Ancell Residence

41 Deans Drive,
Otago, Otago

Subset ID	Layout	Sheet Name	Drawing Scales
A0			
		Project Introduction	
	A001	Site Plan	1:150, 1:100
	A002	Survey Plan	1:150
	A003	Excavation Plan	1:200, 1:150
	A004	Foundation 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
A2			
	A201	Elevations	1:100, 1:125
	A202	Elevations	1:100, 1:125
A3			
	A301	Sections	1:75
	A302	Sections	1:75
	A303	Sections	1:75
	A304	Sections	1:75, 1:100
	A305	Sections	1:100
A5			
	A501	Door Schedule	1:100, 1:50
	A502	Window Schedule	1:50, 1:100



RevID	Change Name	Date
A	Concept Issue	20/04/2026
B	Pricing Issue	12/08/2026
C	Resource Consent Issue	20/07/2026

Benchmark Homes

Ancell Residence

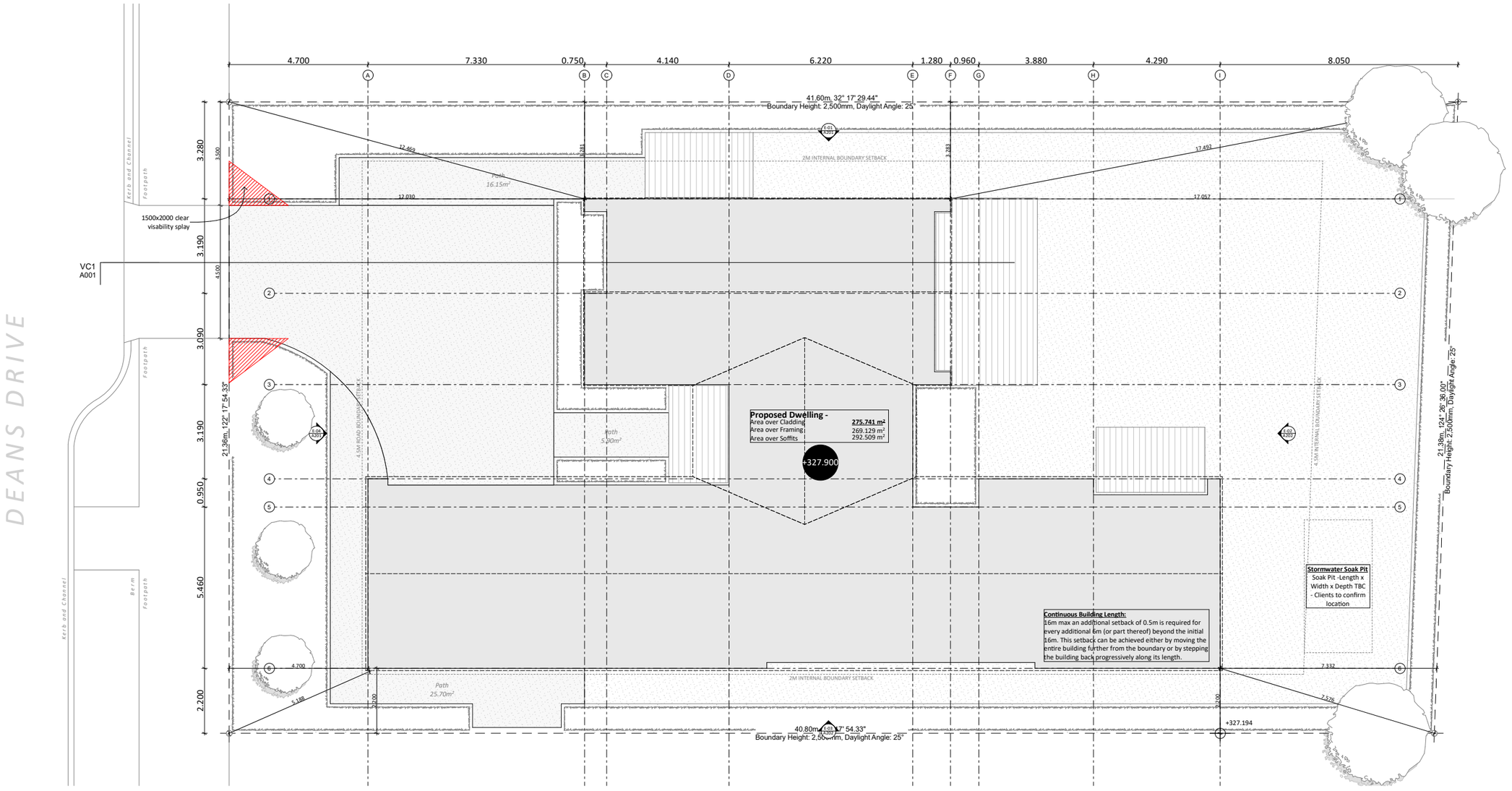
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VC1 Vehicle Crossing Section

SCALE 1:100

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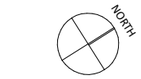
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SCALE	1:150, 1:100
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Site Plan

A001



PROJECT INFO:

Address:	41 Deans Drive, Wanaka Otago
Legal Description:	Lot 107 DP 608359
Title:	-
Site Area:	880m² (more or less)
Building Area:	
	(over cladding) **275.74m²**
	(over framing) 269.13m²
	(over soffits) 292.51m²
Site Coverage:	33.24% (40% Permitted)
Planning Zone:	Lower Density Suburban Zone
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 - 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.



PROJECT INFO:

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Title:	-
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Building Area:	
(over cladding)	**275.74m²**
(over framing)	269.13m²
(over soffits)	292.51m²
Site Coverage:	33.24% (40% Permitted)
Planning Zone:	Lower Density Suburban Zone
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 - TBC



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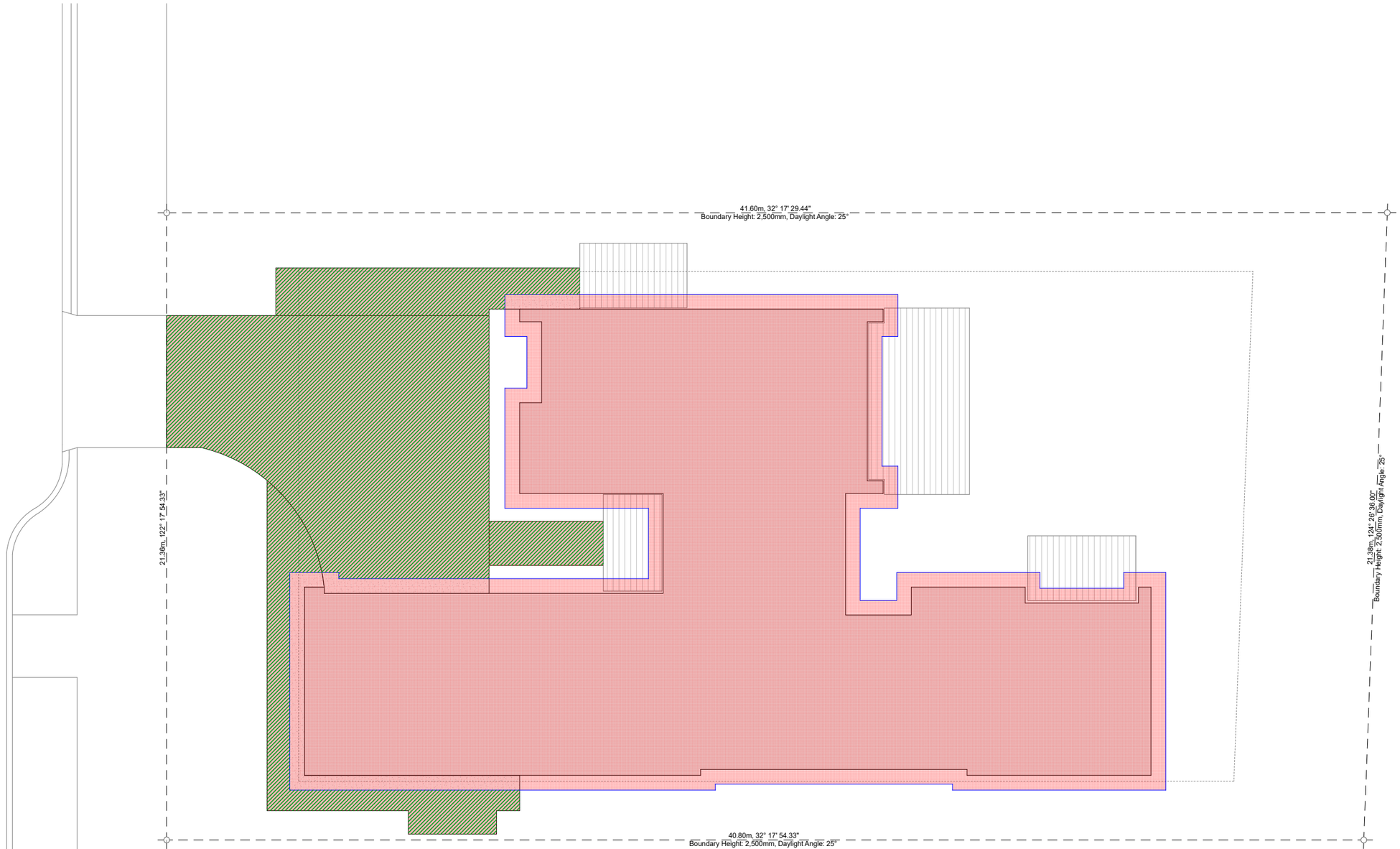
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SCALE	1:150
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Survey Plan

A002



EARTHWORKS:

Excavation (Cut): Red

Driveway (79.98x0.1)	8.00m³
Pathways (38.59x0.1)	3.86m³
Foundation (324.22x0.4)	129.69m³
Total Volume Cut:	141.55m³

Fill: Green

Driveway (79.98x0.2)	16.00m³
Pathways (38.59x0.2)	7.72m³
Foundation (269.13x0.65)	174.93m³
Total Volume Fill:	198.65m³

Total Earthworks:	**340.20m³**
Max Cut:	0.40m Approx
Max Fill:	0.65m Approx
Total Area of Earthworks	442.79m²

Building Footprint

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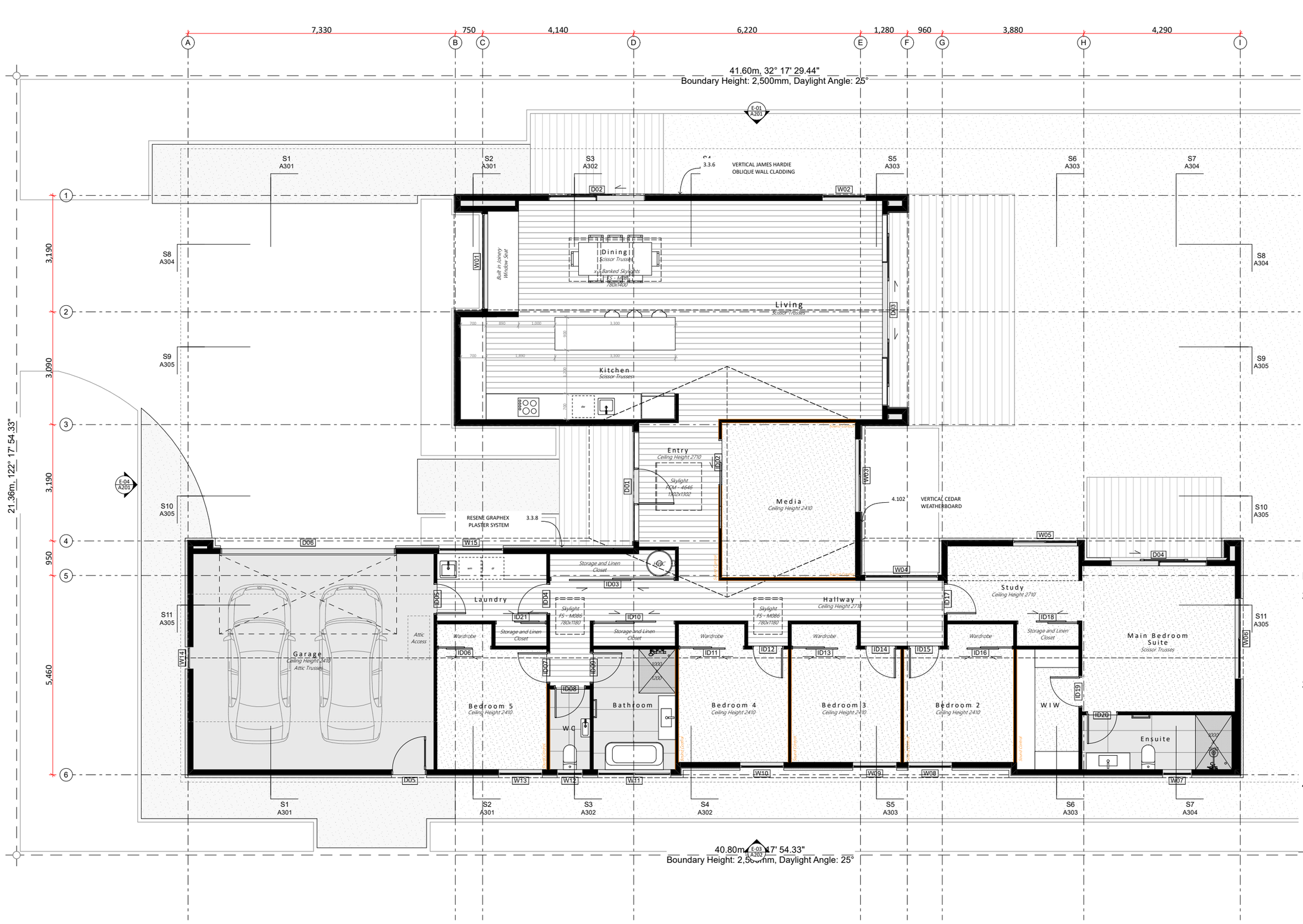
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Excavation Plan

A003



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

3.3.6 VERTICAL JAMES HARDIE OBLIQUE WALL CLADDING
Vertical James Hardie Oblique wall cladding on 20mm cavity battens over selected building wrap.
Colour: Flaxpod (LRV 7%)

3.3.8 RESENE GRAPHEX PLASTER SYSTEM
Resene Construction Systems Rockcote Facade System installed to manufacturers specifications on Graphex panel on vertical cavity battens and building wrap - Cerano finish

4.102 VERTICAL CEDAR WEATHERBOARD
Forte Envello Shadowline+ 18mm Vertical Golden Oak 200mm Cladding over 20mm cavity and building wrap.

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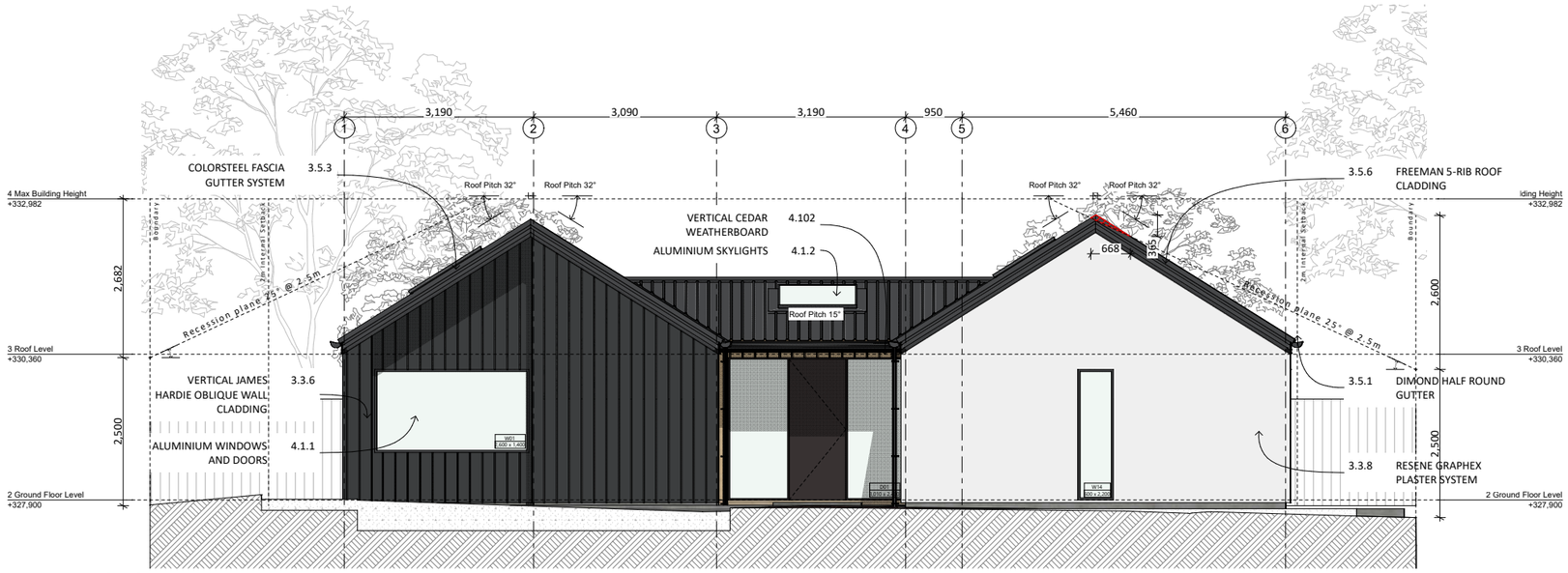
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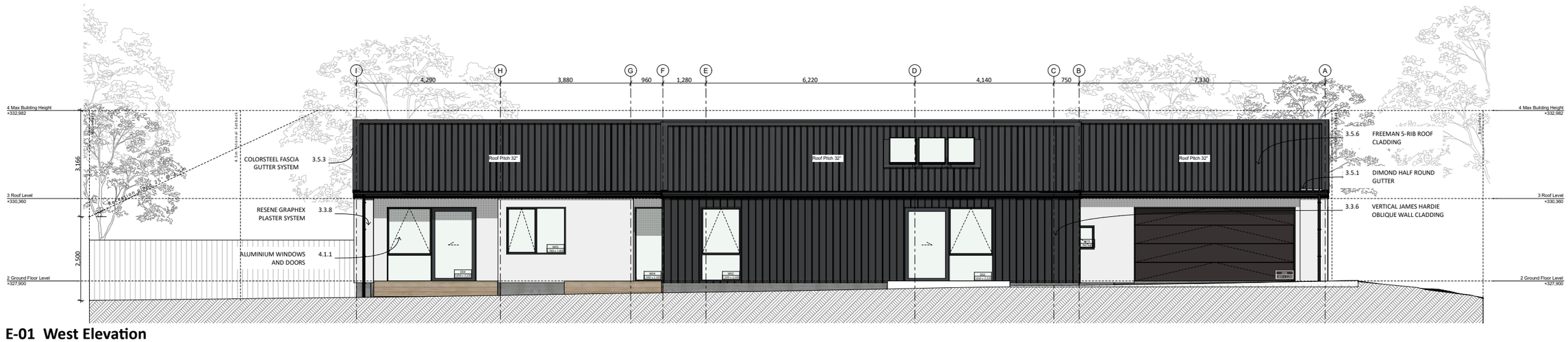
Floor Plan

A101



E-04 South Elevation

SCALE 1:100



E-01 West Elevation

SCALE 1:125

LEGEND

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- Cerano finish

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

3.5.6 FREEMAN 5-RIB ROOF CLADDING
0.40mm BMT Freeman 5-Rib 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

4.1.2 ALUMINIUM SKYLIGHTS
Aluminium joinery system. Double glazed IGUs with Argon Gas and Low E coating. (Ug 1.1 LowE4/Clear (Argon) (Double) Powdercoat Finish to aluminium colour selected.
- Velux Skylight FCM (1302x1302 - 4646)
- Velux Skylight FS (780x1180 - M06)
- Velux Skylight FS (780x1400 - M08)
- R0.44 Value

4.102 VERTICAL CEDAR WEATHERBOARD
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Glazing to Front Facade	
West Elevation:	26.8%

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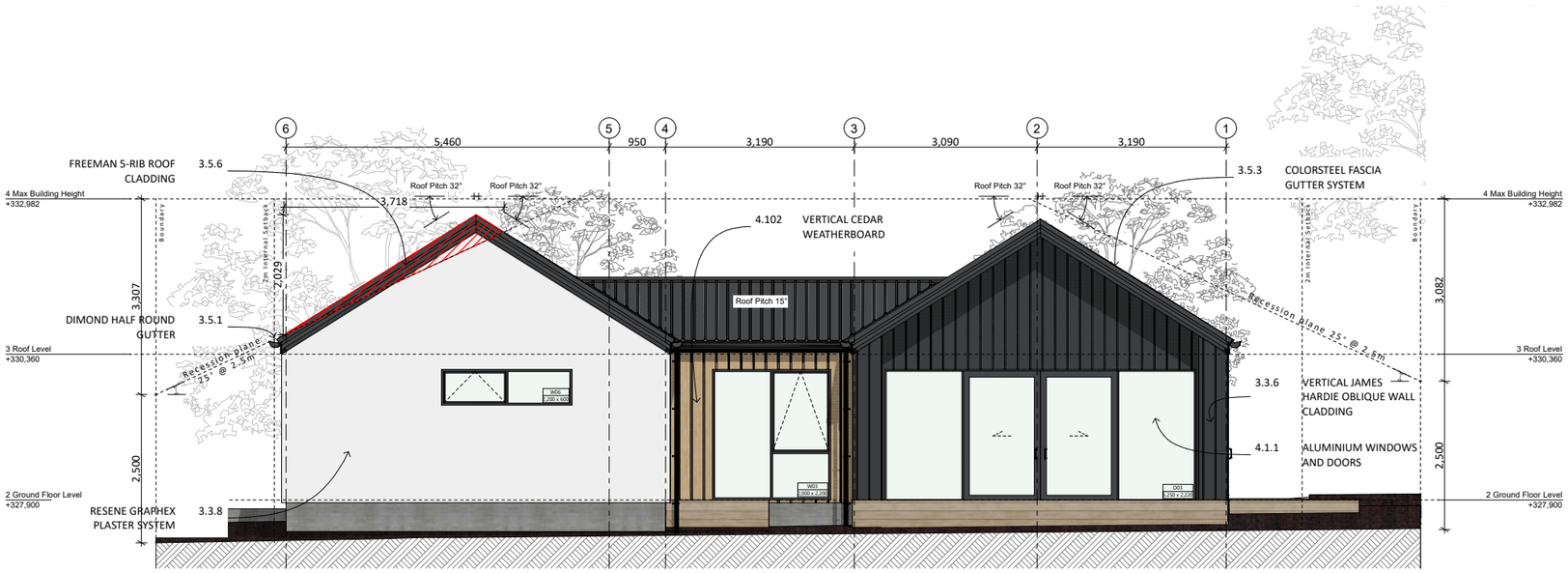
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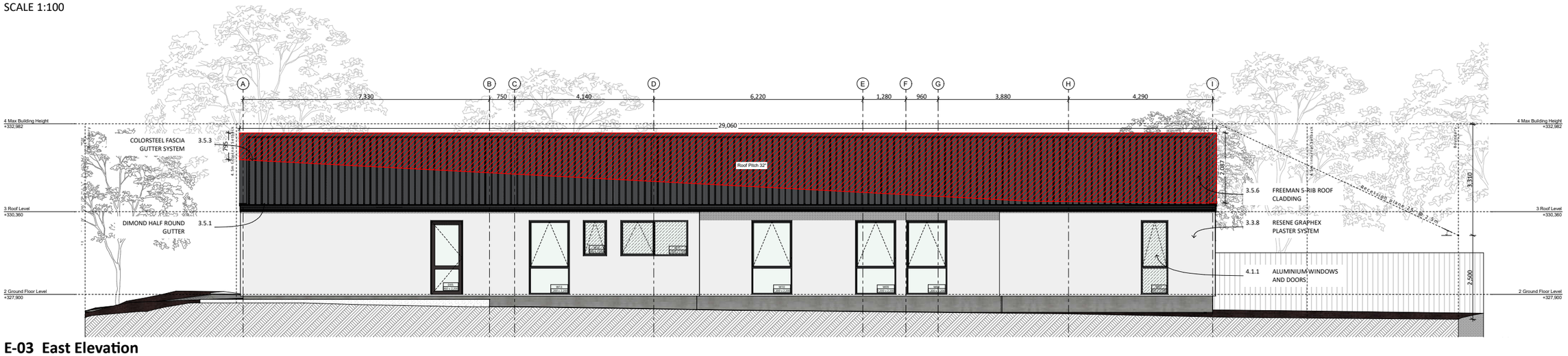
Elevations

A201



E-02 North Elevation

SCALE 1:100



E-03 East Elevation

SCALE 1:125

LEGEND

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Elevations

A202