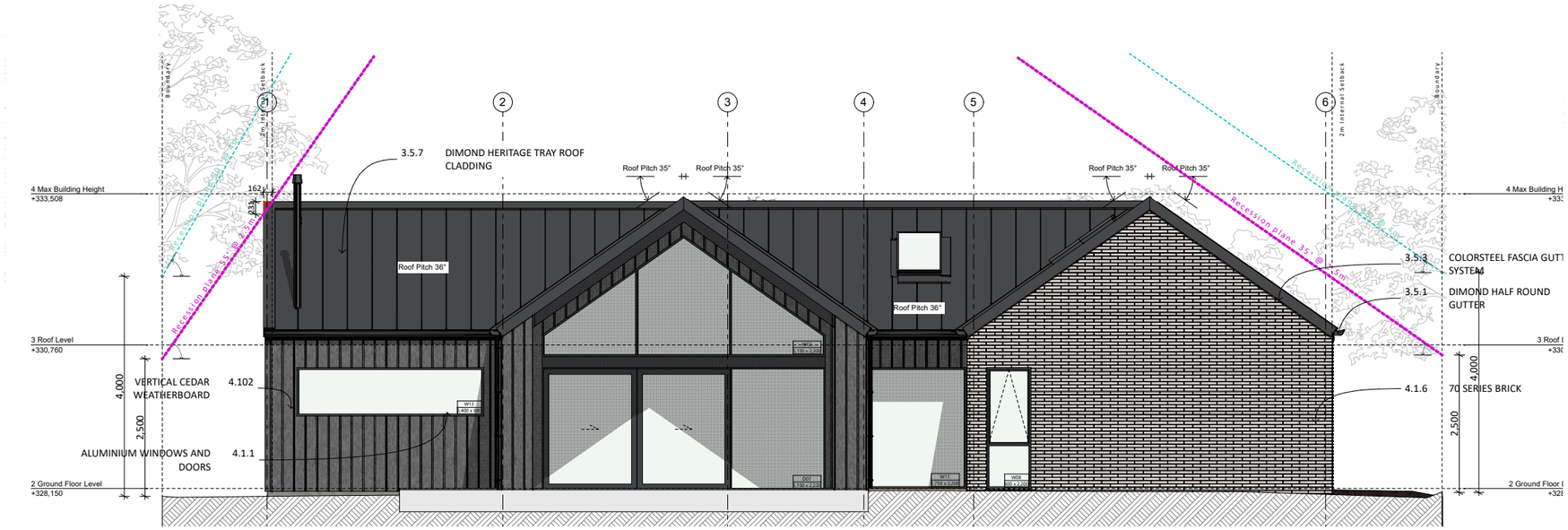
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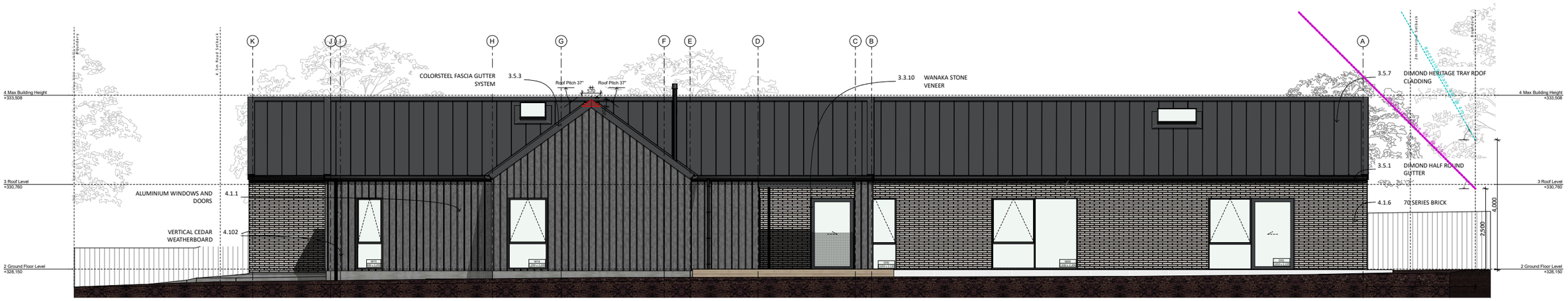
Elevations

A201



E-04 West Elevation

SCALE 1:100



E-01 North Elevation

SCALE 1:125

LEGEND

3.3.10 WANAKA STONE VENEER
Selected 180mm Wanaka Stone on 40mm drained caity battens over selected wall underlay.

3.5.1 DIMOND HALF ROUND GUTTER
Dimond Half Round Gutter Profile, finish & colour to match roofing

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

3.5.7 DIMOND HERITAGE TRAY ROOF CLADDING
0.40mm BMT Dimond Heritage Tray roofing system, on ex 75x50 H1.2 pulins at 900crs, building wrap and H1.2 rafters/ trusses. refer framing plans for sizing and spacings extents.
- Colour: Flaxpod (LRV 7%)

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- R0.50 Value

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Elevations

A202