Fixation Developments
New Dwelling
86 Middleton Rd
Queenstown

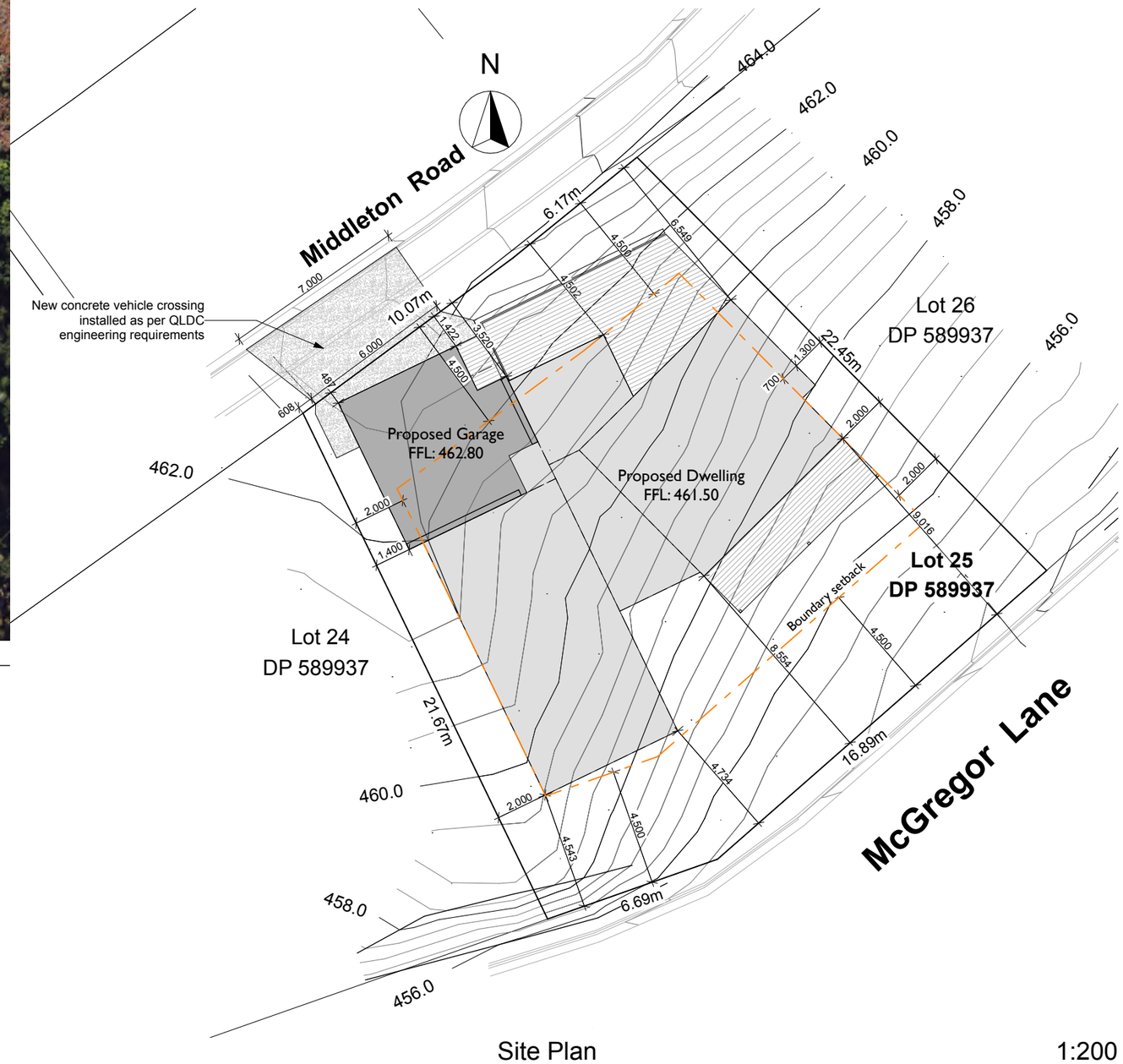
Issue: Resource Consent
Date: 11/02/25

The HABITAT Design Co.

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A102	Floor Plan
A201	Elevations
A202	Elevations
A301	Sections
A501	Window Schedule
A502	Window Schedule
A601	Perspective
A602	Perspective - Height Plane



Location Plan



Site Plan 1:200

Site Information
LOT 25 DP 589937

Exposure Zone	B
Wind Zone	Extra High
Earthquake Zone	3
Snow Zone	N5
Wind Region	A

Floor area of building

Garage	31 m^2
House	150 m^2
TOTAL	**181 m^2**
Site Area	453 m^2
Site Coverage	40%

Siteworks Notes:

Excavation work shall be carried out in accordance with the OSH Excavation Code of Practice and QLDC Earthworks Guidance document.
Coordinate with other trades as to set-out and timing to ensure that all cut faces are covered or finished as soon as possible after the excavation is complete.
Noisy excavation equipment shall be used only during hours which will avoid undue nuisance to the occupants of adjacent properties.
Ensure that rainwater runoff from excavated surfaces does not carry material onto adjacent properties.
Remove all surplus material from the site as soon as it is excavated, taking care to avoid damaging the footpath or streets or spilling material on to them.

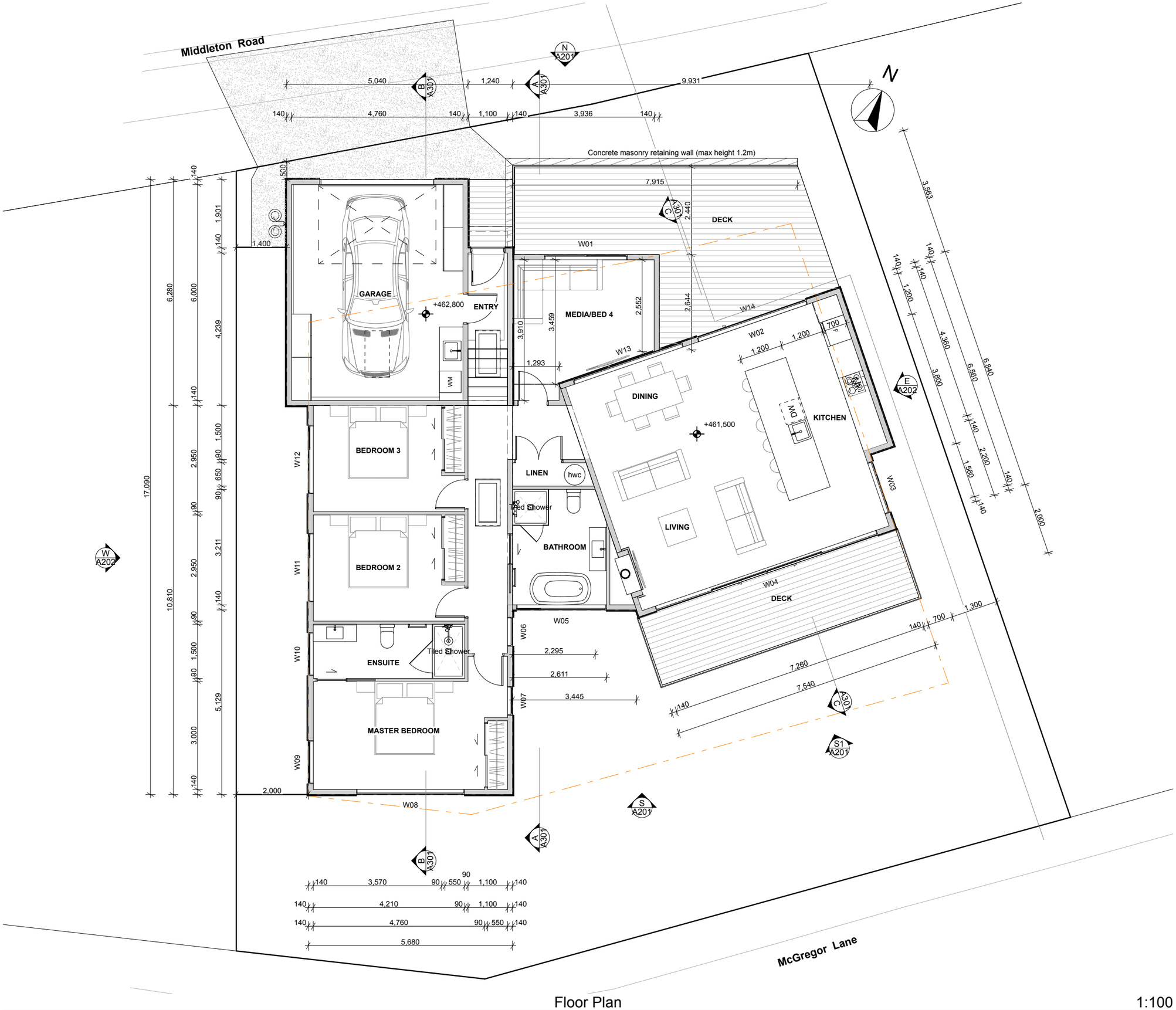
The HABITAT Design Co.
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robbie@thehabitatdesignco.co.nz

PROJECT: New Dwelling, Fixation Developments
TITLE: Site Plan
ADDRESS: 86 Middleton Rd, Queenstown

REVISION:	NOTES:	DATE:

SITE: Lot 25 DP 589937
Resource Consent 24142
Tuesday, 11 February 2025
SCALE: AS SHOWN @ A3

A101



Floor Plan 1:100

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PROJECT:

New Dwelling

Fixation Developments

ADDRESS:

86 Middleton Rd
Queenstown

SITE: Lot 25 DP 589937

DRAWING STATUS:Resource Consent

SCALE: AS SHOWN @ A3

DESIGNED BY: RD
DRAWN BY: RD

ISSUE DATE: Tuesday, 11 February 2025

REVISION:	NOTES:	DATE:

All work to comply with NZ Building Code, and all relevant standards.

Contractor to verify all dimensions on-site. Do not scale from drawings.

Plans to be read in conjunction with specifications, engineers drawings, and manufacturers specs.

TITLE:

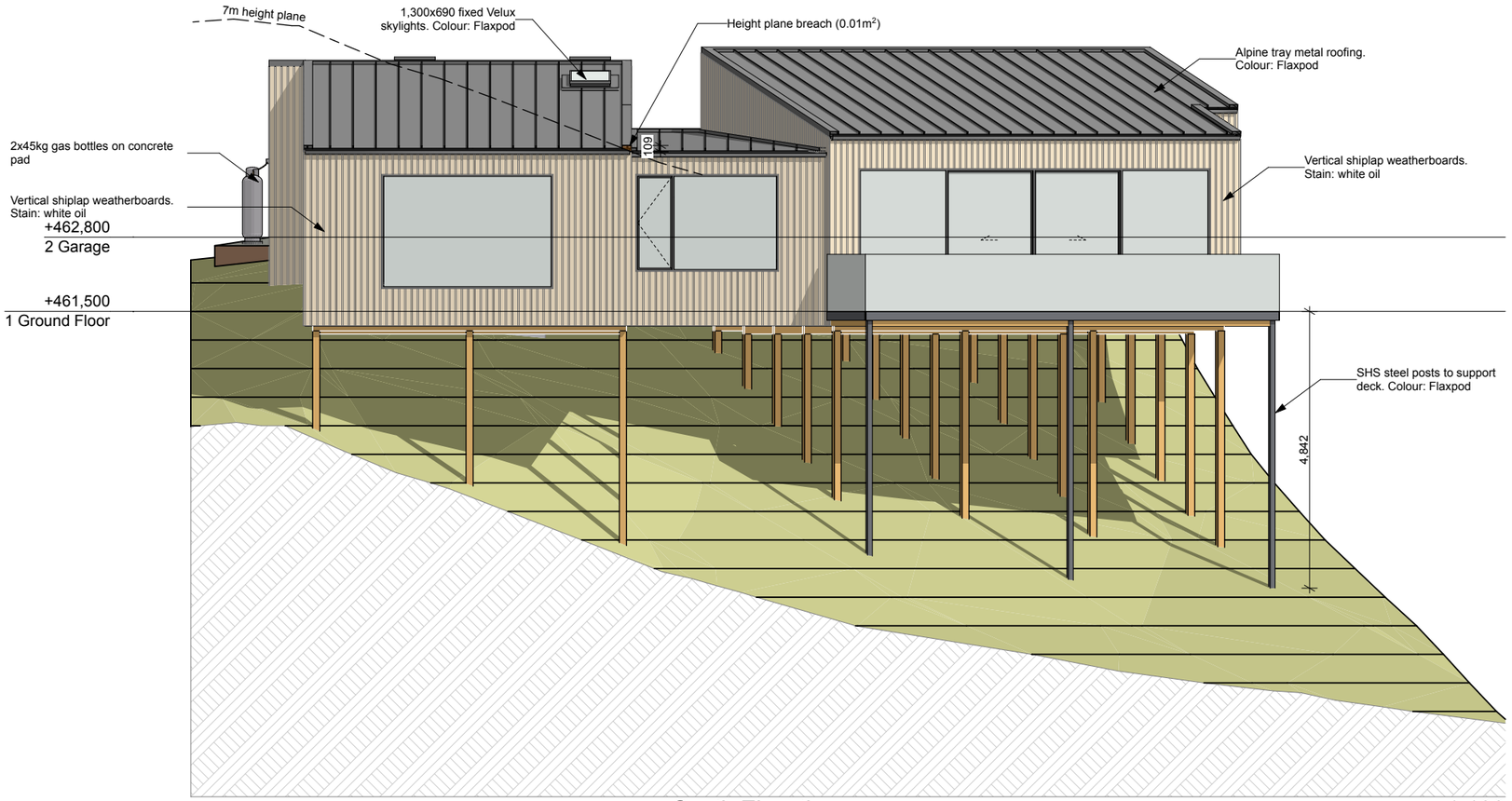
Floor Plan

A102

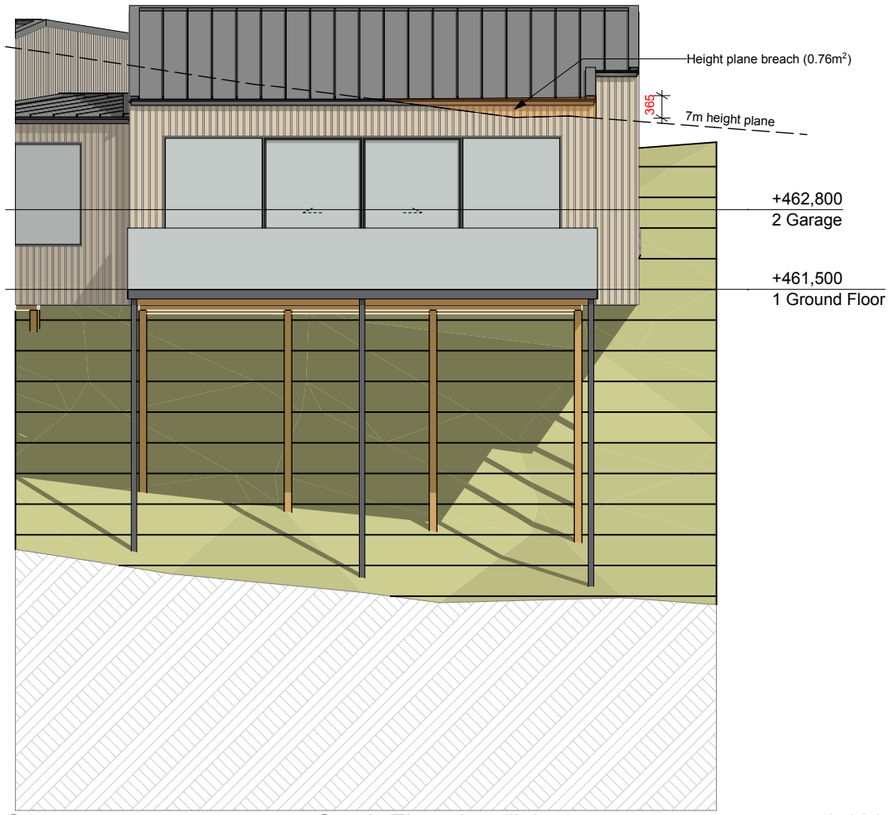
REV:



North Elevation 1:100



South Elevation 1:100



S1 South Elevation (living) 1:100

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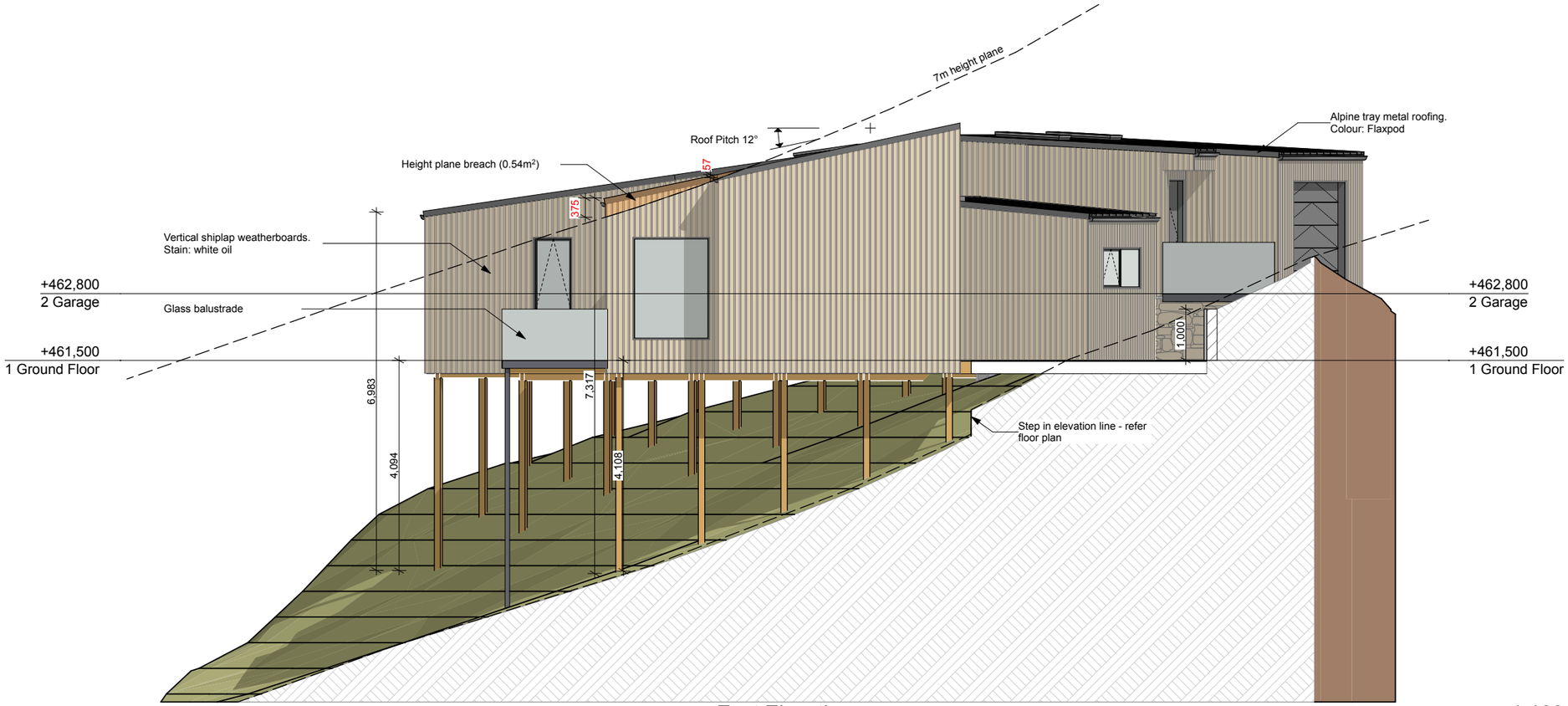
PROJECT: New Dwelling
Fixation Developments

TITLE: Elevations

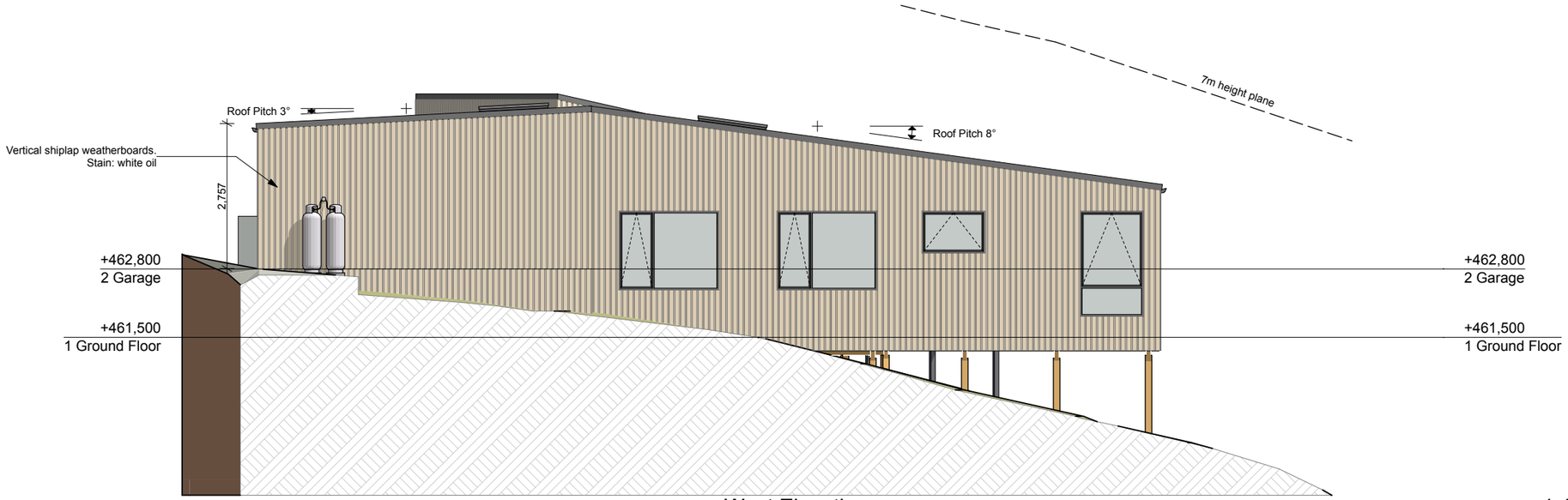
ADDRESS: 86 Middleton Rd
Queenstown

REVISION:	NOTES:	DATE:	SITE: Lot 25 DP 589937	
			Resource Consent	24142
			Tuesday, 11 February 2025	
			SCALE: AS SHOWN @ A3	

A201



East Elevation 1:100



West Elevation 1:100

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PROJECT: New Dwelling
Fixation Developments

TITLE: Elevations

ADDRESS: 86 Middleton Rd
Queenstown

REVISION:	NOTES:	DATE:

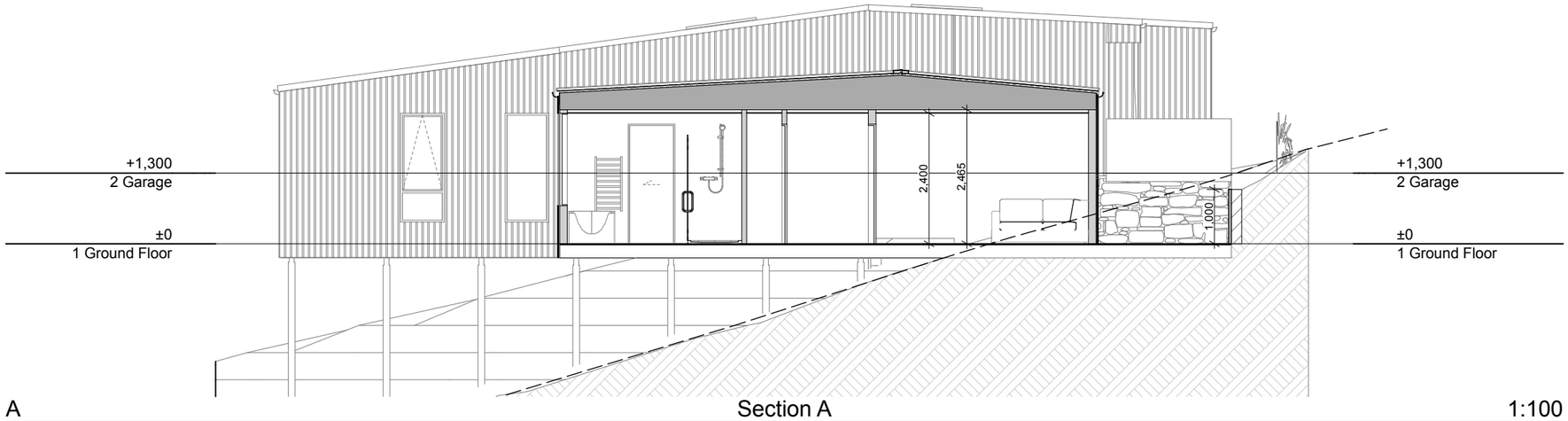
SITE: Lot 25 DP 589937

Resource Consent 24142

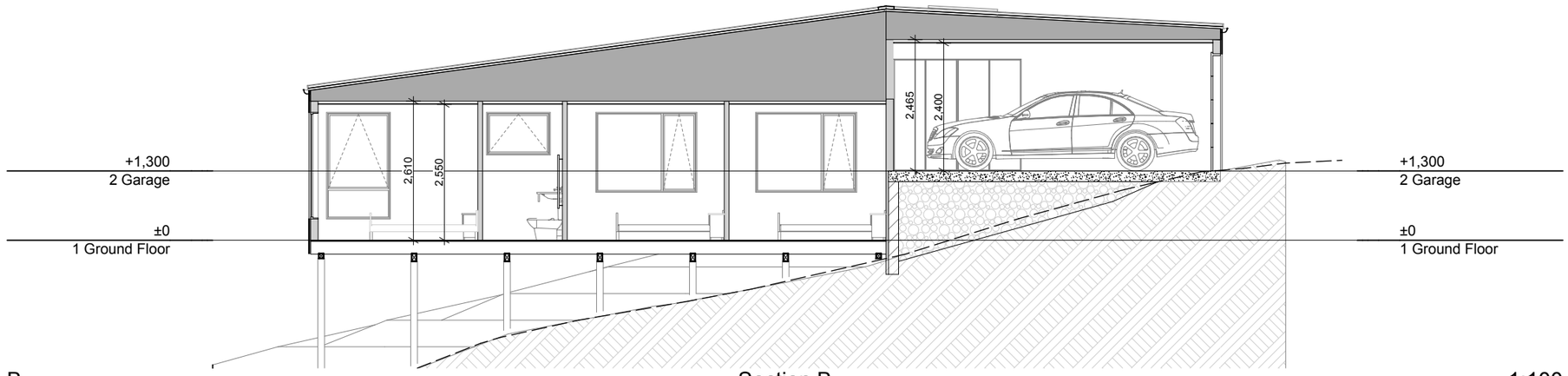
Tuesday, 11 February 2025

SCALE: AS SHOWN @ A3

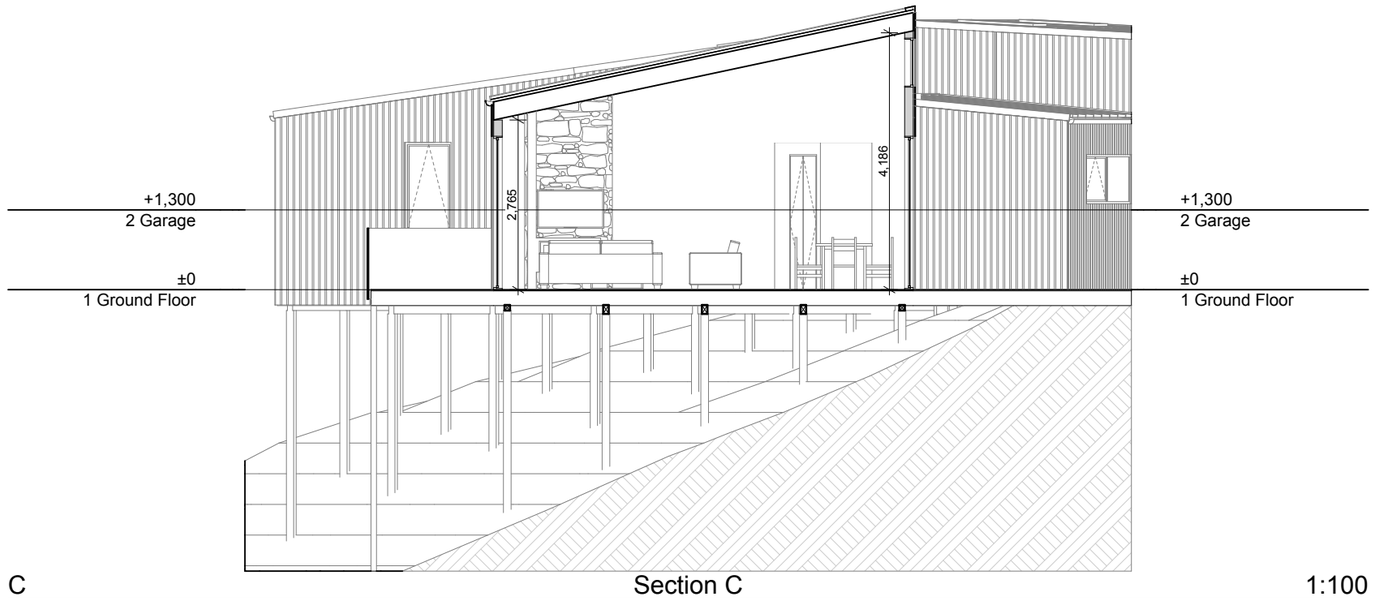
A202



A Section A 1:100



B Section B 1:100



C Section C 1:100

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PROJECT:

New Dwelling

Fixation Developments

ADDRESS:

86 Middleton Rd
Queenstown

SITE: Lot 25 DP 589937

DRAWING STATUS: Resource Consent

SCALE: AS SHOWN @ A3

DESIGNED BY: RD
DRAWN BY: RD

ISSUE DATE: Tuesday, 11 February 2025

REVISION:	NOTES:	DATE:

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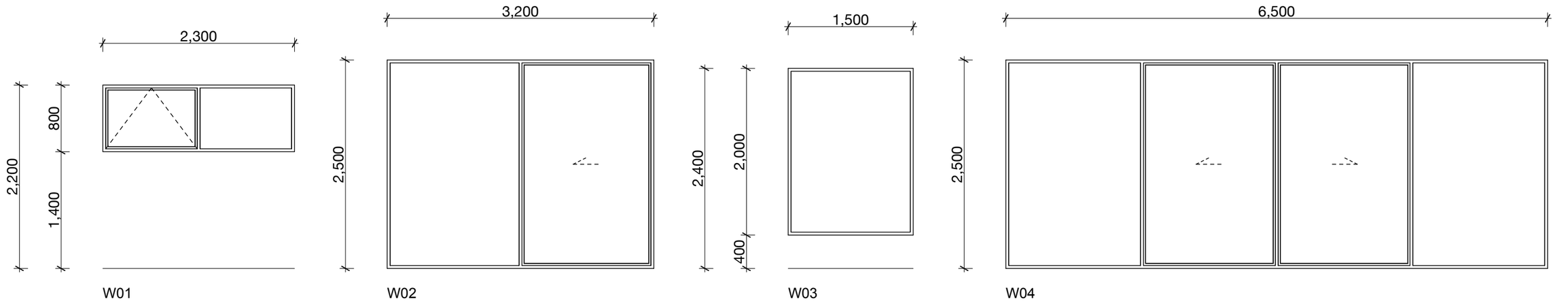
Plans to be read in conjunction with specifications, engineers drawings, and manufacturers specs.

TITLE:

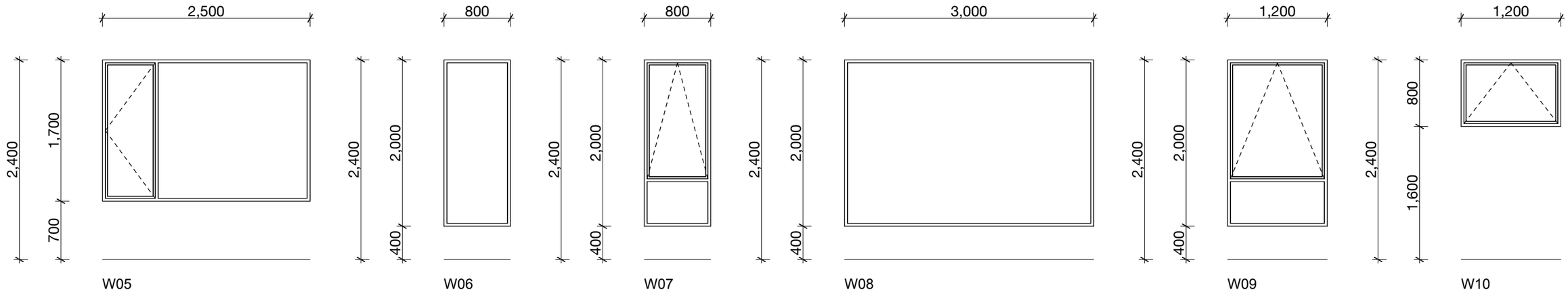
Sections

A301

REV:



W01 W02 W03 W04



W05 W06 W07 W08 W09 W10

Notes:

All joinery shall be double glazed, thermally broken, low E, argon filled powder coated aluminium (colour - tbc).

All window joinery shall have R-value of R0.5 min. to comply with H1/AS1 5th Edition

All glazing to comply with NZS4223.

Grade A toughened safety glass where indicated.

Site measure all trim openings before manufacturing window joinery.

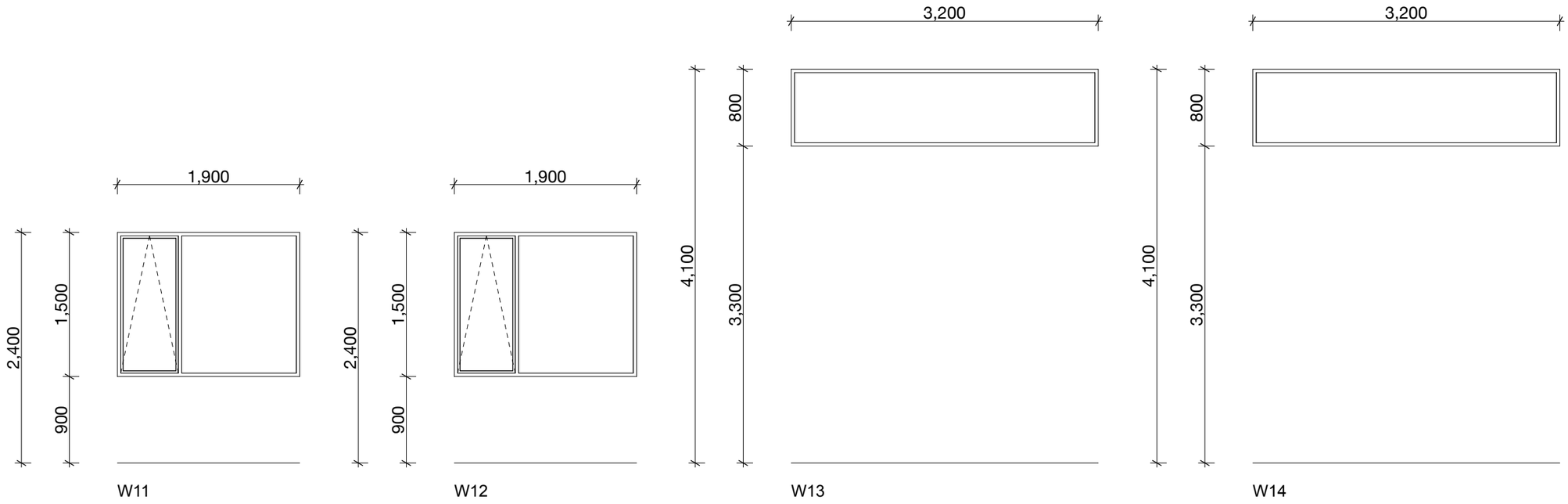
Glass shower screens shall be grade A toughened safety glass.

Window Schedule 1:50

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PROJECT:	TITLE:	ADDRESS:	REVISION:	NOTES:	DATE:	SITE: Lot 25 DP 589937		
New Dwelling Fixation Developments	Window Schedule	86 Middleton Rd Queenstown				Resource Consent	24142	A501
						Tuesday, 11 February 2025		
						SCALE: AS SHOWN @ A3		



Notes:

All joinery shall be double glazed, thermally broken, low E, argon filled powder coated aluminium (colour - tbc).

All window joinery shall have R-value of R0.5 min. to comply with H1/AS1 5th Edition

All glazing to comply with NZS4223.

Grade A toughened safety glass where indicated.

Site measure all trim openings before manufacturing window joinery.

Glass shower screens shall be grade A toughened safety glass.

Window Schedule 1:50

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PROJECT: New Dwelling
Fixation Developments

TITLE: Window Schedule

ADDRESS: 86 Middleton Rd
Queenstown

REVISION:	NOTES:	DATE:

SITE: Lot 25 DP 589937

Resource Consent 24142

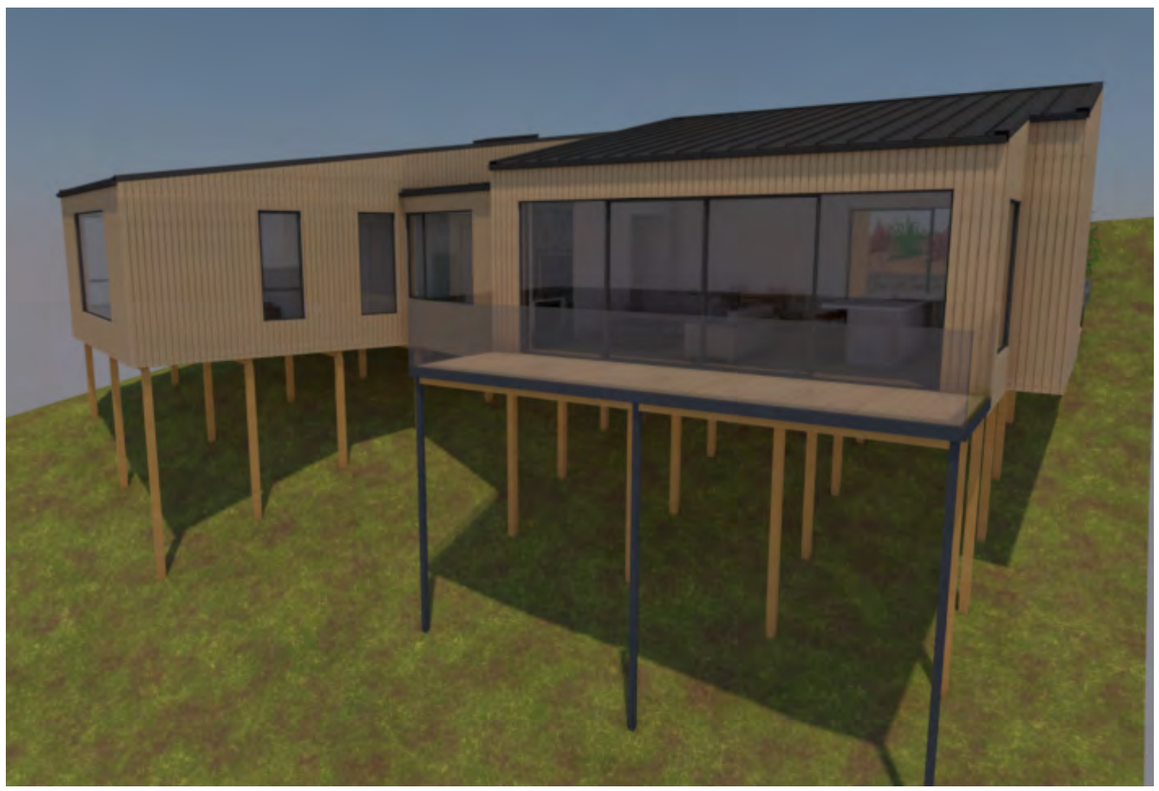
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SCALE: AS SHOWN @ A3

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PROJECT:

New Dwelling
Fixation Developments

TITLE:

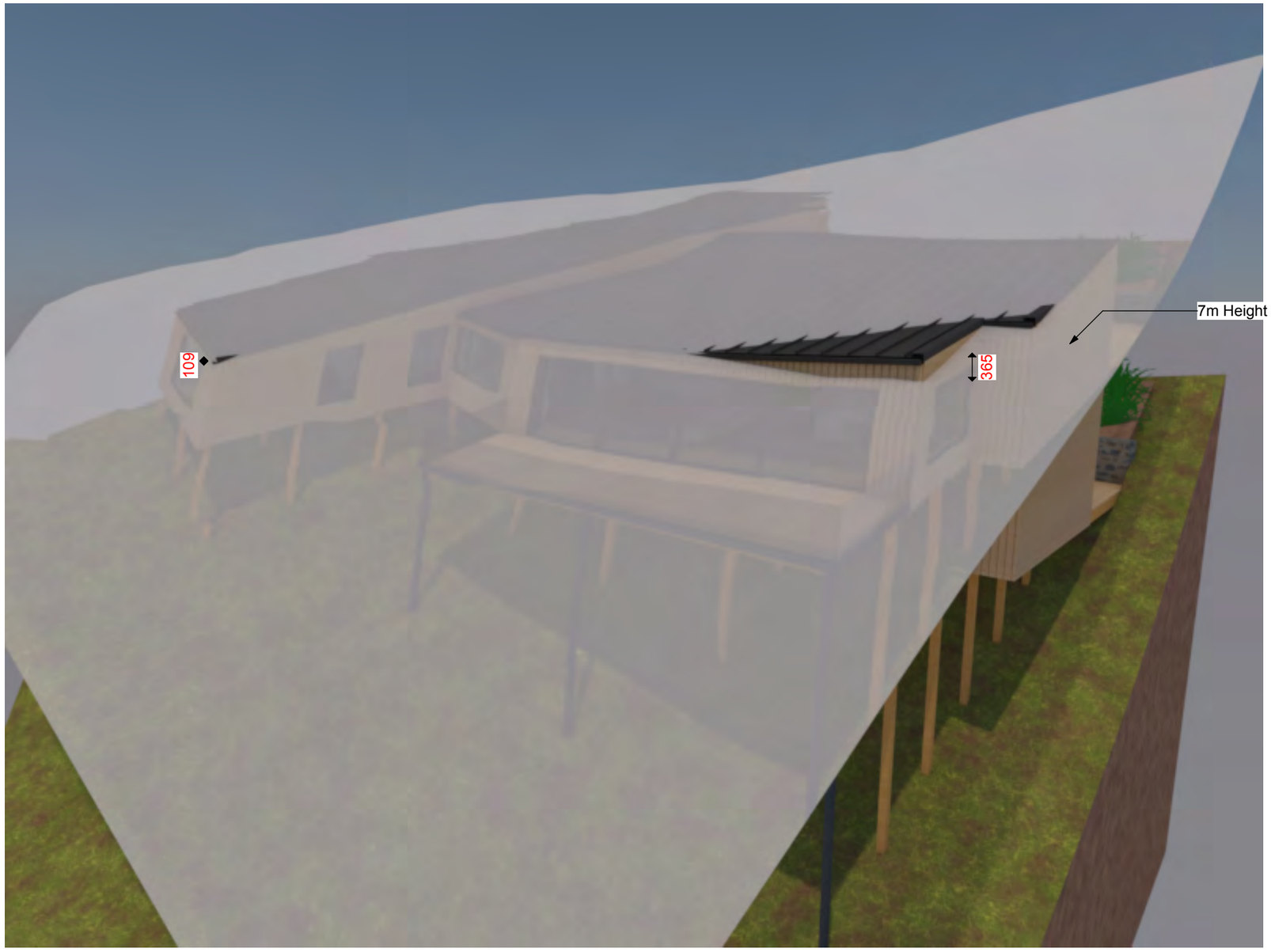
Perspective

ADDRESS:

86 Middleton Rd
Queenstown

REVISION:	NOTES:	DATE:	SITE: Lot 25 DP 589937	
			Resource Consent	24142
			Tuesday, 11 February 2025	
			SCALE: AS SHOWN @ A3	

A601



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PROJECT:
New Dwelling
Fixation Developments

TITLE:
Perspective - Height Plane

ADDRESS:
86 Middleton Rd
Queenstown

REVISION:	NOTES:	DATE:

SITE: Lot 25 DP 589937

Resource Consent 24142

Tuesday, 11 February 2025

SCALE: AS SHOWN @ A3

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