SOLSTICE QT

building consent set

8, 10 & 12 Anderson Heights
Queenstown

FOLEY GROUP

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AA0.01	plan: block location / region reference: Block A

slab/framing

AA1.01	plan: slab: ground: region a
AA1.02	plan: slab: ground: region b
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proposed plans

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fire & acoustic

AA1.31	plan: fire & acoustic: ground: region a
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AB0.01	plan: block location / region reference: Block B

slab/framing

AB1.01	plan: slab/framing: lower ground
AB1.02	plan: slab/framing: ground
AB1.03	plan: slab/framing: first

proposed plans

AB1.11	plan: proposed lower ground
AB1.12	plan: proposed ground
AB1.13	plan: proposed first
AB1.14	plan: proposed second
AB1.15	plan: roof

dimensioned wall framing

AB1.21	plan: dimensioned wall framing: lower ground
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fire & acoustic

AB1.31	plan: fire & acoustic: lower ground: region a
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elevations

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slab/framing

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proposed plans

AC1.11	plan: proposed ground
AC1.12	plan: proposed first
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dimensioned wall framing

AC1.21	plan: dimensioned wall framing: ground
AC1.22	plan: dimensioned wall framing: first
AC1.23	plan: dimensioned wall framing: second

fire & acoustic

AC1.31	plan: fire & acoustic: ground
AC1.32	plan: fire & acoustic: first
AC1.33	plan: fire & acoustic: second

elevations

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slab/framing

AD1.01	plan: slab: ground

proposed plans

AD1.11	plan: proposed ground
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AD1.13	plan: proposed second
AD1.14	plan: roof

dimensioned wall framing

AD1.21	plan: dimensioned wall framing: ground
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fire & acoustic

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AE0.01	plan: block location / region reference: Block E

slab/framing

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AE1.03	plan: slab: ground: region b

proposed plans

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AE1.12	plan: proposed ground: region a
AE1.13	plan: proposed ground: region b
AE1.14	plan: proposed first/roof: region a
AE1.15	plan: proposed first: region b
AE1.16	plan: roof: region b

dimensioned wall framing

AE1.21	plan: dimensioned wall framing: lower ground: region a
AE1.22	plan: dimensioned wall framing: ground: region a
AE1.23	plan: dimensioned wall framing: ground: region b
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fire & acoustic

AE1.31	plan: fire & acoustic: lower ground: region a
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AT.02

index sheet

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.

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index sheet

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drawing titles

current page reference

drawing title: textual description of current drawing

number of the current drawing on the current page

scale of the current drawing relating to the original production page size *(note: do not scale from drawings)*

00 drawing title here
scale 1:xxx @ Ax.xx

back reference

number of the drawing which contains the first reference to this drawing

00
A0.00

page number which contains the first reference to this drawing

detail reference

number of the drawing containing the referenced detail

page number containing the referenced detail

detail 'bubble': dashed area indicating the detailed location

note: 'bubble' has both rectangular & circular representations

00
A0.00

detail reference

number of the drawing containing the referenced detail

dashed line indicates where the detail is taken

page number containing the referenced detail

00
A0.00

level reference

level reference as viewed in section & elevation:

+82,620
first floor

level reference (spot level) as viewed in plan:

RL: 70.550 existing level

RL: 70.550 proposed level

FGL: finished ground level
FFL: finished floor level
FPL: finished paving / patio level

section reference

number of the section, which corresponds to the drawing number on the referenced page

leg of marker indicates direction to view section

page number containing the referenced drawing

extended section line: indicates extent of section

A
A0.00

grid lines

Defines a master locating system to reference the relative location of building elements comprising both horizontal & vertical grid lines.

Vertical grid lines are identified with sequential numbers beginning from an established origin at number **01**.

Horizontal grid lines are identified with sequential letters beginning from an established origin at letter **A**.

01 vertical grid - number reference

A horizontal grid - letter reference

grid line

window & door numbers/references

standard joinery types	non-standard joinery types
X: existing joinery **I:** proposed internal joinery **E:** proposed external joinery **F:** proposed fire-rated joinery	**X**: existing joinery **I:** proposed internal joinery **E:** proposed external joinery **F:** proposed fire-rated joinery
E.A	**E.101**
instances of the same joinery unit used in multiple locations are defined with a prefix, e.g. • E.A (proposed external type A joinery unit) • I.A (proposed internal type A joinery unit)	door / window ID

elevation reference

number of the drawing depicting the referenced elevation

triangle point indicates direction of elevation

page number containing the referenced elevation

01
A0.00

stair flight direction

A graphical symbol indicating the direction of upward travel on a flight of stairs or ramp.

The direction indicated is that along the length of the line towards the arrow capped end

falls

A graphical symbol indicating the direction of fall on decks, roofs, slabs etc...

The direction indicated is that along the length of the line towards the arrow capped end

30° fall

30° fall

bracing lines

A location system to position bracing elements within a building typically in relation to the building ridge line.

Bracing lines running **along the ridge** are identified with sequential letters **A thru L**

Bracing lines running **across the ridge** are identified with sequential letters **M thru Z**

M

A

internal elevation references

number of the drawing depicting the referenced elevation

page number containing the elevation referenced by the triangle points

note: for this marker all associated elevations are located on the same page as the reference marker itself

01
04 02
03

01
04 A4.12 02
03

room number/name

a 3 digit number representing a space referenced to the room number key.
note: residential and small commercial jobs may have room name only and not room number.

room name → **kitchen**

'x' optional refers to existing room → **x001**

first number represents the building level

second and third numbers represent the space within the level

dimension reference

20

35°

break in drawing

break line:
represents a conceptual break in drawing

north point

A graphical symbol indicating the direction of due North.

The north direction indicated is that along the "north" text towards the arrow capped end

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AT.04
drawing set technical interpretation

overview

01. These notes are provided for the benefit of the contractor and sub-contractors and shall be complied within full where applicable.

02. No claims shall be admitted from sub-contractors or contractors for work not specifically mentioned in the drawings or specification, but which is provided for, expressed or implied within these notes.

03. All materials and workmanship shall be in accordance with the New Zealand Building Code and amendments, and the current edition of the relevant New Zealand standards.

04. Any discrepancies between the NZBC, the relevant NZ standard and the drawings or specification shall be brought to the attention of the architect.

B2 durability

01. All building elements, including materials, components and systems are required to satisfy acceptable solution B2 of the NZBC.

02. Building elements where access or replacement involves significant removal or alteration to other building elements are required to have a 50 year durability.

03. Building elements where access or replacement involves the removal or alteration of other building elements are required to have a 15 year durability.

04. Building elements where access or replacement involves little alteration or removal of other building elements are required to have a 5 year durability.

05. Building elements that are hidden from view with no provision for inspection access, and failure would not be apparent until significant damage had occurred to other building elements are required to have a 50 year durability.

06. Building elements which during normal maintenance will identify faults unlikely to be observed by building occupants until significant damage has occurred are required to have a 15 year durability.

07. The durability requirements of nominated building elements are required to comply with table 1 acceptable solution B2 of the NZBC.

D1 access routes

01. Where the surface of an access route is subject to wetting, the surface shall have a cross fall of no less than 1:100. The surface of any access route shall not have a cross fall of more than 1:50.

02. Threshold weather stops projecting no more than 20mm above the threshold finished surface are acceptable.

03. Level access routes to which the public has access, including level accessible routes, shall have a mean coefficient of friction μ, of not less than 0.4 when tested in accordance with AS/NZS 3661.1

04. For a level access route which is intended to remain dry under normal usage, any of the commonly used walking surfaces listed in table 2 acceptable solution D1 of the NZBC will provide adequate slip resistance (μ>0.4)

05. The walking surface for a level access route which may become wet during normal usage shall be selected from the list of acceptable wet slip resistant surfaces given in table 2 acceptable solution D1 of the NZBC.

06. The surface for ramps and stair treads shall be selected from the list of acceptable slip resistant surfaces given in table 2 acceptable solution D1 of the NZBC.

07. Where the surface of an accessible route is more than 25mm above the adjacent ground, protection is to be provided by either a 75mm upstand (kerb) or a low barrier rail.

08. The maximum acceptable slopes for ramps shall be:

accessible ramps	1:12
common ramp subject to wetting	1:10
common ramp normally dry	1:8
service ramps	1:3

09. Accessible ramps shall have an upstand no less than 75mm in height on any drop off side of a ramp.

10. The clear width of an accessible ramp shall be 1,200mm.

11. Ramp landings shall be provided for as follows:

	max. rise between landings	length of landing
accessible ramps	750mm	1,200mm
other ramps	1,500mm	ramp width

12. Kerb ramps shall have a slope no greater than 1:8 and a colour and texture contrast with the adjacent footpath.

13. Design limits for stairs shall be as follows:

	max. pitch	max. riser height	min. tread
service, minor private	47°	220mm	220mm
secondary private	41°	200mm	250mm
common and main private	37°	190mm	280mm
accessible	32°	180mm	310mm

14. The acceptable projections for the leading edge of successive stair treads shall be as follows:
For open risers - 15mm min. and 25mm max.
For closed risers - nil projection min. and 25mm max.

15. Leading edges of treads or nosing's on accessible stairways shall be rounded to avoid a sharp edge and be colour contrasted with the rest of the tread in accordance with NZBC D1 fig. 13.

16. The space between treads on open riser stairs shall not permit the passage of a 100mm sphere in areas frequented by children.

17. The acceptable width between handrails of a common stairway or accessible stairway is no less than 900mm.

18. The stair landing length shall be no less than 900mm.

19. All accessible stairways shall have handrails on both sides. All other stairways with a width of 2.0m or less and having two or more risers, shall have handrails on at least one side.

20. Handrails shall be provided on both sides of accessible ramps where the ramp slope is greater than 1 in 20. The handrails shall be continuous except where doors are located on landings.

21. Handrails shall have the same slope as the pitch line and begin no further than the second riser from the lower end of the stairway they serve. Where the handrail serves an accessible stairway or ramp, a 300mm min. horizontal extension shall be provided at each end of the handrail.

22. Handrails shall be positioned between 900mm and 1m above the pitch line.

23. Accessible doors shall have a minimum 760mm clear opening.

24. Accessible doors shall be openable with one hand and have a lever action operation for handles, locks and latches. Handles shall be between 900mm and 1,200mm above floor level. Pull handles or push plates are acceptable only where doors are not latched.

E1 surface water

01. Surface water drains including those connected to drainage channels at the line of the building shall have an internal diameter of no less than 85mm.

02. All drainage channels at the line of the building shall be fitted with trapped outlets.

03. Drainage channels at the line of the building on the first floor or above shall have downpipes with an internal diameter of no less than 63mm.

04. Unless noted otherwise suspended floors and slabs on ground shall be at least 150mm above the road crown for sites level with or above the road and no less than 150mm above the lowest point on the site boundary for sites below the road.

05. Drains shall be laid on a uniform line and gradient between points of access. The change in direction of a drain shall not exceed 90º at any point and where practical should be kept to less than 45º. Where two drains intersect, the directions of flow shall be at an angle of 60º or less.

06. Surface water drains shall be sized in accordance with table 3 acceptable solution E1 of the NZBC and shall have the following minimum gradients:

internal drain dia.	min. gradient
85mm	1:90
100mm	1:120
150mm	1:200
225mm	1:350

07. Bubble up chambers shall be provided in accordance with figure 6 acceptable solution E1 of the NZBC where the surface water sewer, road channel or other outfall is at too high a level to achieve the minimum drain gradients.

08. All surface water except that collected directly from a roof, shall enter the drain via a sump which has a hinged or removable grating, capacity at the bottom for settlement of silt and debris, and a submerged or trapped outlet which prevents floatable solids entering the drain.

09. Type 1 sumps are suitable for an area of up to 4,500/lm² and type 2 sumps an area up to 40,000/lm², where I is the rainfall intensity for a storm with a 10% probability of occurring annually. Type 1 and 2 sumps where required shall comply with figures 8 and 9 acceptable solution E1 of the NZBC.

10. Access for maintenance shall be provided on all drains. Access is to be achieved via an inspection point, rodding point, inspection chamber or access chamber, complying with figures 10, 11 or 12 acceptable solution E1 of the NZBC.

11. Points of access shall be spaced at no further than 50m where rodding points are used or 100m where inspection points, inspection chambers or access chambers are used.

12. Points of access are required at changes in direction of greater than 45º, changes in gradient of greater than 45º or junctions of drains.

13. Any drain laid under a building shall be run in a straight line from one side to the other and access to the drain shall be provided immediately outside the building within 2m of an exterior wall.

14. All drains shall be constructed to withstand the combination and frequency of loads likely to be placed upon them without collapse, undue damage, undue deflection or undue vibration.

15. Bedding and backfilling of drainage pipes shall comply with figure 13 acceptable solution E1 of the NZBC.

16. Downpipes shall be sized using table 5 acceptable solution E1 of the NZBC.

17. All internal downpipes shall withstand without leakage, a water test with an applied head of 1.5m of water, or a high pressure air test as described in E1/VM1.

18. Internal and external gutters shall have a minimum cross sectional area of no less than that determined from figure 15 and 16 of acceptable solution E1 of the NZBC.

19. Expansion joints shall be provided for in downpipes and guttering to allow for thermal movement.

20. Internal gutters shall be fitted with overflow outlets which drain to the exterior of the building. The top of the outlet shall be at least 50mm below the top of the gutter.

E2 external moisture

01. Flashing materials shall comply with the requirements of NZBC B2 durability, shall be selected according to the relevant exposure conditions as defined in NZS3604 clause 4.2 and shall be selected to comply with table 20 acceptable solution E2 of the NZBC.

02. Flashings which are in contact with other materials and which are subject to run off from other materials shall be selected to comply with tables 21 and 22 acceptable solution E2 of the NZBC.

03. uPVC flashings shall be a minimum of 0.75mm thick and shall comply with the following clauses of AS/NZS 4256 part 2: Clause 9.2 impact resistance, clause 9.3 tensile strength, clause 9.4 colour fastness and impact resistance following ultraviolet light exposure, and section 8 where exposed to the weather. uPVC flashings shall have a finish colour with a reflectance of 40% or more.

04. Aluminium flashings shall be a minimum thickness of 0.7mm and formed from 5000 series in accordance with AS/NZS 1734.

05. Galvanised steel flashings *(not recommended)* shall have a BMT of 0.55mm minimum, be grade G550 or G300 for rolled or crimped flashings, and be selected for corrosion protection according to the intended exposure zone as shown in table 20 acceptable solution E2 of the NZBC.

06. Aluminium-zinc coated steel flashings shall have a BMT of 0.55mm minimum, be grade G550 or G300 for curved or crimped flashings, and be selected for corrosion protection according to the intended exposure zone as shown in table 20 acceptable solution E2 of the NZBC.

07. Stainless steel flashings shall be a min. thickness of 0.45mm and 304 or 316 grade in accordance with table 1 of ISO/TS 15510.

08. Copper flashings shall be a min. thickness of 0.5mm, comply with AS1566 and alloy designation C11000 or C12200.

09. Zinc sheet flashings shall only be used in accordance with tables 20, 21 and 22 acceptable solution E2 of the NZBC, shall be a minimum thickness of 0.7mm, and comply with BS EN 988.

10. Flexible flashing tape shall comply with parts 3.2 and 4 of ICBO acceptance criteria AC148, shall be compatible with adjacent wall or roof underlay, and be used only in fully concealed applications.

11. Fixings of metal flashings shall comply with tables 20, 21 and 22 acceptable solution E2 of the NZBC.

12. Where metal flashings are required to be joined or have expansion joints the method shall be as shown in figure 6 acceptable solution E2 of the NZBC.

13. Rivets used for joining and sealing laps shall be spaced at a max. of 50mm crs. and be: compatible with the flashing material, and sealed against moisture or of a sealing type or blind rivet.

14. Expansion joints shall be provided for joined flashings with a combined length exceeding: 12m for light coloured steel and stainless steel, 8m for dark coloured steel, 8m for copper, and 8m for aluminium.

15. Where both ends of a flashing are constrained allowance shall be made for expansion.

16. General dimensions for metal flashings shall comply with table 7 acceptable solution E2 of the NZBC. For extra high wind zones flashing upstand dimensions shall be increased by 25mm beyond those shown in table 7.

17. Parapet/balustrade flashings shall comply with figures 9 and 10 acceptable solution E2 of the NZBC.

18. Junctions of parapets/balustrades to walls shall be flashed to direct water clear of the outside face of the cladding system using a saddle flashing as shown in figures 11 and 12 acceptable solution E2 of the NZBC.

19. Metal capping's to enclosed balustrades shall have the same requirements as parapets with the exception of the slope to the top which shall be 30º for buildings other than housing and the drip edge to the deck side of the capping shall be a birds beak.

20. The vertical separation between the inside floor and the upper surface of the deck shall be 100mm min. for enclosed decks, 50mm min. for cantilevered slatted timber decks, and may be at the same level for non cantilevered slatted timber decks.

21. Junctions of non cantilevered slatted timber decks and pergola stringers shall be made weathertight as shown in figure 15 acceptable solution E2 of the NZBC.

22. Cantilevered slatted timber decks shall have the junction with the exterior wall made weathertight as shown in figure 16 acceptable solution of the NZBC. Cladding shall be sealed to the saddle flashing.

23. Where provision for level access is required for an enclosed deck or from ground floor to exterior paving this shall be provided as shown in figure 17A and 17B acceptable solution E2 of the NZBC.

24. Stanchions for handrails, signs, tv aerials or similar shall be side fixed through the cladding system into framing as shown in figure 19 acceptable solution E2 of the NZBC.

25. Materials for fixing roof claddings and flashings, where necessary, shall be selected from table 20, 21 and 22 acceptable solution E2 of the NZBC to minimise corrosion.

26. All roof underlays shall be laid with min. number of laps, have laps of no less than 150mm, run horizontally for roof pitches below 10º and run horizontally or vertically for roof pitches above 10º.

27. All roof underlays which are not self supporting shall be fully supported with a corrosion resistant material. All self supporting roof underlays shall be laid to max. 1.2m span between adjacent supports.

28. All roof underlays and wall wraps shall comply with table 23 acceptable solution E2 of the NZBC.

29. Downpipes discharging to a lower roof shall be fitted with a spreader with the discharge directed away from roofing laps and penetrations. A max. catchment area of 25m² shall be permitted to discharge via a spreader onto a lower roof area.

30. Internal gutters shall be formed with butyl or EPDM with no cross joints in the gutter, be min. 1.5mm thickness and have a minimum slope of 1:100.

31. Valley, hidden and internal gutters shall be constructed as shown in figures 50, 51 and 52 acceptable solution E2 of the NZBC.

32. Valley gutters and hidden gutters shall not change direction in plan, be fixed at upper ends only with a purpose made clip system for the remaining length to enable expansion/contraction along the length of the gutter, discharge into an internal gutter or eaves gutter, have a min. slope of 8º for hidden gutters and to table 8 for valley gutters, receive no discharge from downpipes or spreaders. Valley gutters shall be min. 250mm wide when receiving run off from spreaders.

33. The edge of roofing penetrations over 200mm wide shall be supported in either direction with additional framing.

34. Masonry tile roof cladding shall be installed in accordance with NZS 4206 or AS 2050 onto min. H1.2 treated battens with a min. roof pitch as per table 10 acceptable solution E2 of the NZBC.

35. All fixing nails shall penetrate a minimum of 35mm into timber battens.

36. Masonry roof tiles with underlays shall have anti-ponding boards installed which shall be set to a min. fall of 5º and shall be H1.2 treated for timber and H3 for plywood.

37. Masonry roof tiles shall be installed in accordance with figures 23 to 31 acceptable solution E2 of the NZBC.

38. Metal roof tiles shall meet the requirements of NZS4217 and shall be installed in accordance with figures 33 to 37 acceptable solution E2 of the NZBC.

39. Steel for the manufacture of pressed metal tiles and flashings shall have a min. BMT of 0.39mm and be grade G300.

40. Aluminium for the manufacture of pressed metal tiles and flashings shall have a min. BMT of 0.7mm and be minimum 5000 series.

41. The minimum roof pitch for metal tiles where the rafter length does not exceed 12m shall be limited to 12º for standard profiles and 15º for shingle or shake profiles.

42. Steel for the manufacture of profiled metal roof cladding shall have a min. BMT of 0.40mm and be grade G550, or G300 for rolled, crimped, or trough profiles.

43. Aluminium for the manufacture of profiled metal roof cladding shall have a min. BMT of 0.70mm and be minimum 5000 series.

44. The max. span and fixing patterns of profiled metal roof cladding between purlins shall be as per table 11, 12, 13, 14 and 15 acceptable solution E2 of the NZBC.

45. Fixing for profiled metal roofs shall be as per figures 39 and 40 acceptable solution E2 of the NZBC.

46. Allowance shall be made for expansion of corrugated and trapezoidal roof cladding as shown in table 16 acceptable solution E2 of the NZBC.

47. Profiled metal roofs shall be installed in accordance with figures 41 to 55 acceptable solution E2 of the NZBC.

48. The top ends of profiled metal roofs shall have stop-end's where the roof pitch is less than 25º and the building is in a high, very high or extra high wind zone.

49. The ends of trapezoidal and trough profile roofing shall be turned down 30º at gutters where the roof pitch is less than 10º.

50. Preformed compressible seals shall not be used at the eaves.

51. The maximum length of profiled metal roof cladding above penetrations shall be as shown in table 17 acceptable solution E2 of the NZBC.

52. Roof penetrations shall be flashed as shown in figures 53, 54 and 55 acceptable solution E2 of the NZBC.

53. Butyl and EPDM roofs and decks shall have a min. fall of 2º for roofs and 1.5º for decks with a max. catchment area of 40m².

54. Plywood substrate for membrane roofs and decks shall be H3 treated, min. 17mm and at least CD grade with the sanded C face upwards.

55. Butyl rubber and EPDM rubber used for membrane roofing or decks shall be a min. of 1mm for roofing or 1.5mm for decks.

56. Plywood and the timber substructure shall have a max. moisture content of 20% when membrane is adhered.

57. Plywood substrates shall be fixed according to the following requirements: Panels shall be laid with staggered joints, the edge of sheets shall be supported with framing, the max. span shall be 400mm, shall be laid with face grain at right angles to the support, a 20mm triangular fillet shall be used at the base of any 90º upstand, and external edges shall be chamfered with a min. 5mm radius.

58. Plywood shall be fixed with 10g x 50mm stainless steel countersunk head screws, with 3mm gaps between sheets, and at 150mm centres on edges and 200mm in the body of the sheets.

59. Seam tapes shall be used on all joints of: roofs or decks with falls less than 5º, penetrations through the membrane, EPDM membrane, and butyl membranes that contain EPDM.

60. All joints in the plywood and junctions of plywood with other materials shall have 25mm polyethylene release tape applied before application of the membrane.

61. Membrane roofs and decks shall be installed in accordance with figures 56 to 64 acceptable solution E2 of the NZBC.

62. Clearances between floor level and external ground level shall be 150mm to permanent paving and 225mm to unfinished ground.

63. The base of the wall cladding shall overlap the ground floor level by 50mm.

64. All external walls shall have barriers to airflow in the form of interior linings with all joints stopped for wind zones up to very high or rigid underlay for buildings in extra high wind zones. Where walls are not lined such as attic spaces at gable ends an air barrier as per the above is required.

65. Prior to window and door installation flexible wall underlay shall be cut and dressed into all sides of openings and flexible flashing tape shall be applied to head and sill framing as shown in figures 72A and 72B acceptable solution E2 of the NZBC.

66. Window, door and other penetrations openings shall be provided with flexible air seals. The air seal shall be provided between the reveal or frame and the wrapped opening, installed over PEF backing rod, and made of self expanding polyurethane foam or sealant.

67. Flexible wall underlays shall be run horizontally, have upper sheets lapped over lower sheets, be lapped not less than 75mm at horizontal joints, be lapped not less than 150mm over studs at vertical joints, extend 35mm below bottom plate, and be restrained from bulging into a drained cavity.

68. Rigid wall underlays shall be min. 7mm H3 plywood or 6mm fibre cement sheet, be installed with sheet edges fixed over solid framing, and be over fixed with a flexible wall underlay which is folded into opening reveals, have cavity battens at max. 600 crs, and be finished flush with underside of bottom plate.

69. Drained cavities shall: be installed over building wrap or rigid sheathing, be formed using vertical cavity battens, restrict air movement between the drained cavity and floor, wall and roof framing, attic roof space, and subfloor space, be drained and open to the exterior at the bottom of the cavity, use vermin proofing at the cavity base, and use cavity spacers where fixing is required between cavity battens.

70. Vermin proofing shall be provided above window and door heads and at the base of the drained cavity. Vermin proofing shall provide holes between 3mm and 5mm, provide an area of opening of 1,000mm² per lineal metre, and be positioned to provide a min. drip edge to the wall cladding of 10mm at the base of walls and 15mm above window and door head flashings.

71. Cavity battens shall be between 18mm and 25mm in thickness and 45mm in width, be fixed by the cladding fixings into the framing, and comply with B2/AS1.

72. Dwang's shall be at max. 480mm crs. for direct fixed vertical weatherboard profiles and vertical metal corrugated and trapezoidal claddings.

73. Where stud spacings are greater than 450mm, an intermediate means of restraining the building wrap and insulation from bulging into the drained cavity shall be installed using either 75mm galv. mesh, polypropylene tape at 300mm crs. fixed horizontally or vertical cavity battens at 300mm max. crs.

74. Pipe and meter box penetrations in claddings shall be flashed as shown in figures 68 and 69 acceptable solution E2 of the NZBC.

75. Drained cavities are limited in height to 2 storeys (or 7m) or over 2 storeys (or 7m) by using an inter-storey flashing bridging the drained cavity as shown in figure 70 acceptable solution E2 of the NZBC.

76. Window and door flanges shall have an overlap to the surrounding cladding material or back flashings of 10mm min. for jambs and 8mm min. for sills.

77. Head flashings shall be finished to the wall underlay as per figure 71 acceptable solution E2 of the NZBC.

78. Head flashings on cavity walls shall incorporate 10mm turn ups as stop ends terminating at the inside face of the cladding and for very high and extra high wind zones have sealant installed between underside of head flashing and top edge of window head flange.

79. Window and door sills on cavity walls shall have sill support bars for openings wider than 600mm.

80. Mitred aluminium window and door sills shall have a corner soaker fitted to the back of the sill/jamb joint.

81. Install windows and doors using pairs of 75 x 3.15mm galv. jolt head nails or 8 gauge x 65mm stainless screws through reveals into framing at max. 450mm crs. along sill, jamb, and head, and max. 150mm from reveal ends. Install packers between reveals and framing at all fixing points except between head reveals and lintels.

82. Masonry veneer claddings shall comply with section 9.2 acceptable solution E2 of the NZBC.

83. Stucco claddings shall comply with section 9.3 acceptable solution E2 of the NZBC.

84. Timber weatherboard claddings shall comply with section 9.4 acceptable solution E2 of the NZBC.

85. Fibre cement weatherboard claddings shall comply with section 9.5 acceptable solution E2 of the NZBC.

86. Profiled metal claddings shall comply with section 9.6 acceptable solution E2 of the NZBC.

87. Fibre cement sheet claddings shall comply with section 9.7 acceptable solution E2 of the NZBC.

88. Plywood sheet claddings shall comply with section 9.8 acceptable solution E2 of the NZBC.

89. EIFS claddings shall comply with section 9.9 acceptable solution E2 of the NZBC.

90. The max. moisture contents shall be: 20% for timber framing at time of installing linings, 20% for timber weatherboards and exterior joinery at time of painting, 18% for reconstituted wood products, and for concrete floors sufficiently dry to give a relative humidity reading of less than 75% at the time of laying fixed floor coverings.

91. Material selections shall comply with table 20 acceptable solution E2 of the NZBC.

92. Compatibility of materials in contact and subject to run off shall comply with table 21 and 22 acceptable solution E2 of the NZBC.

93. Roof and wall underlays shall comply with table 23 acceptable solution E2 of the NZBC.

94. Wall claddings shall be fixed in accordance with table 24 acceptable solution E2 of the NZBC.

E3 internal moisture

01. All shower spaces shall have impervious floor and wall finishes. Ceramic or stone tiles shall be laid on a continuous impervious substrate or membrane.

02. When enclosures such as walls, screens, doors or curtains are used they shall be continuous from floor level or top of upstand to 1,800mm min. above floor level and not less than 300mm above the shower rose.

03. Where the shower floor has no upstand or where a wall, screen, door or curtain is omitted, the floor shall have a fall of no less than 1:50 towards the floor waste. The fall shall apply to the floor area within a radius of 1,500mm taken from a point vertically below the shower rose, or from any wall within that radius.

04. Where baths, basins, tubs or sinks abut impervious linings, the joint between the fixture and lining shall be sealed to prevent water penetration to concealed spaces or behind linings as per figure 3 acceptable solution E3 of the NZBC.

05. Where shower trays are used, including tiled showers, the junction between tray and wall linings shall be constructed in accordance with figure 4 acceptable solution E3 of the NZBC.

F2 hazardous building materials

01. Glazing likely to be subject to human impact shall comply with NZS 4223: Part 3. Clause 308.1(b) shall be amended to read 1,500mm not 2,000mm.

F4 safety from falling

01. In housing and other areas likely to be frequented by children under 6 years of age: figures 1 to 4 acceptable solution F4 of the NZBC show acceptable barrier constructions, openings anywhere over the full height of the barrier shall be such a size that a 100mm Ø sphere cannot pass through them, and the triangular opening formed by the riser, tread, and bottom rail shall be of such a size that a 150mm Ø sphere cannot pass through it.

02. Min. barrier heights for detached dwellings and within household units of multi-unit dwellings shall be:

location	Barrier height
Stairs, ramps & landings.	900mm
Balconies, decks, & edges of internal/mezzanine floors.	1,000mm
swimming pools.	1,100mm

03. Min. barrier heights for all other buildings and common areas of multi-unit dwellings shall be:

location	Barrier height
Stairs, ramps & landings.	900mm
Barriers within 530mm of the front of fixed seating.	800mm
All other locations.	1,100mm

04. In housing and areas of buildings likely to be frequented by children under 6 years of age, a window with an opening width of less than 1,000mm shall have a restrictor fitted to limit the max. opening so that a 100mm Ø sphere cannot pass through it.

F8 signs

01. Vertical block type lettering shall be used. The letter proportions are as set out in table 1 acceptable solution F8 of the NZBC.

02. Safety sign colour, shape, layout and use shall comply with paragraph 2 and tables 2 & 3 acceptable solution F8 of the NZBC.

03. Escape routes shall be identified by exit signs which are to be located: at each point in the open path where a door giving access to a final exit or an exit way is not visible in normal use, to clearly indicate each door giving access to a final exit or exit way, and to clearly identify the route of travel through the exit way.

04. Exit signs shall be safety signs and display the words 'exit' or 'fire exit' plus a direction arrow if necessary.

05. Sign lettering height shall be as follows:

viewing distance	letter height
0-20m	50mm
20-30m	75mm
30-40m	100mm
40-50m	125mm

06. Arrow heights shall match the height of the lettering in the sign and comply with figure 3 acceptable solution F8 of the NZBC.

07. Signs as shown in figure 4 acceptable solution F8 of the NZBC shall be provided on or adjacent to each fire call point.

08. Every doorset required to possess fire or smoke stopping capabilities, shall have a sign fixed to both sides of the door leaf adjacent to the handle or push plate stating 'fire door, please keep closed' or 'smoke control door please keep closed', except that door leaves fitted with hold open devices shall have a sign stating only 'fire door' or 'smoke control door'.

09. Signs shall be provided to: identify accessible routes, and identify facilities specifically for people with disabilities (car parking, accessible entrance, services available in building, accessible routes through building, and toilet facilities).

10. All accessible signs shall display the symbol of access, and as appropriate, include the direction of travel and name of the facility, and use lettering and symbols in a colour which contrasts clearly with the sign background.

11. Where a listening system is installed, a sign displaying the international symbol for deafness shall be provided at the main doors to the building and the room.

12. A sign shall be fitted to each lift car and display, in lettering at least 6mm high, the lift's rated load in persons and kilograms.

13. A sign shall be provided on or adjacent to each lift's landing call button plate in letters 8mm high reading 'do not use lift in event of fire'.

G9 electricity

01. In buildings intended for use by persons with disabilities, all light switches shall be horizontally aligned with door handles, socket outlets shall be fixed between 500mm and 1,200mm above the floor and at least 500mm from corners, and at least one room light shall have a bedside switch.

G12 water supplies

01. Backflow protection shall be provided where it is possible for water contaminants to backflow into the potable water supply system. Backflow prevention devices shall comply with acceptable solution G12 of the NZBC.

02. The water supply system shall be provided with an isolating valve where a supply pipe enters the building or at each dwelling unit within a multi-unit dwelling.

03. Storage water heaters shall be supplied with cold water at a pressure not exceeding their working pressure by means of a pressure reducing valve, pressure limiting valve, or mains pressure supply.

04. Storage water heaters shall include a non-return valve.

05. Electric and gas storage water heaters shall have their temp. controlled by a thermostat on each heating unit.

06. Valve vented systems shall have an expansion control valve and a temperature/pressure relief valve complying with acceptable solution G12 of the NZBC.

07. Storage water heaters shall be restrained with 3x galv. steel straps fixed back to the wall framing in accordance with NZBC G12/AS1 fig. 14.

08. The delivered hot water temp. at any sanitary fixture used for personal hygiene shall not exceed 45ºC for early childhood centres, schools, old peoples homes, institutions for people with psychiatric or physical disabilities, hospitals, and 50ºC for all other buildings.

09. The storage water heater control thermostat shall be set at a temp. of no less than 60ºC.

G13 foul water

01. Min. fixture discharge pipe sizes and discharge units are as follows:

sanitary fixture	discharge units	min. pipe Ø
basin	1	32
bath	4	40
bidet	1	32
cleaners sink	1	40
wm (domestic)	5	40
dishwasher (domestic)	3	40
drinking fountain	1	25
kitchen sink (commercial)	3	50
kitchen sink (domestic)	3	40
laundry tub	5	40
shower	2	40
urinal (1 or 2 stall)	1 per 600mm	50
urinal (bowl type)	1	32
urinal (3 or more stalls)	1 per 600mm	80
wc	4	80

02. Access points shall be provided at the following points: at the junction of a soil discharge pipe with a discharge stack, where a number of changes of direction occur, in a discharge pipe where access to junctions or changes of direction are restricted,and at the base of any soil stack at the point of connection to the drain.

03. The gradient of discharge pipes shall be no less than that shown in the following table or the relevant discharge unit loading:

Ø	max. discharge from any 1 floor	vertical stack	1:20	1:30	1:40	1:50	1:60
32	1	1	1	np	np	np	np
40	2	6	6	5	4	np	np
50	5	15	15	10	8	np	np
65	6	18	51	29	21	np	np
80	13	40	65	39	27	20	16
100	65	195	376	248	182	142	115

np = not permitted
vertical stack discharge units = loading at base of stack

04. Discharge pipes shall be vented where required by the following:
a) All stacks discharging to another stack or to a drain require an open vent.
b) All stacks that receive discharges from 3 floor levels shall be vented with an open vented relief vent.
c) All connections to a stack, except the highest connection, require venting by an open vent or a.a.v.
d) The highest connection to a stack requires venting if the developed length of the discharge pipe is longer than 6m for 100mm pipe, 1.5m for 80mm pipe, or 3.5m for 65 to 32mm pipes.
e) All soil fixtures connected to an unvented branch drain require venting by an open vent or a.a.v.
f) All soil fixtures connected to a vented drain where the branch and the vented drain are at a gradient of less than 1:60 require venting by an open vent or a.a.v.
g) Individual soil fixtures connected to a vented drain where the branch and the vented drain are at a gradient of 1:60 or steeper require venting by an open vent or a.a.v. if the discharge pipe is longer than 6m for 100mm pipe, or includes a vertical drop greater than 2m, and 1.5m for 80mm pipes.
h) Fixtures connected to a combined waste pipe and discharging to a gully trap require venting by an open vent or a.a.v.
i) Individual fixture discharge pipes over 3.5m in length and discharging to a gully trap require venting by an open vent or a.a.v.
j) Where a 32mm discharge pipe has a vertical drop of greater than 1.5m and is discharging to a gully trap it requires venting by an open vent or a.a.v.
k) Main drains discharging to the sewer are required to be vented with a min. 80mm open vent.
l) Branch drains connected to a vented drain that exceed 10m in length require venting with an open vent.

05. Fixture vent pipes, branch vent pipes, discharge stack vents and relief vents shall have a diameter of no less than the following:

for fixture vent pipes

Ø of fixture discharge pipe	min. Ø of fixture vent pipe
32 & 40mm	32mm
50, 65, 80 &100mm	40mm

for branch, branch drain, relief, and discharge stack vent pipes

max. discharge units connected to the discharge pipe	min. Ø of open vent pipe
up to 15	40mm
16 to 65	50mm
66 to 376	65mm
376+	80mm

for main drain vents

max. discharge units connected to the discharge pipe	min. Ø of open vent pipe
n/a	80mm

06. The gradient of below ground drainage pipes shall be not less than the following for the relevant discharge unit loading.

Ø (mm)	min. gradient				
	1:20	1:40	1:60	1:80	1:100
80	215	100	61	44	34
100	515	255	205	149	122
150	2920	1790	1310	1040	855
	1:120	1:140	1:160	1:180	1:200
100	104	-	-	-	
150	760	677	611	558	515

07. Bedding and backfilling of foul water drainage pipes shall comply with figure 7 acceptable solution G13 of the NZBC.

08. Access points shall be provided at the following locations: Immediately prior to drain outfalls, Immediately inside the boundary of the property served, at the junction of every drain with another drain except that no access point is required where the branch drain is less than 2m long and only serves a gully trap, every change in horizontal direction of greater than 45º, every change in gradient greater than 45º, at intervals (on straight lines) of no less than 50m where rodding points are used or 100m where access chambers, inspection chambers or inspection points are used, and within 2m outside the building where a drain enters or exits from under a building.

timber treatment schedule

Floor framing protected from weather but exposed to ground atmosphere		
Jack stud's, subfloor braces, wall plates, floor joists to the subfloor, blocking, waling's and battens, nogs and diagonal boards	Radiata pine & Douglas fir	H1.2
Interior solid wood flooring for ground floors	Radiata pine & Douglas fir	H1.2

Enclosed roof framing and trusses		
Sarking and framing not protected from solar-driven moisture through absorbent cladding materials	Radiata pine & Douglas fir	H1.2
Enclosed flat roof framing and associated roof members	Radiata pine & Douglas fir	H1.2
Enclosed skillion roof framing and associated roof members	Radiata pine & Douglas fir	H1.2
Valley boards and boards supporting flashings for box gutters, roof penetrations and upstands to roof decks	Radiata pine & Douglas fir	H1.2
All roof trusses, including gable end trusses, roof framing, ceiling and eaves framing, purlins and battens	Radiata pine & Douglas fir	H1.2

Enclosed wall framing protected from the weather		
Framing and other members within or beneath a parapet	Radiata pine & Douglas fir	H1.2
Framing and other members within enclosed decks or balconies (see H3.2 for cantilevered decks)	Radiata pine & Douglas fir	H1.2
Framing and other members within enclosed cantilevered decks (including joist trimmers, nogs and blocking)	Radiata pine	H3.2
Framing and other members supporting enclosed cantilevered decks or balconies (including cantilevered decks)	Radiata pine & Douglas fir	H1.2
Battens used behind cladding to form a cavity (H3.1 treatments can be either solvent-based or boron. H3.1 boron treatments supplied grey primer-painted	Radiata pine	H3.1
All other exterior wall framing and other members including exterior and boundary joists	Radiata pine & Douglas fir	H1.2

Internal wall framing		
Internal walls	Radiata pine & Douglas fir	H1.2

Mid-floor framing		
All mid-floor framing, including boundary joists, ceiling framing and ceiling battens and double top plates	Radiata pine & Douglas fir	H1.2

Interior framing		
Interior flooring	Pinus species & Douglas fir	H1.2

Other framing		
Wall framing and roof framing (including trusses) protected from the weather, in unlined and unoccupied farm buildings and outbuildings, except buildings with high internal humidity, such as saunas, spas etc	Radiata pine & Douglas fir	None
Framing exposed to the weather and above ground	Radiata pine	H3.2
Framing, such as fence posts and landscape timbers, that is exposed to the weather and is in contact with the ground	Radiata pine	H4
Framing, such as house piles, poles and crib walling, that is exposed to the weather and is in contact with the ground	Radiata pine	H5

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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AT.06
NZBC notes / timber treatment schedule

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: existing site
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21 being a subdivision of Sections 2 - 4
BLK XLVIII TN of Queenstown

site area: 2,718.99m^2

legend

existing site contours from Queenstown Lakes District Council Spatial Data Hub.

approx outline of existing driveways

existing 1.8m timber pailing fence at boundary, to be removed

general notes

1. Demolition shall include the removal and disposal of all demolished materials leaving the site clear and ready to enable the works to be carried out.
2. Existing dwellings and ancillary buildings demolished previously.

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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
A0.01
plan: existing site

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed site
scale 1:250 @ A3

NOTE
Floor levels indicate the lowest slab for each unit. Refer site sections and block plans for additional level information.

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

- new 1.8m timber pailing fence at boundary
- hedge
- lancewood
- cabbage tree
- large feature rocks
- screened bins
- site contours, as per civils documentation
- 372,200 floor slab level
- proposed internal boundaries
- Ep. fire egress path
- FAP fire alarm panel
- proprietary balustrade system (falls >1m)
- sump stormwater sump, as per civils documentation
- stormwater manhole, as per civils documentation
- dish channel location, as per civils documentation
- wastewater manhole, as per civils documentation

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING & BALUSTRADE LOCATIONS

Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

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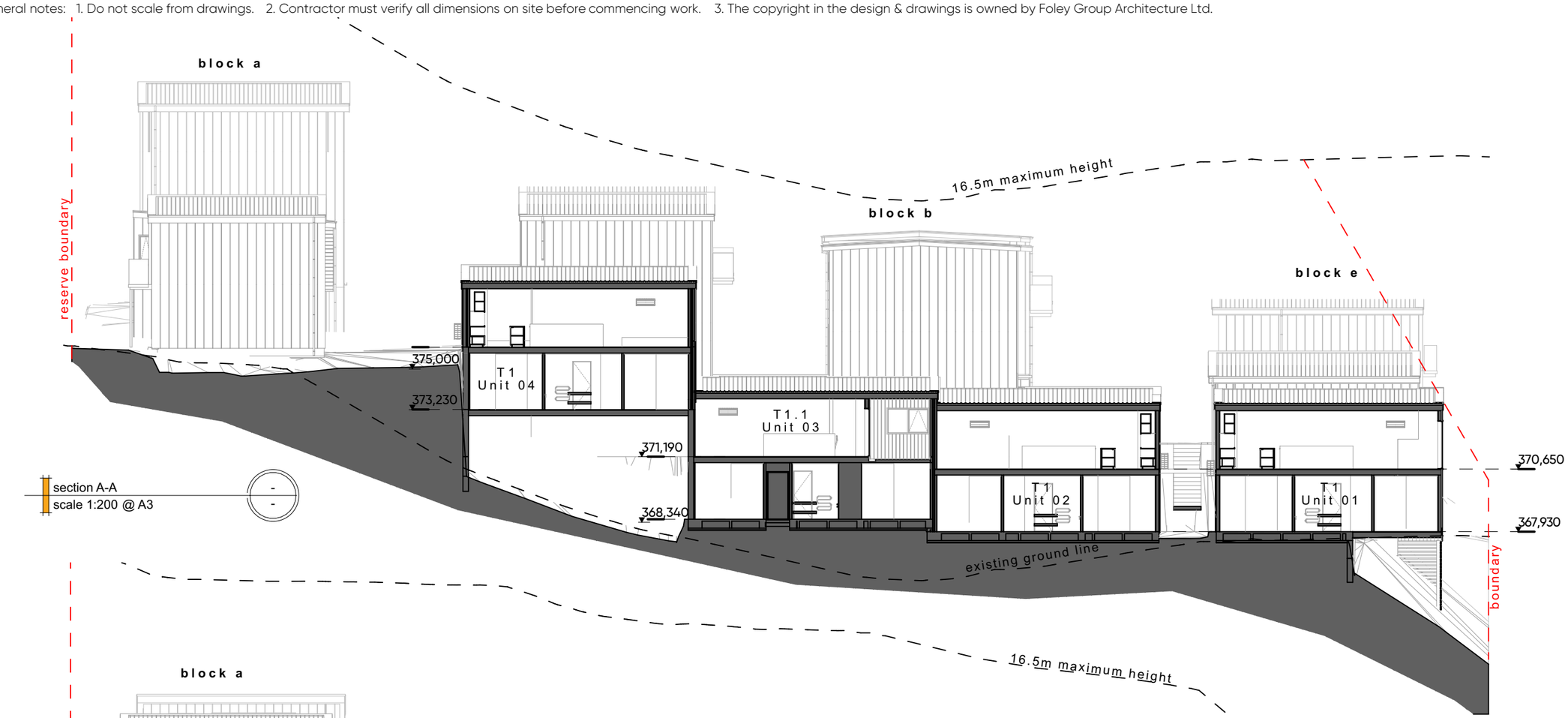
8, 10 & 12 Anderson Heights Queenstown

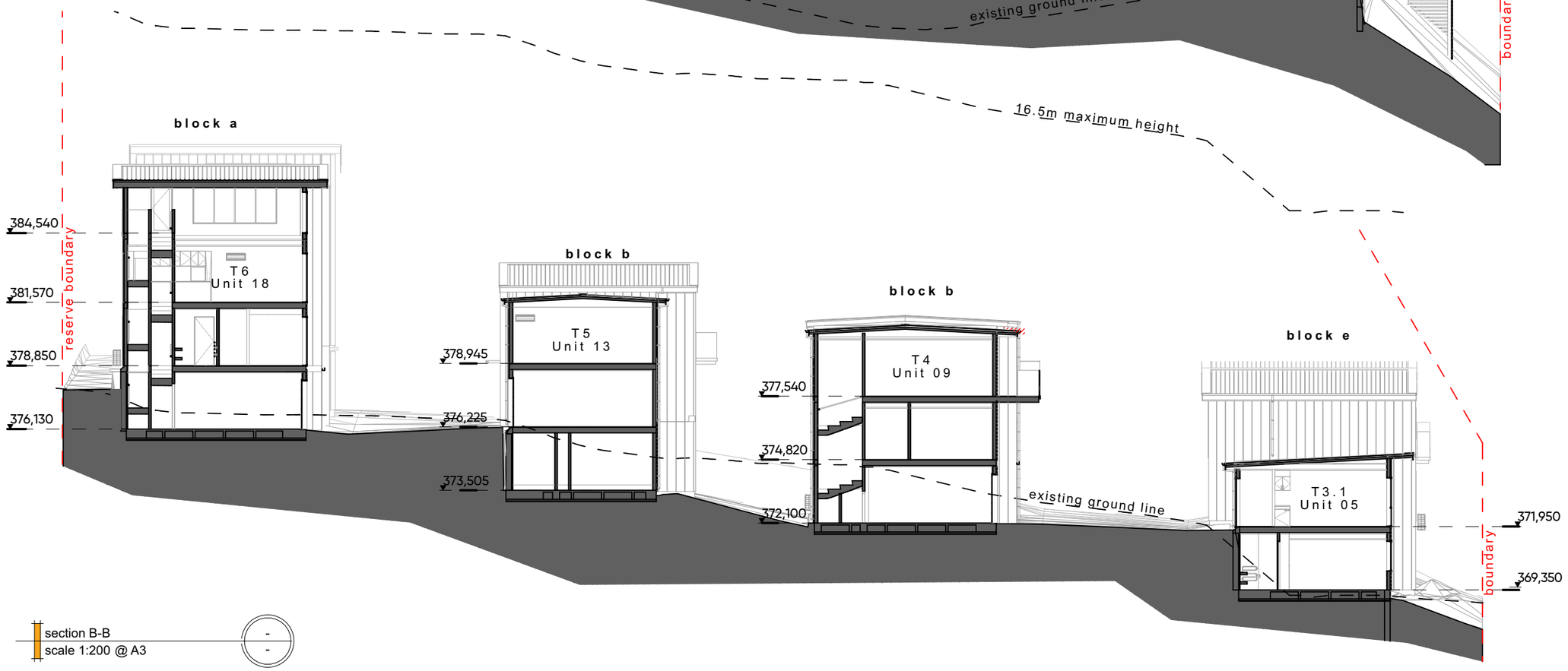
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rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
A0.02
proposed site plan

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.





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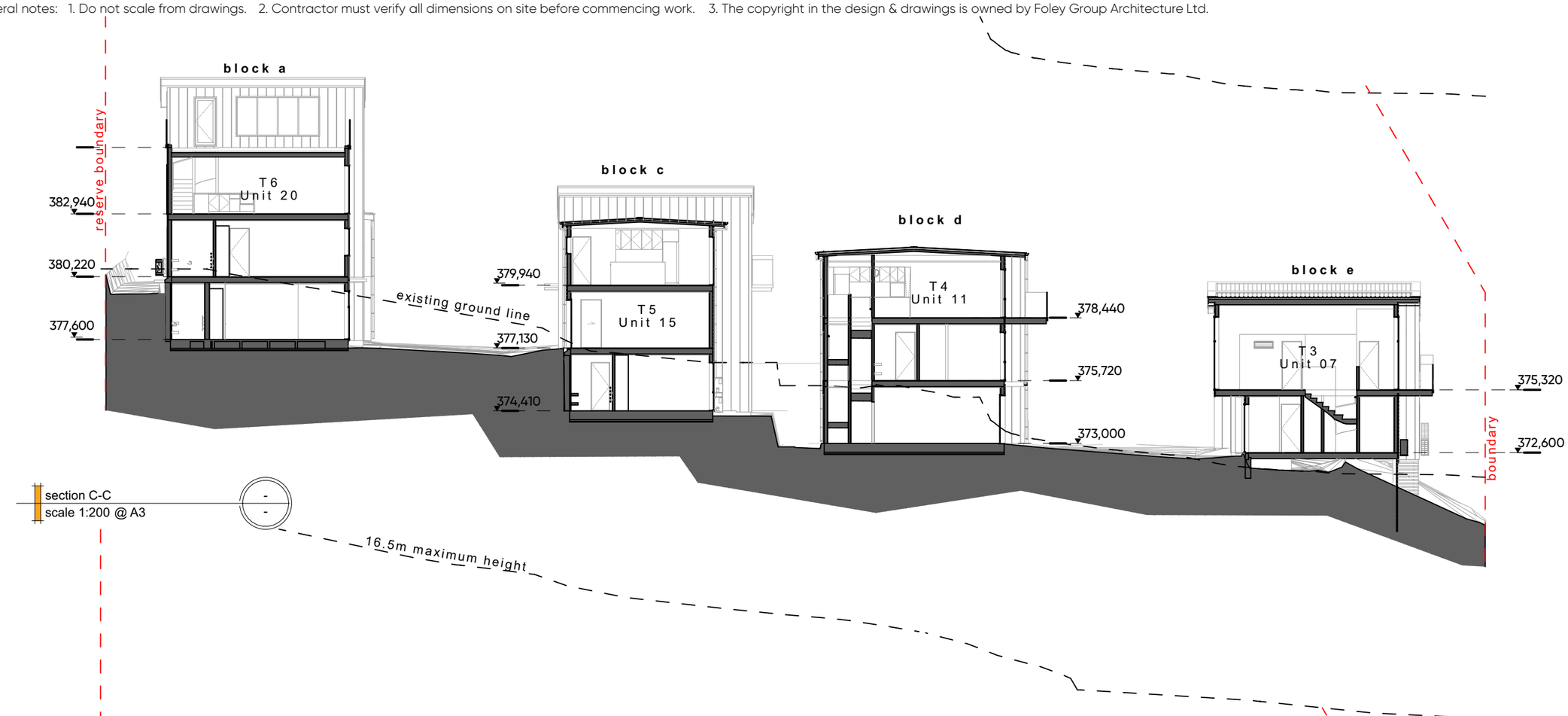
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

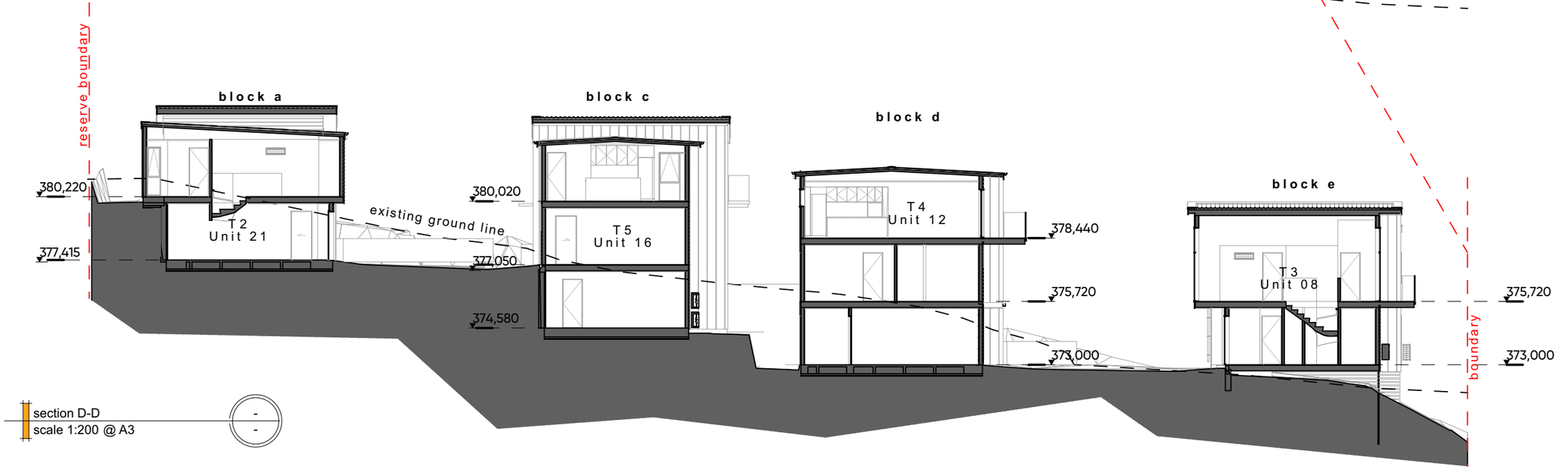
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A0.03

site sections

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.





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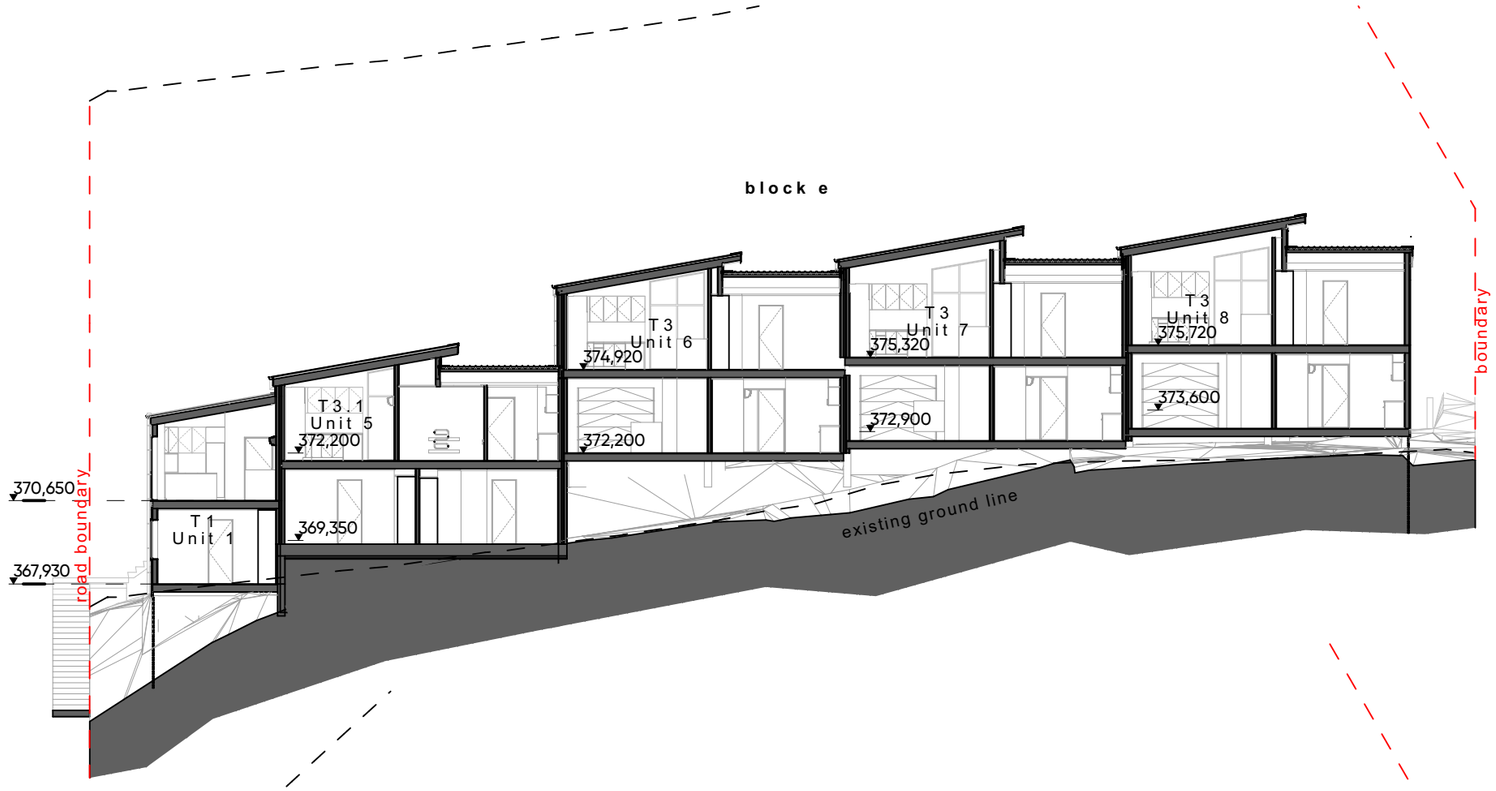
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a	3/11/2026	BUILDING CONSENT	

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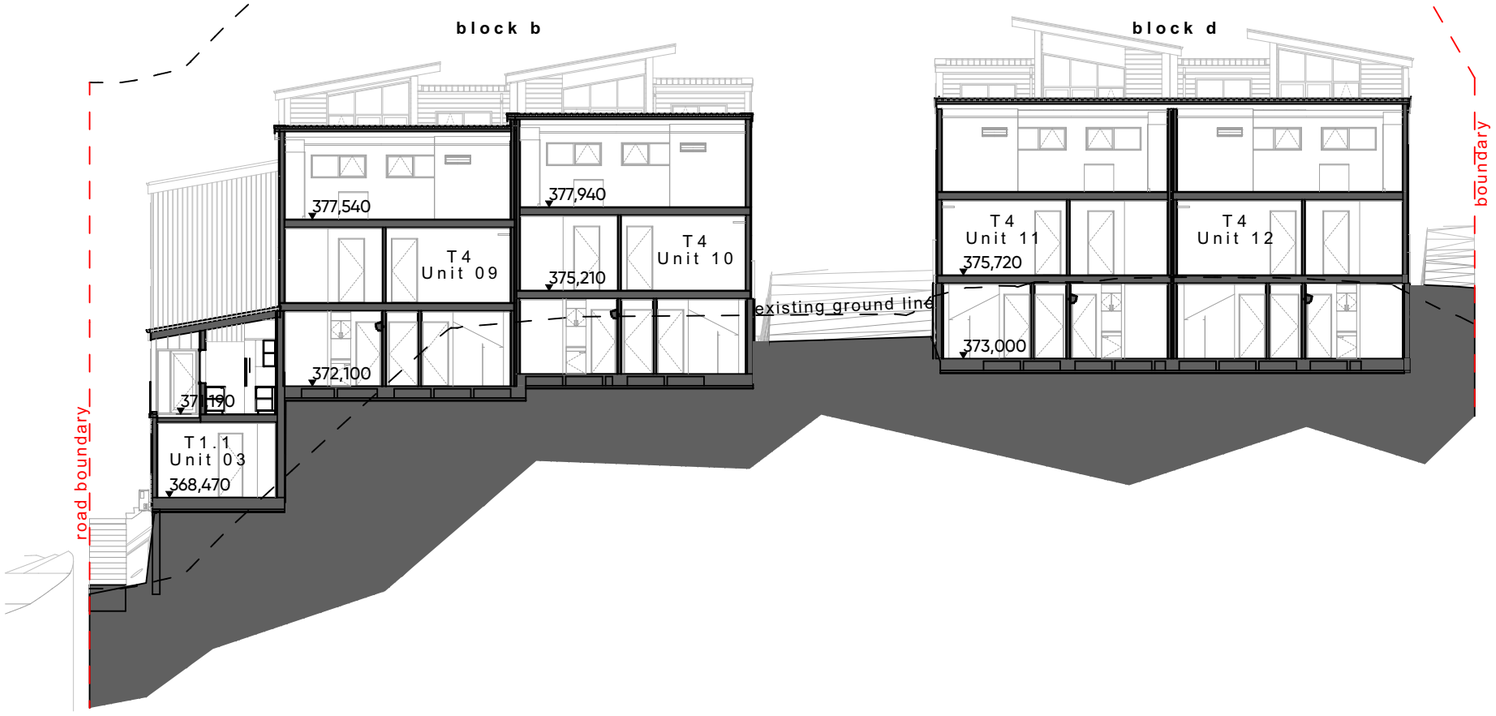
A0.04

site sections

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



section M-M
scale 1:200 @ A3



section N-N
scale 1:200 @ A3

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A0.05

site sections

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



section O-O
scale 1:200 @ A3



section P-P
scale 1:200 @ A3

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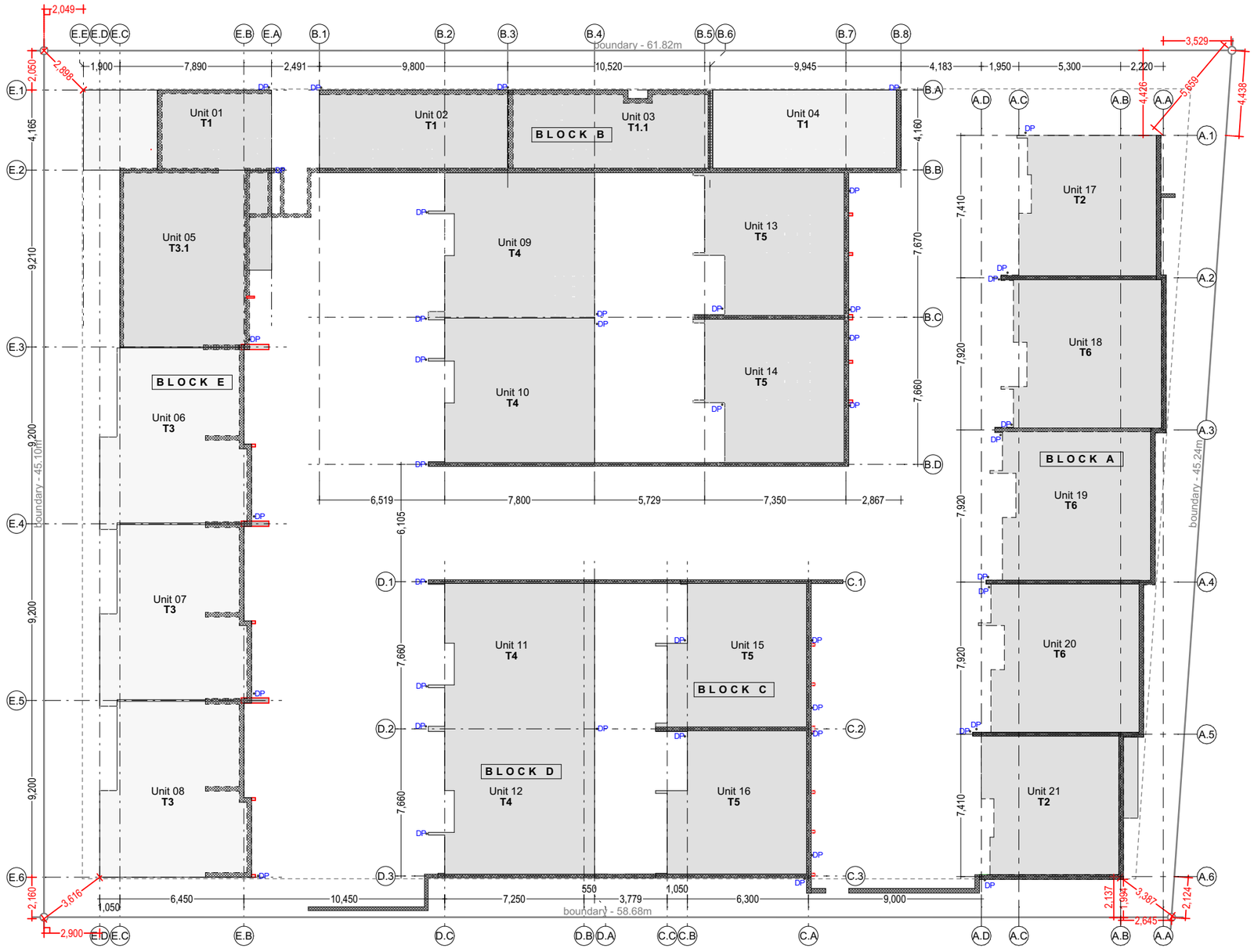
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

A0.06

site sections

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: grid / slab setout
scale 1:250 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Masonry retaining, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Site external boundary
- Building setback (2m)
- (A.1) Grid lines with block letter prefix: A^BLOCK A .1^GRID LINE 1
- DP Downpipe

notes

1. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

grid setout notes

1. Surveyor to confirm exact location of grid setout and mark on site plan to ensure accurate building locations.
2. The grid and slab setout is to be read in conjunction with the proposed floor plans. If there are any discrepancies in dimensions, the contractor shall contact the architect.

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3796

A0.07

structural grid setout plan

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 0
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

new 1.8m timber pailing fence at boundary

screened bins

372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

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rev.	date	issue	description
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3796
A0.08
site plan: level 0

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 1
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

new 1.8m timber pailing fence at boundary

screened bins

372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

- T1 Typology 1 (x3 units)
- T1.1 Typology 1.1 (x1 units)
- T2 Typology 2 (x2 units)
- T3 Typology 3 (x3 units)
- T3.1 Typology 3.1 (x1 units)
- T4 Typology 4 (x4 units)
- T5 Typology 5 (x4 units)
- T6 Typology 6 (x3 units)

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3796
A0.09
site plan: level 1

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 2
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

new 1.8m timber pailing fence at boundary

screened bins

372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

- T1 Typology 1 (x3 units)
- T1.1 Typology 1.1 (x1 units)
- T2 Typology 2 (x2 units)
- T3 Typology 3 (x3 units)
- T3.1 Typology 3.1 (x1 units)
- T4 Typology 4 (x4 units)
- T5 Typology 5 (x4 units)
- T6 Typology 6 (x3 units)

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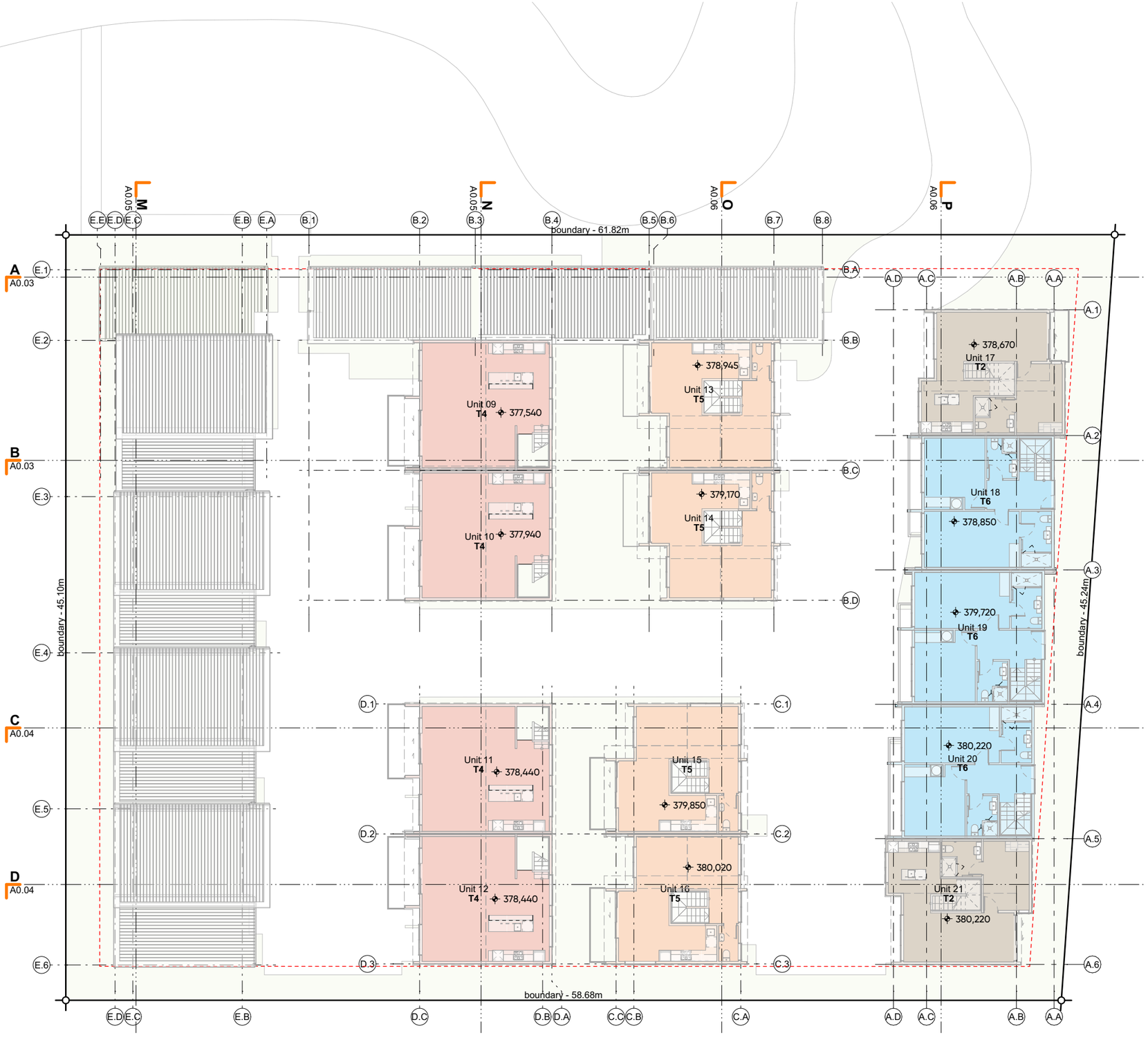
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

A0.10

site plan: level 2

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 3
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

new 1.8m timber pailing fence at boundary

screened bins

372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

- T1 Typology 1 (x3 units)
- T1.1 Typology 1.1 (x1 units)
- T2 Typology 2 (x2 units)
- T3 Typology 3 (x3 units)
- T3.1 Typology 3.1 (x1 units)
- T4 Typology 4 (x4 units)
- T5 Typology 5 (x4 units)
- T6 Typology 6 (x3 units)

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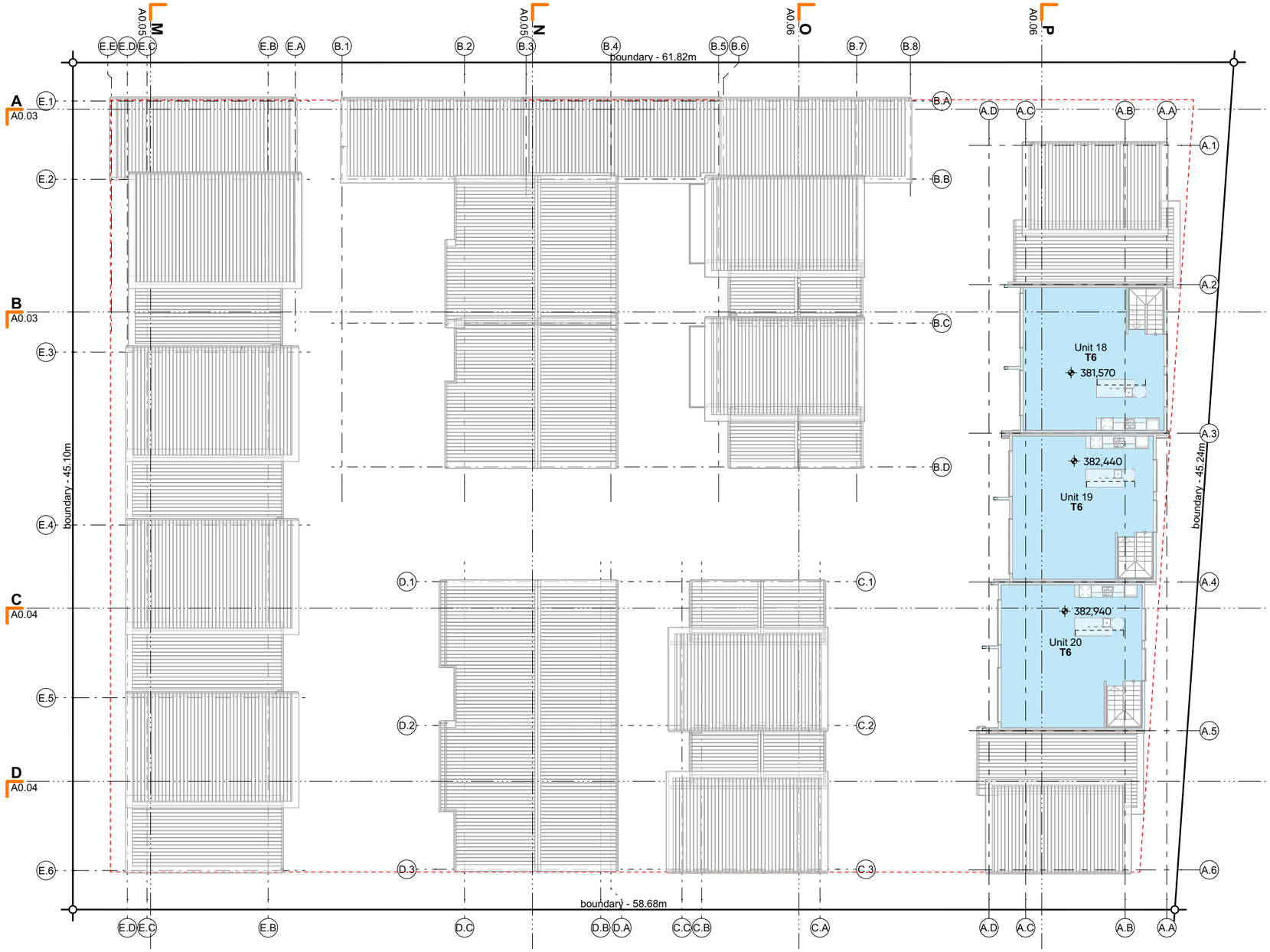
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by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
A0.11
site plan: level 3

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 4
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

- new 1.8m timber pailing fence at boundary
- screened bins
- 372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

- T1 Typology 1 (x3 units)
- T1.1 Typology 1.1 (x1 units)
- T2 Typology 2 (x2 units)
- T3 Typology 3 (x3 units)
- T3.1 Typology 3.1 (x1 units)
- T4 Typology 4 (x4 units)
- T5 Typology 5 (x4 units)
- T6 Typology 6 (x3 units)

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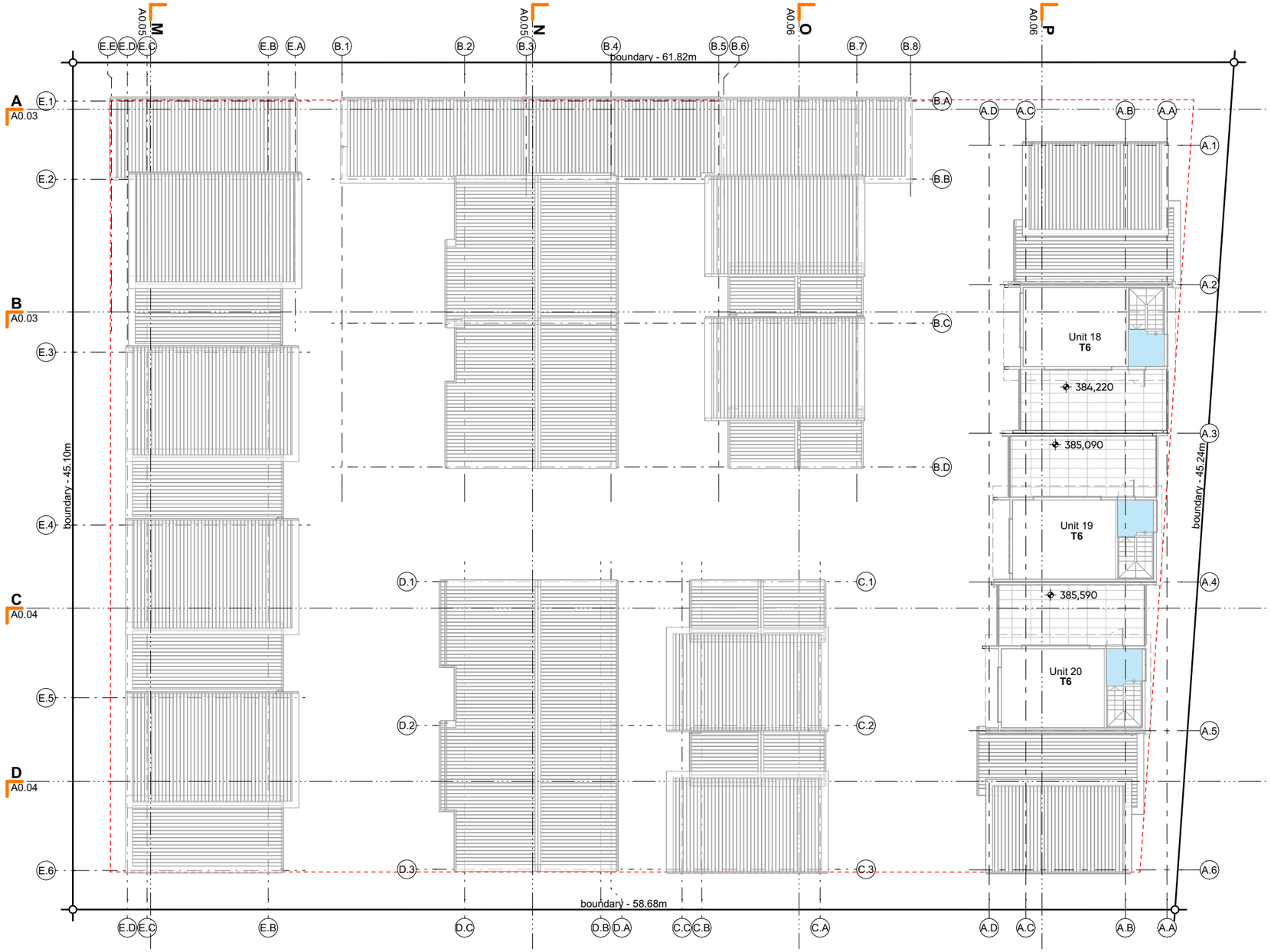
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3796
A0.12
site plan: level 4

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 level 5
scale 1:250 @ A3

site information

address
8, 10 & 12 Anderson Heights
Queenstown

legal description
Lots 1 – 21

site area: 2,718.99m²

building zones

territorial authority zone: High Density Residential A
wind zone: high
earthquake zone: zone 3
durability zone: B
climate zone: 6
snow zone: N5
rainfall intensity: 20-30

note: all steel items (bolts, brackets, plates, nails, screws etc) used for connecting timber members or fixing claddings shall be of a material or have protection as specified in tables 4.1, 4.2 & 4.3 of NZS 3604:2011.

legend

new 1.8m timber pailing fence at boundary

screened bins

372,200 floor slab level

REFER TO STRUCTURAL, CIVIL & GEOTECH DOCS FOR EXTENT OF SITE RETAINING

Unit Type Key

- T1 Typology 1 (x3 units)
- T1.1 Typology 1.1 (x1 units)
- T2 Typology 2 (x2 units)
- T3 Typology 3 (x3 units)
- T3.1 Typology 3.1 (x1 units)
- T4 Typology 4 (x4 units)
- T5 Typology 5 (x4 units)
- T6 Typology 6 (x3 units)

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3796
A0.13
site plan: level 5

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

01 plan: site reference
scale 1:250 @ A3

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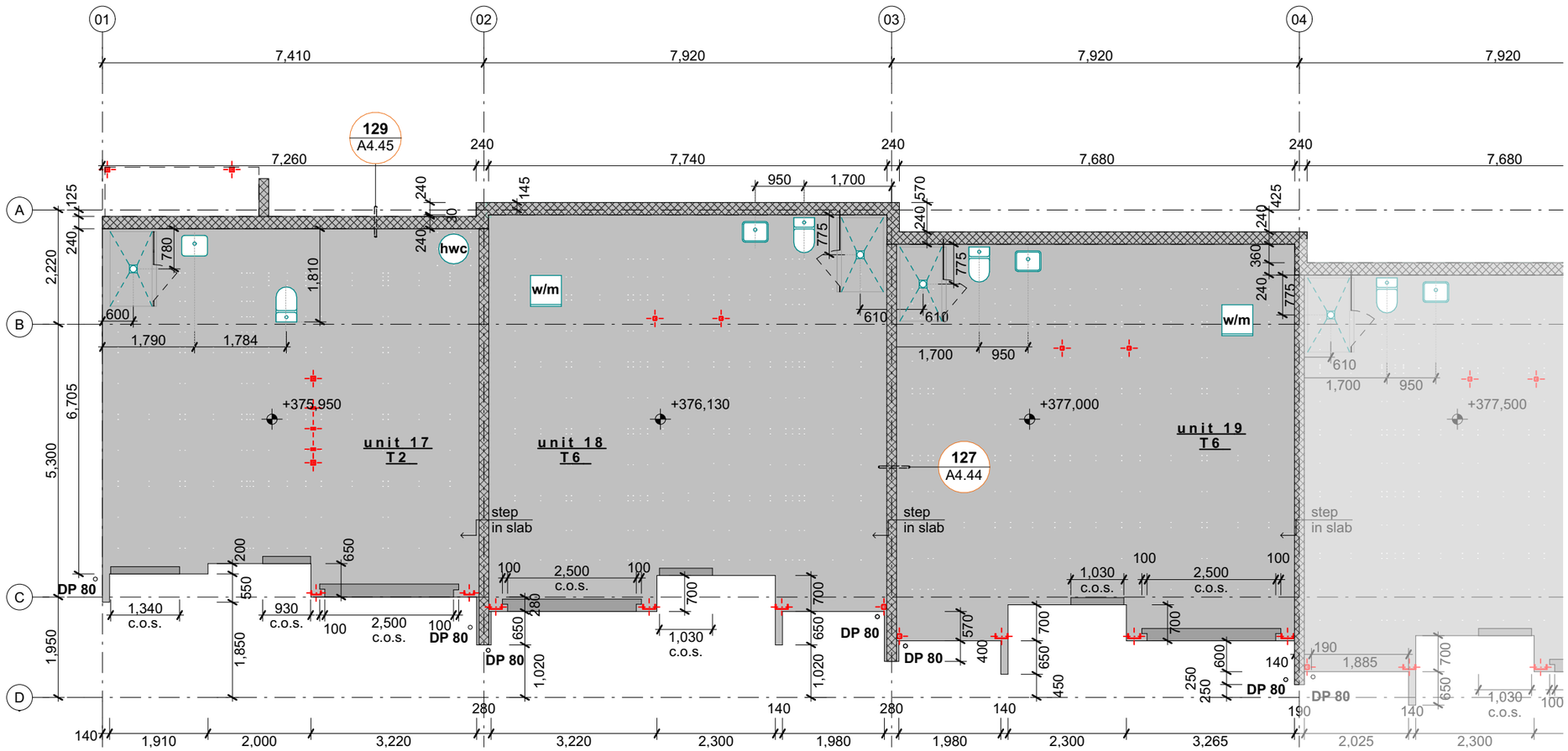
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a	3/11/2026	BUILDING CONSENT	

3796

AA0.01

plan: block location / region reference: Block A

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

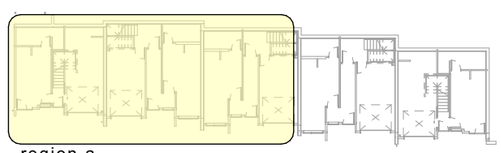
floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

01 plan: slab: ground
scale 1:100 @ A3


region a

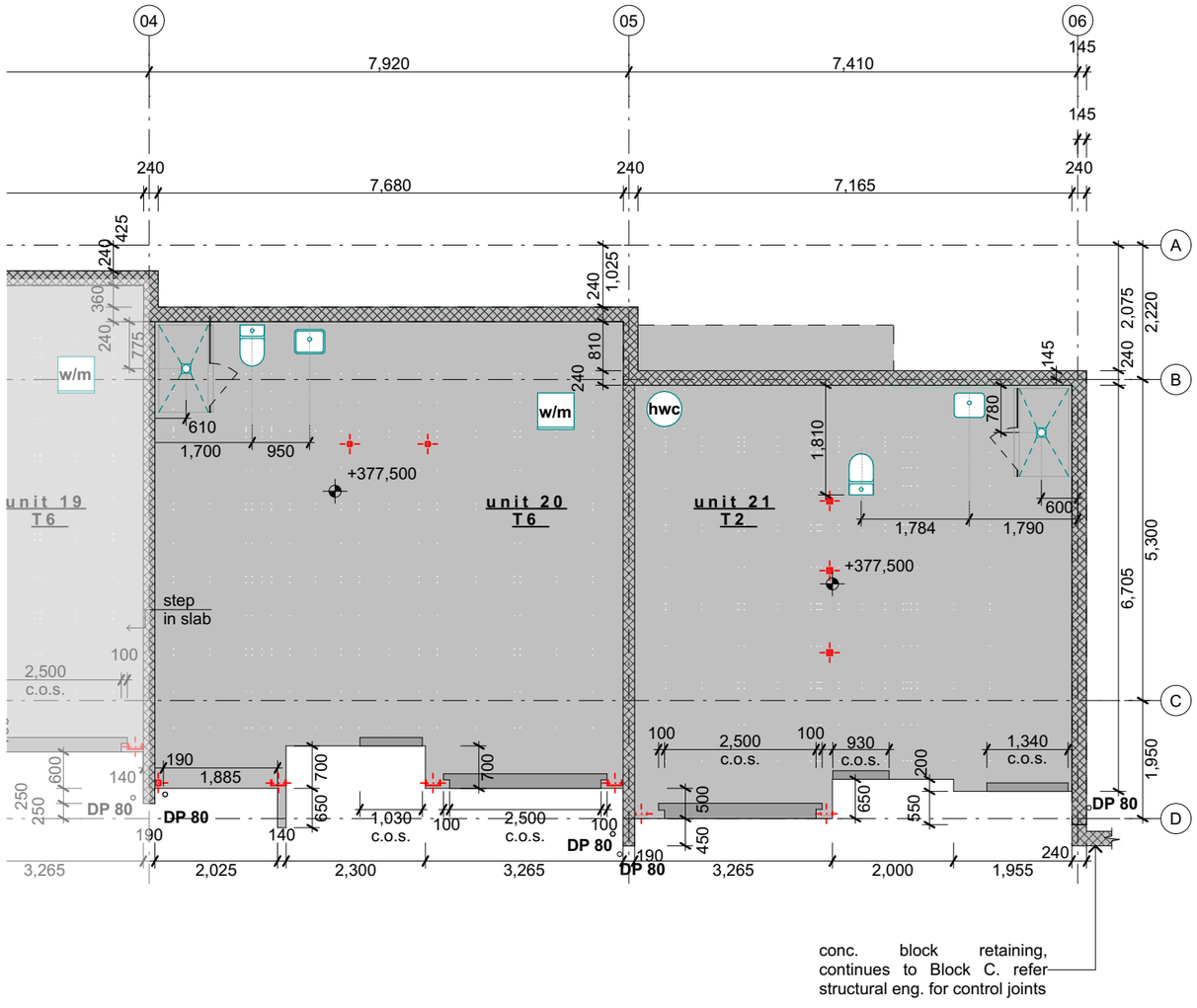
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8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AA1.01
plan: slab: ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: slab: ground
scale 1:100 @ A3

legend

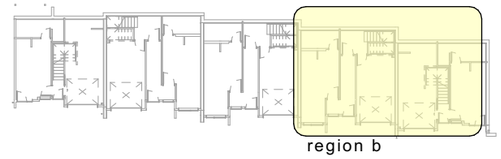
- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.


region b

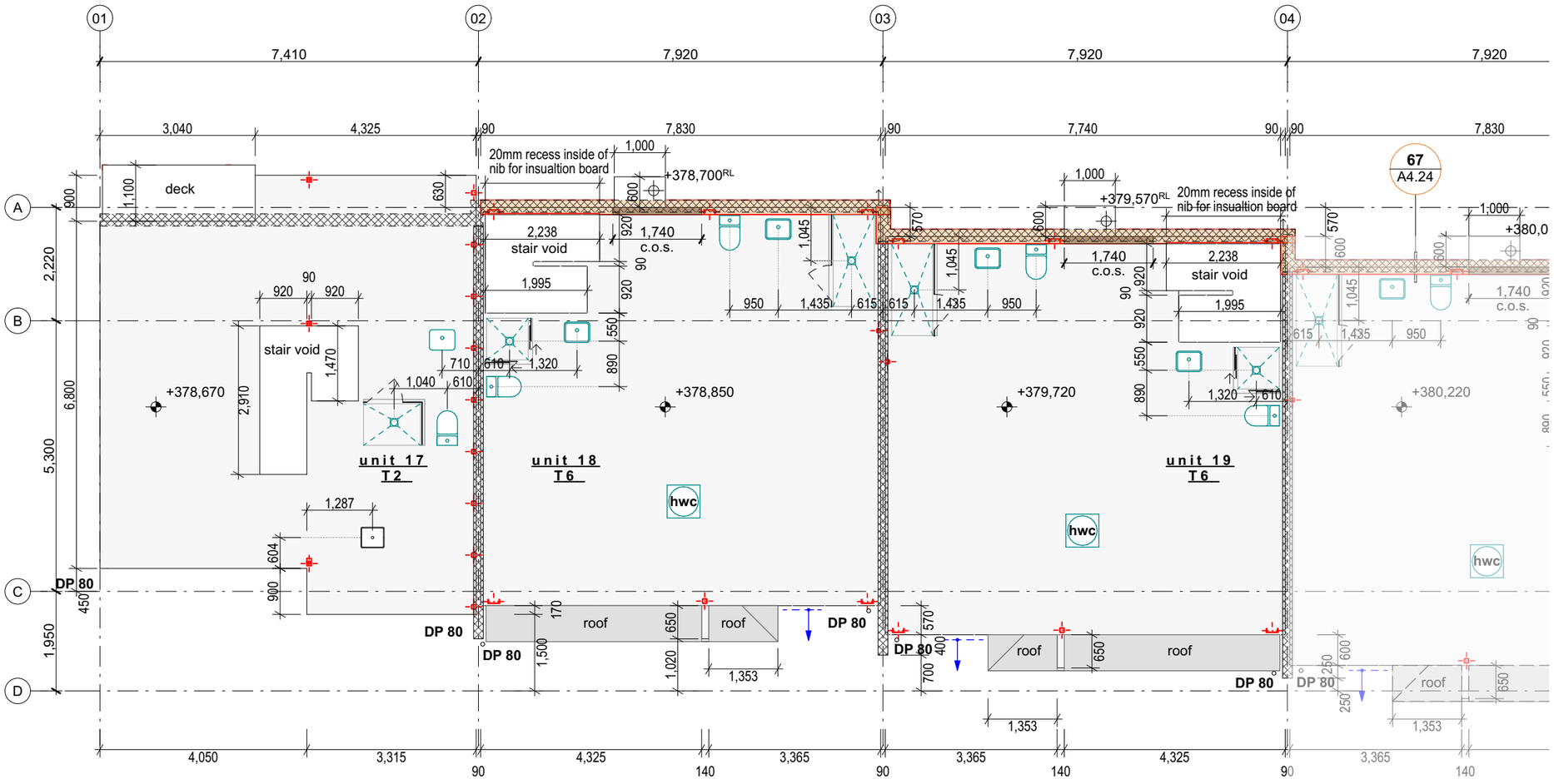
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8, 10 & 12 Anderson Heights Queenstown
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3796
AA1.02
plan: slab: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

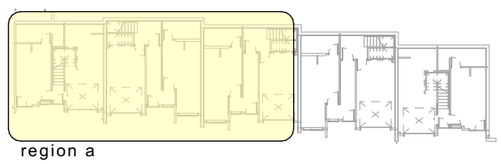
- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.



region a

01 plan: floor framing: first
scale 1:100 @ A3

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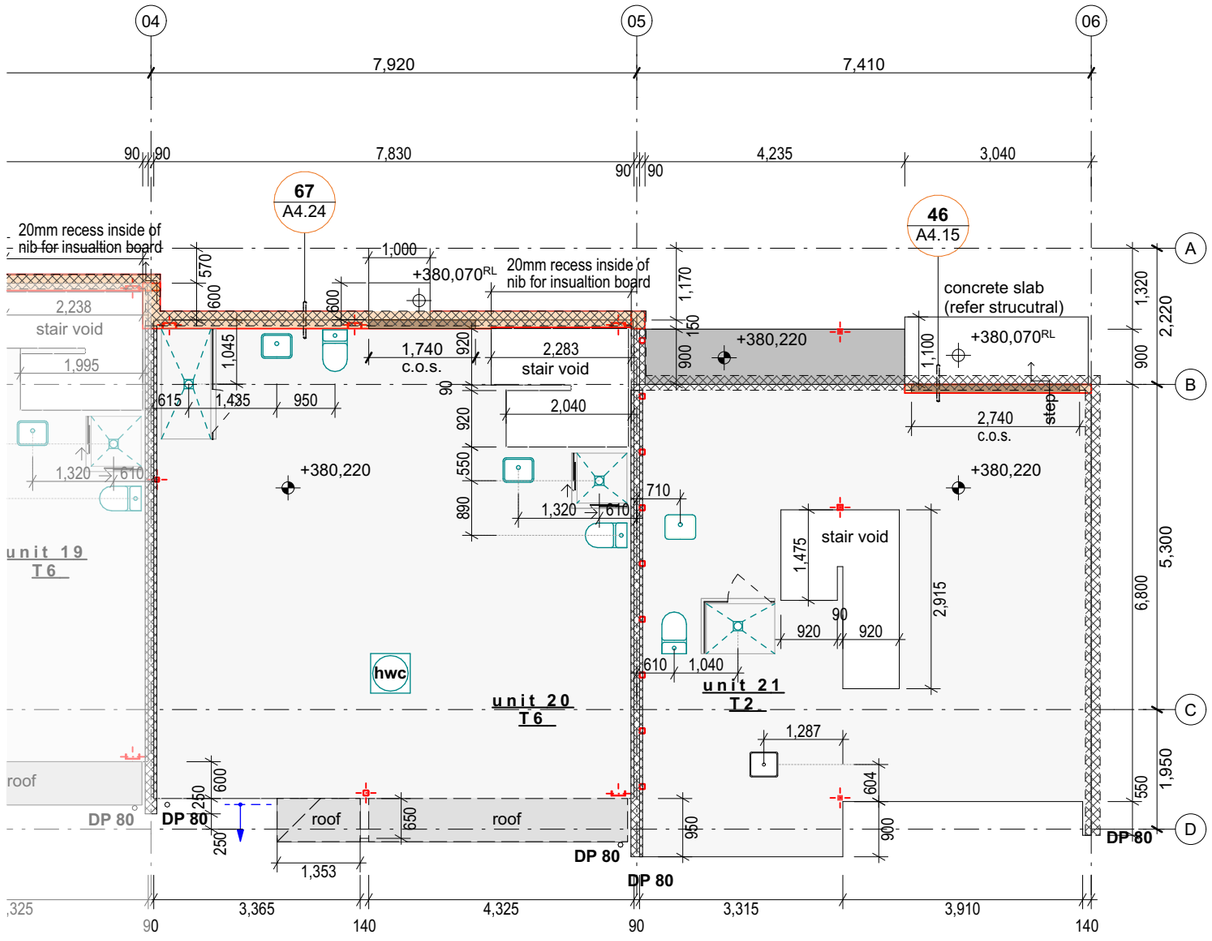
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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AA1.03

plan: slab/framing: first: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: floor framing: first
scale 1:100 @ A3

legend

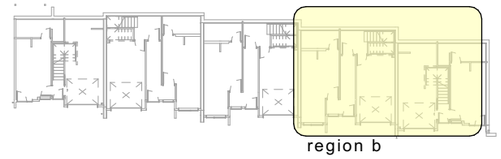
- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.



region b

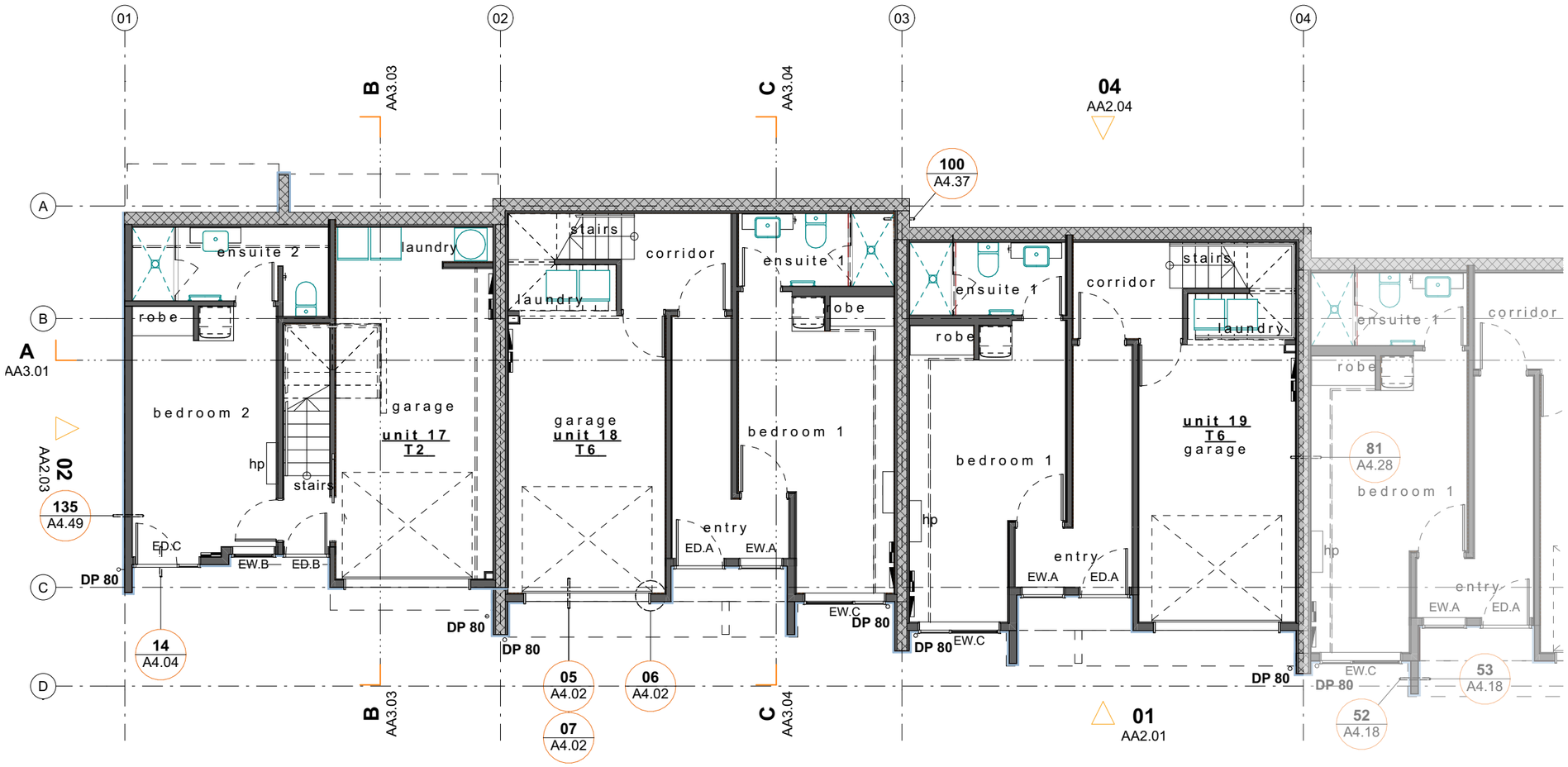
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rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AA1.04
plan: slab/framing: first: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



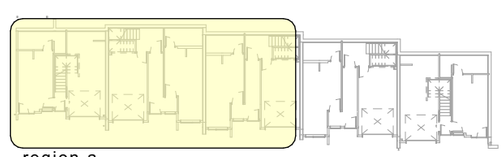
legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

01 plan: proposed ground
scale 1:100 @ A3



region a

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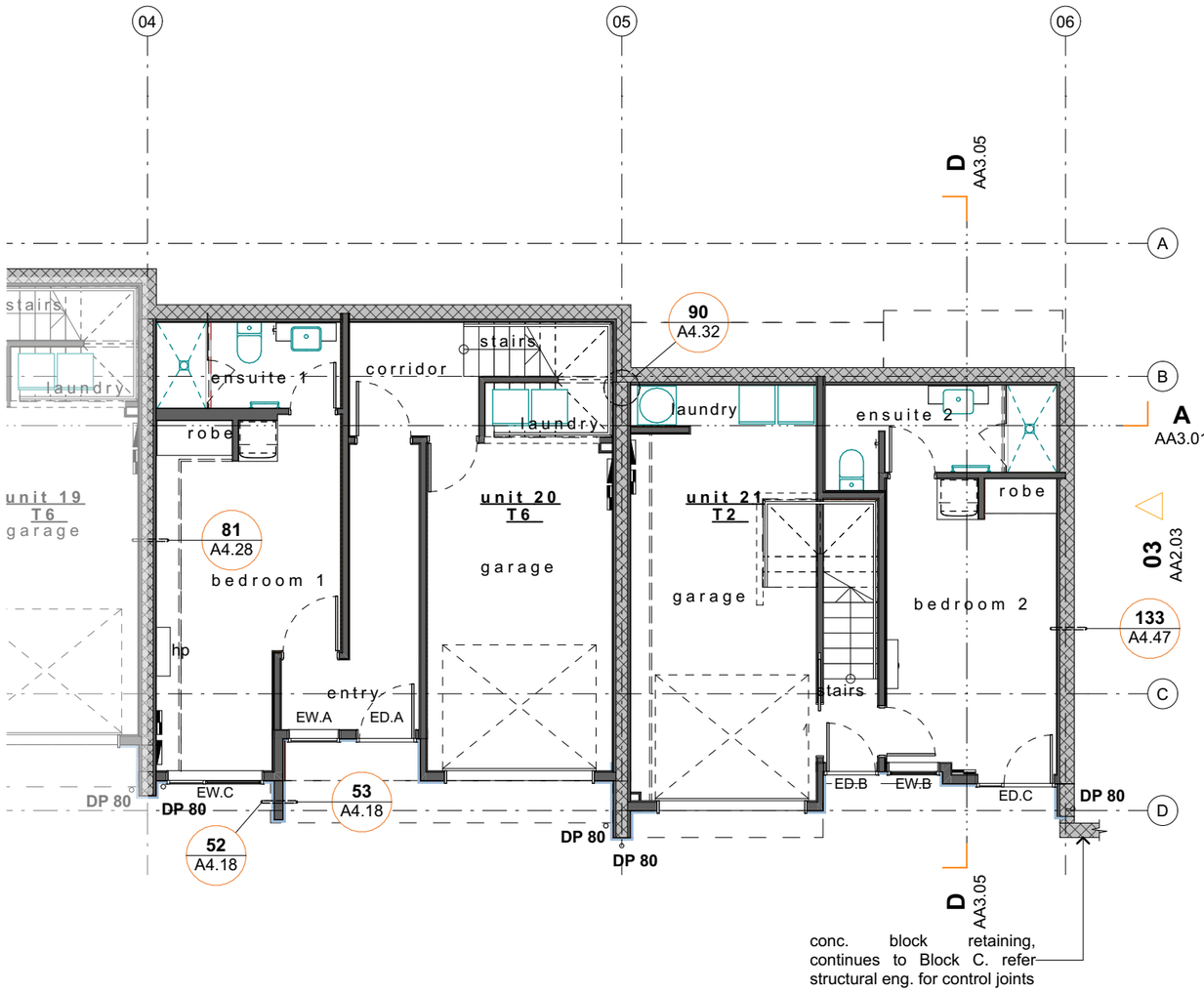
rev.	date	issue	description
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AA1.11

plan: proposed ground: region a

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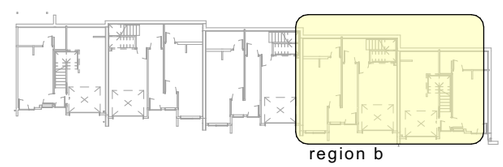
01 plan: proposed ground
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

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5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.



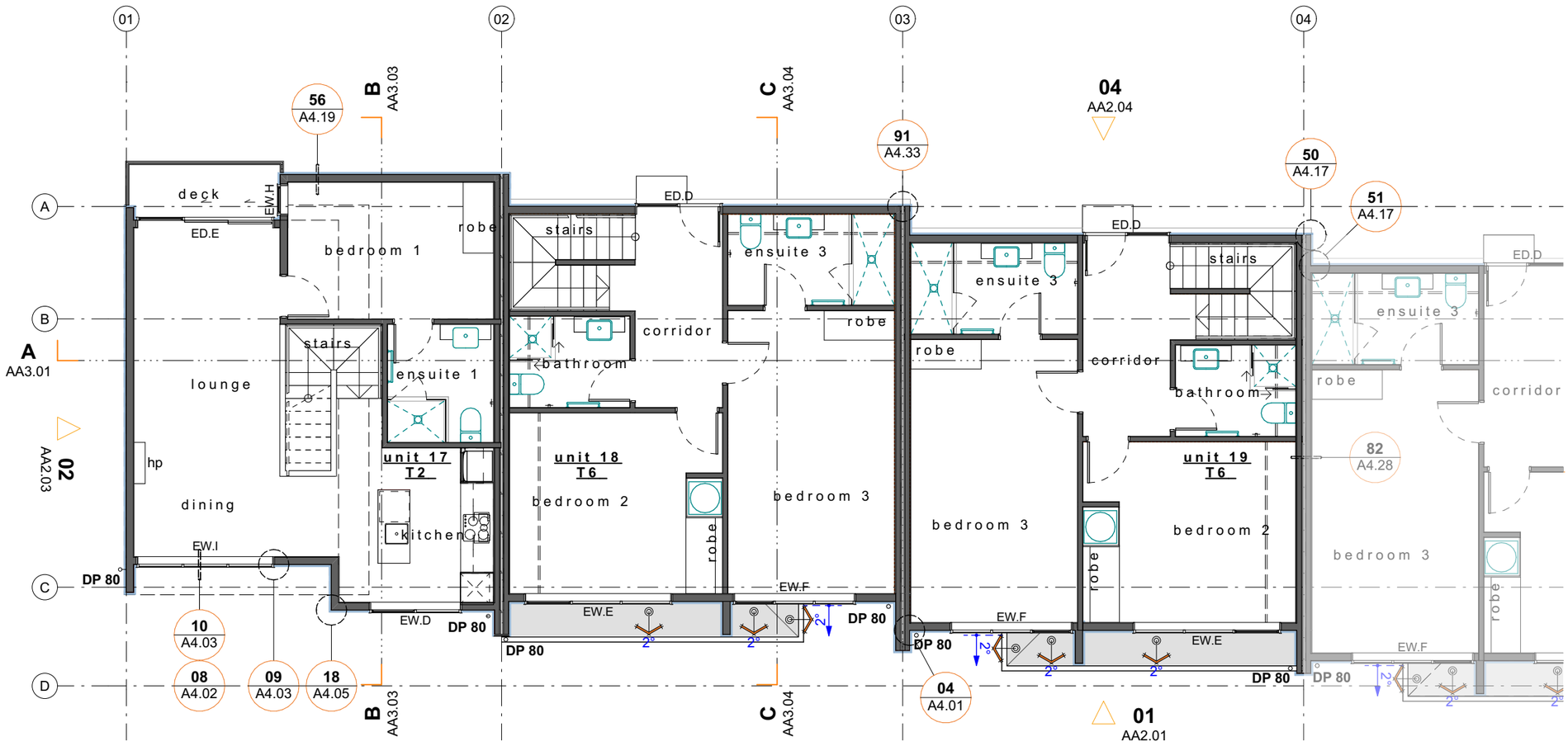
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a	3/11/2026	BUILDING CONSENT	

3796
AA1.12
plan: proposed ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed first
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

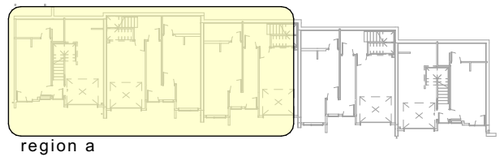
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4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for


region a

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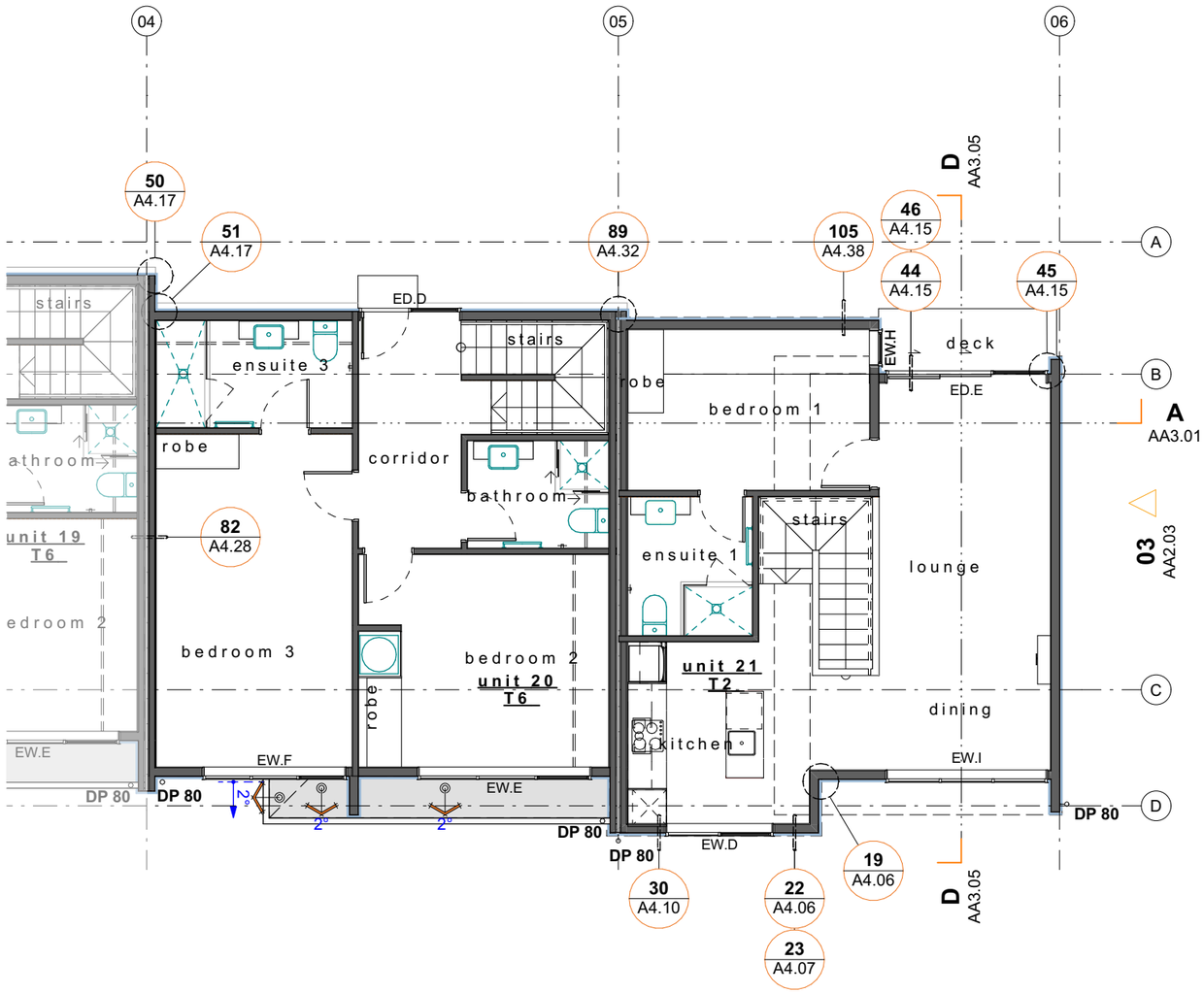
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AA1.13

plan: proposed first: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed first
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

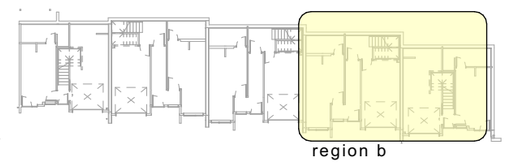
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3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)



region b

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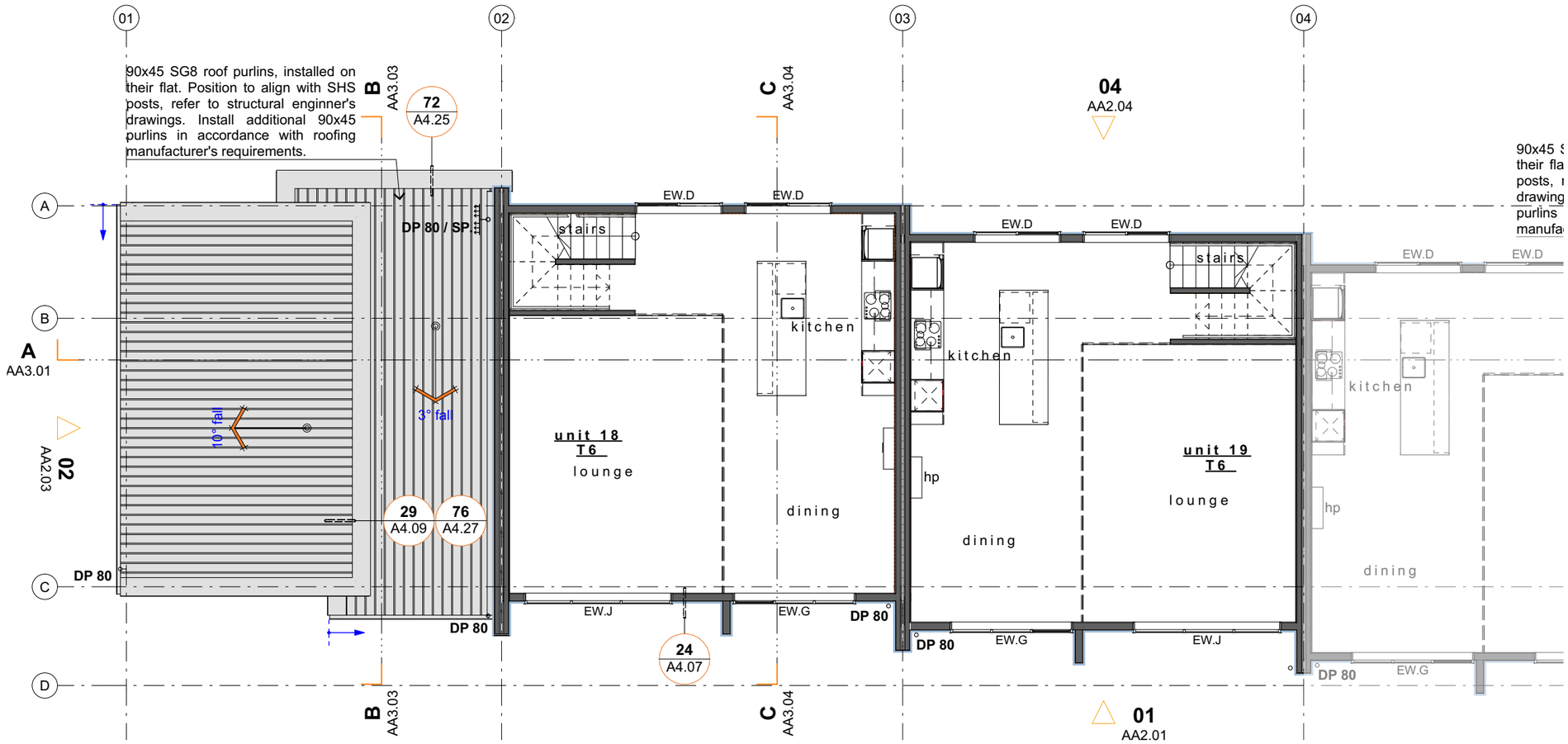
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AA1.14

plan: proposed first: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed second
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

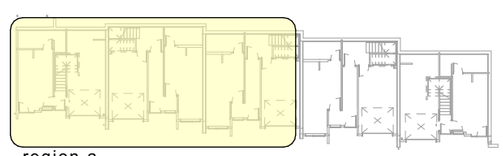
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5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing



region a

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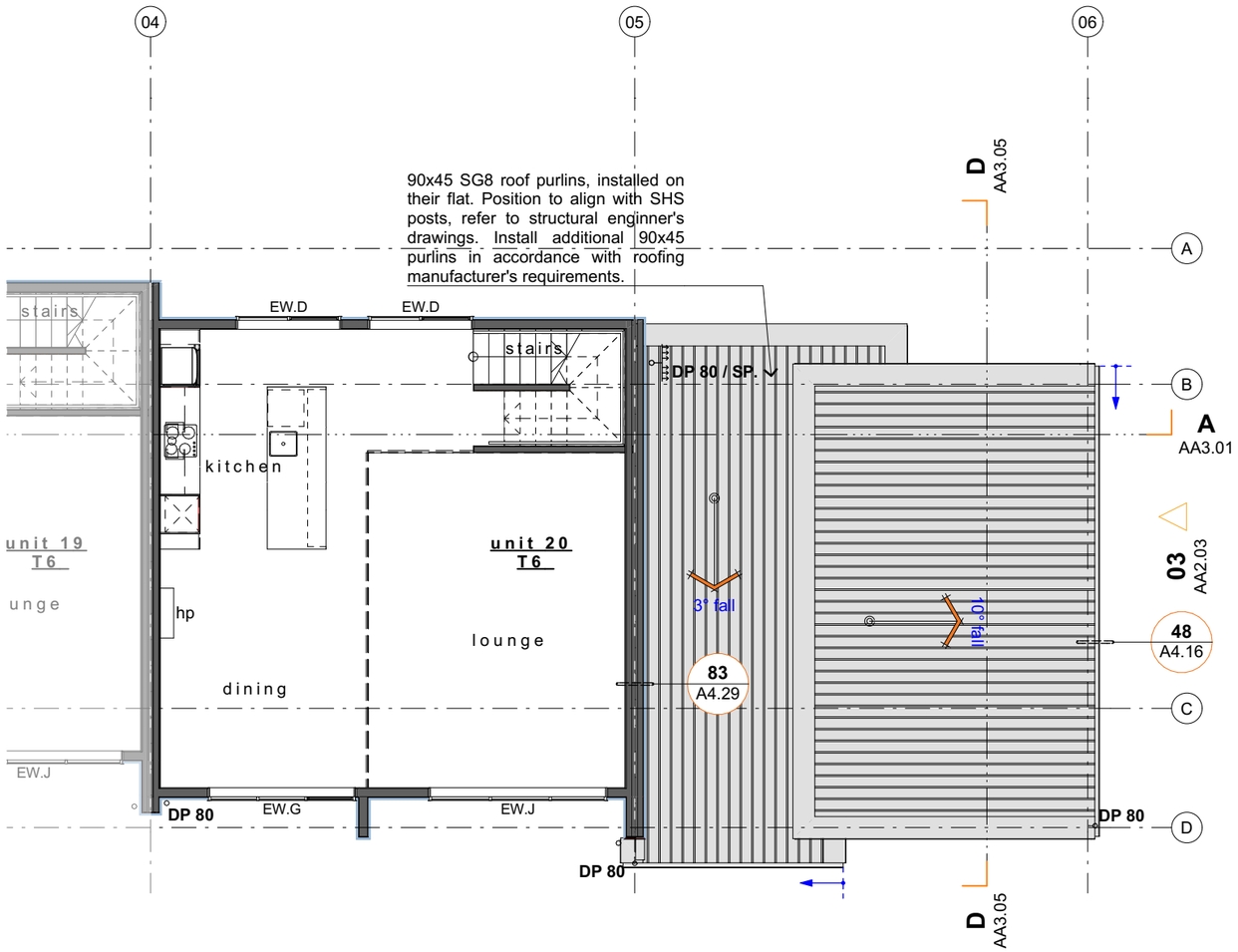
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AA1.15

plan: proposed second: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed second
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

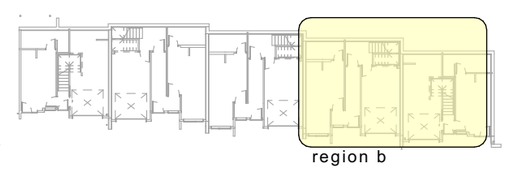
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5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing


region b

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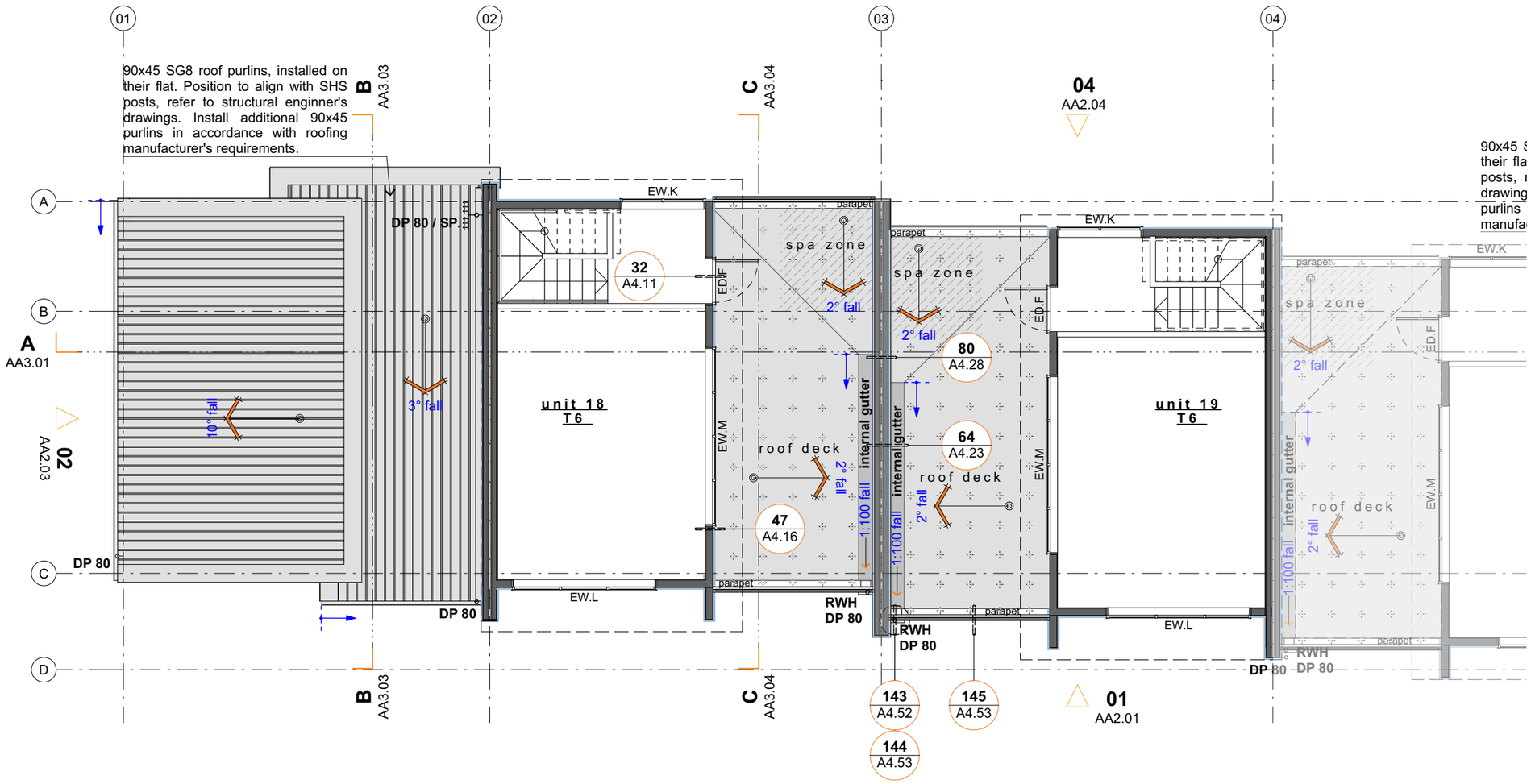
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a	3/11/2026	BUILDING CONSENT	

3796

AA1.16

plan: proposed second: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed third
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

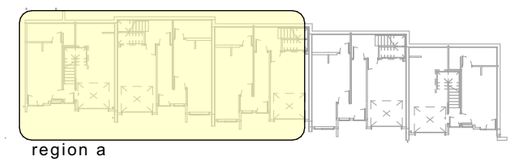
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5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing



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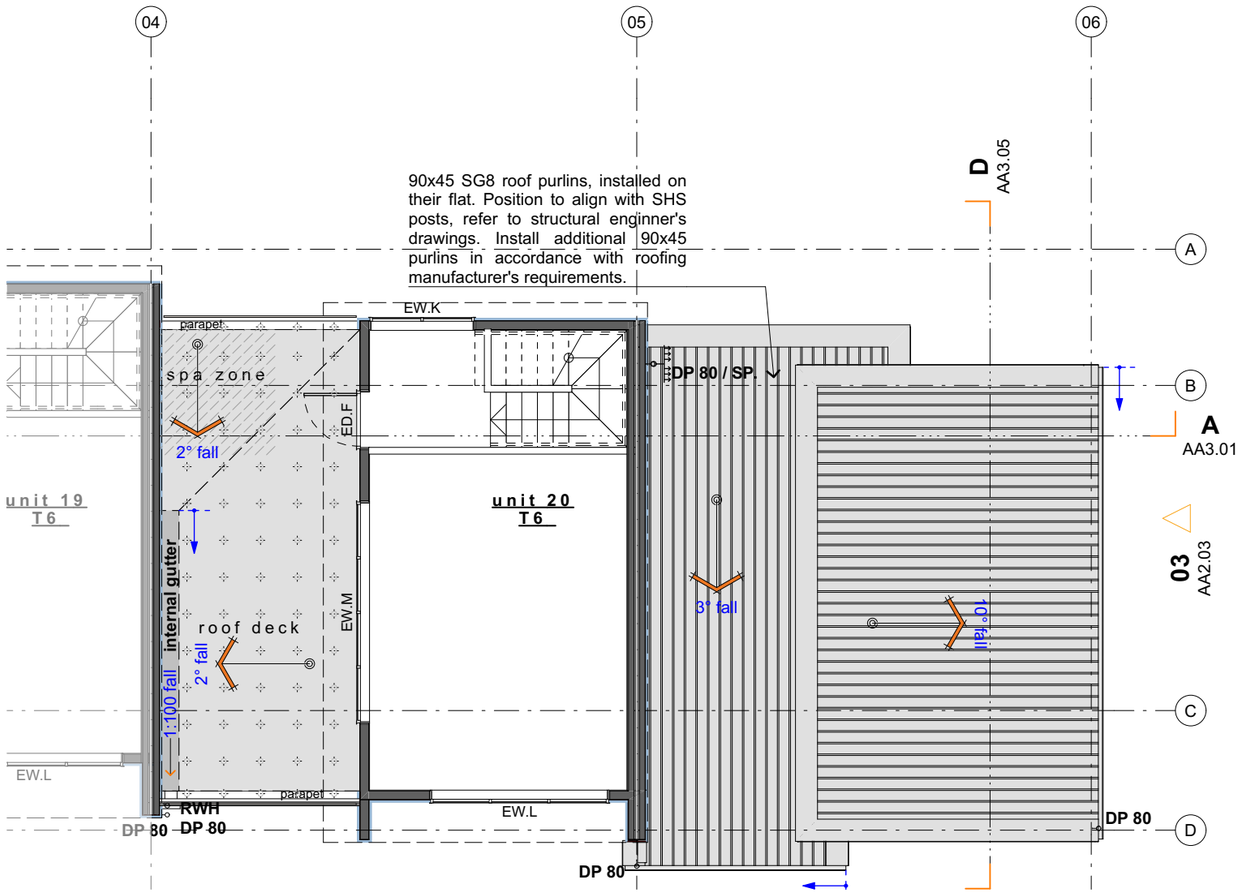
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a	3/11/2026	BUILDING CONSENT	

3796

AA1.17

plan: proposed third: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed third
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

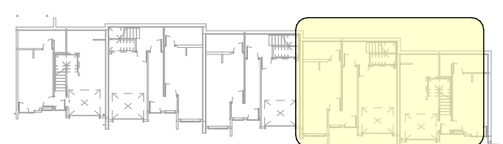
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4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing



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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

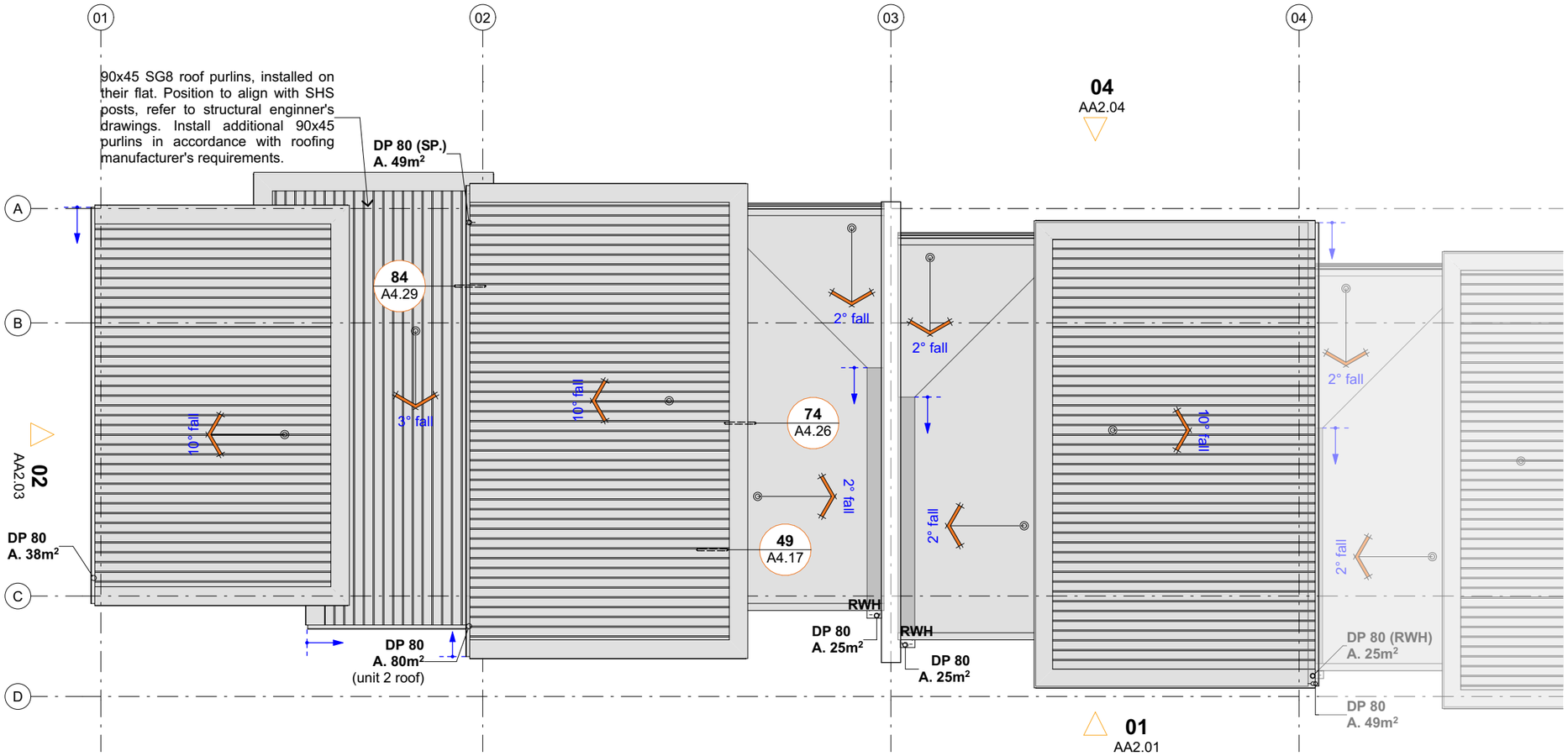
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a	3/11/2026	BUILDING CONSENT	

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AA1.18

plan: proposed third: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: roof
scale 1:100 @ A3

legend

- dv — drain vent, refer hydraulic eng.
- DP — down pipe
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- metal roofing
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls

roof material notes

metal roofing:
Dimond Veedek over purlins over self supporting roof underlay.

membrane roofing:
Viking Enviroclad TPO over min. 19mm CD grade H3.2 treated CCA structural plywood, with sanded C face upwards.

deck jack system:
Viking Buzon system with Viking 'U-PAD3' beneath each pedestal over Viking Enviroclad TPO membrane roofing system

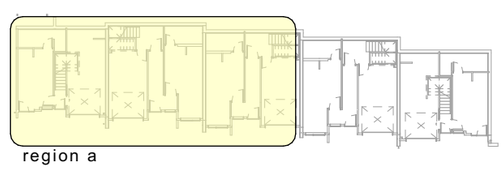
downpipes:
Dimond 80mm dia. fixed back to cladding with colour matched stand off brackets.

fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
-Custom folded 100x100 colorsteel with external brackets

general notes

1. All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice.
2. All roof penetrations to be flashed by roofer. allow to coordinate with other trades.
3. Roof catchment areas to downpipes as per 'NZ Metal Roofing Manufacturer's COP'.



region a

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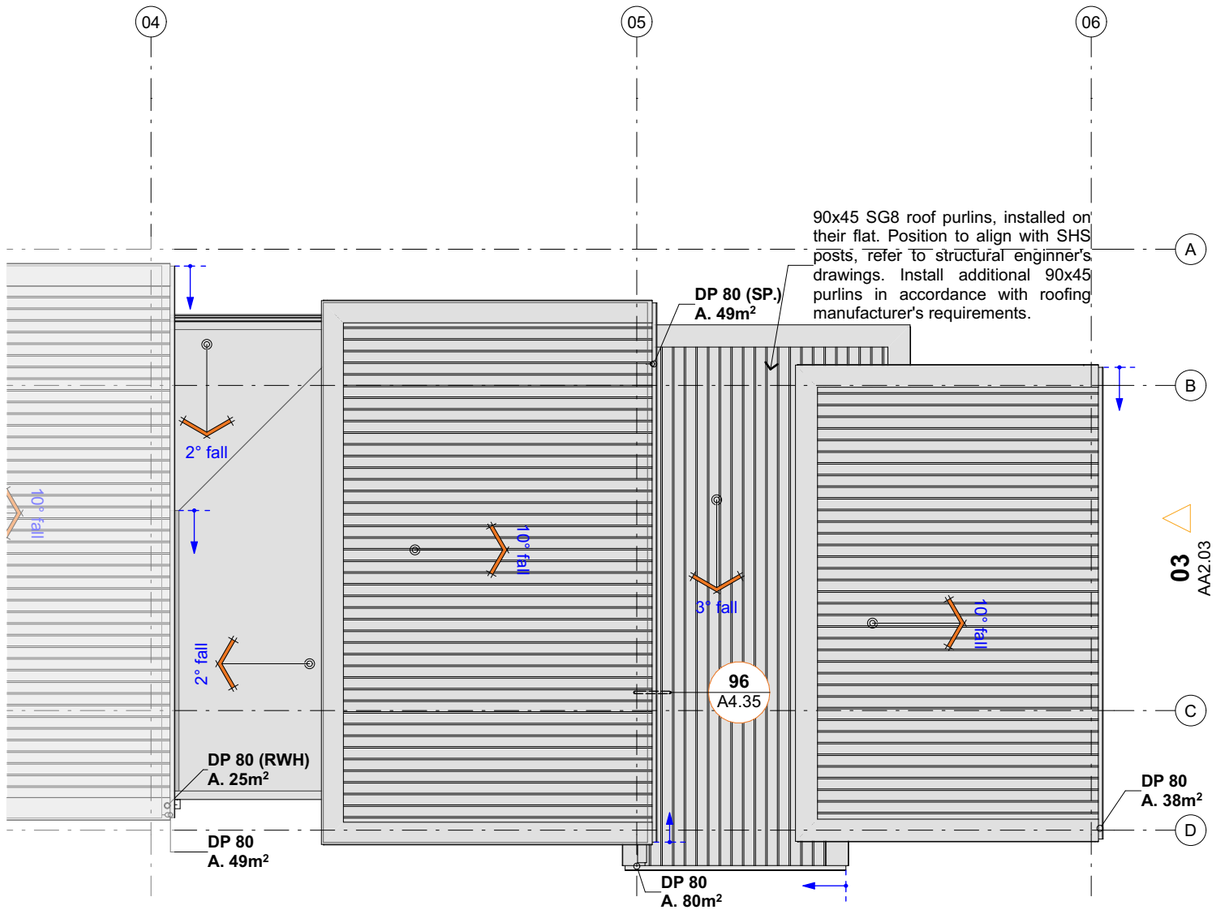
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AA1.19

plan: roof: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: roof
scale 1:100 @ A3

legend



- dv — drain vent, refer hydraulic eng.
- DP — down pipe
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
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Dimond Veedek over purlins over self supporting roof underlay.

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deck jack system:
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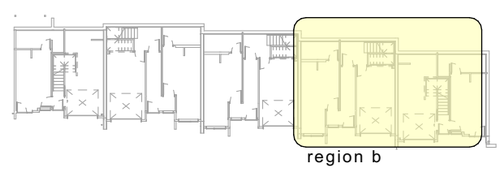
downpipes:
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fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
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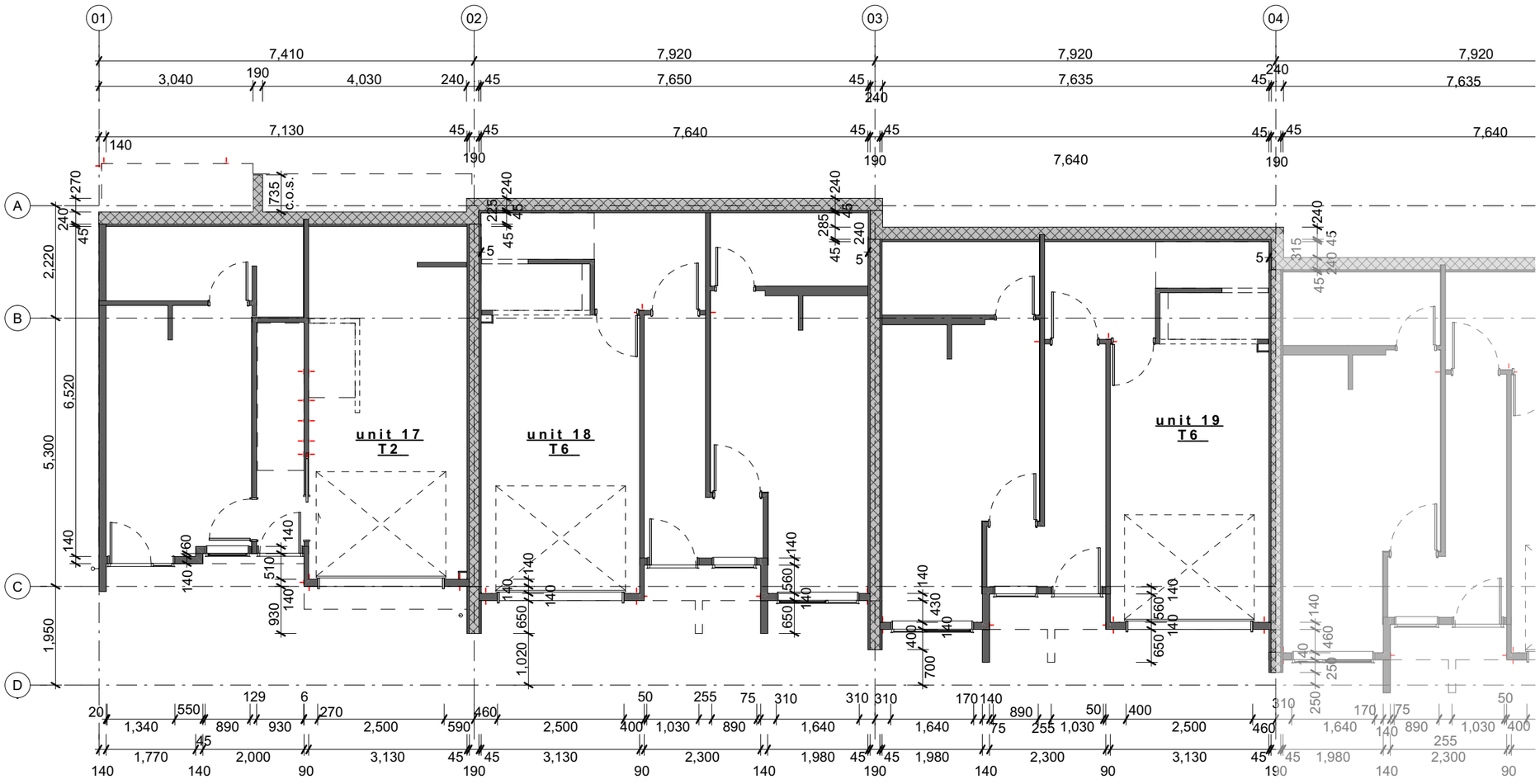
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AA1.20

plan: roof: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: ground
scale 1:100 @ A3

wall framing schedule

external walls:

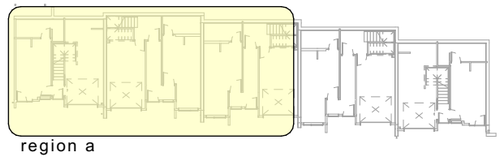
- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
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- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.


region a

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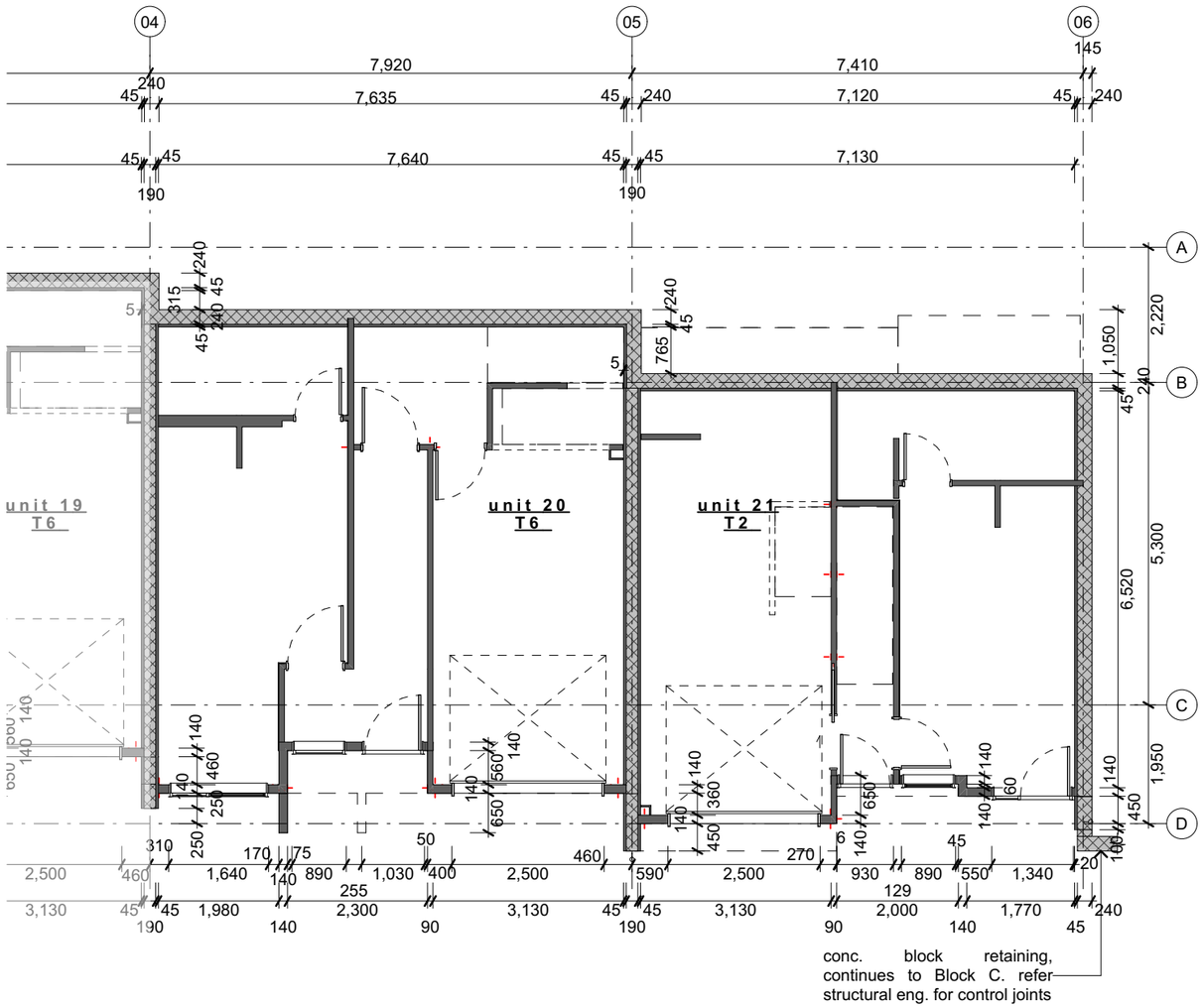
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AA1.21

plan: dimensioned wall framing: ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: ground
scale 1:100 @ A3

wall framing schedule

external walls:

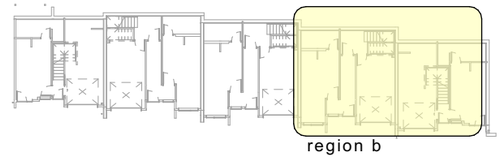
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general notes

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region b

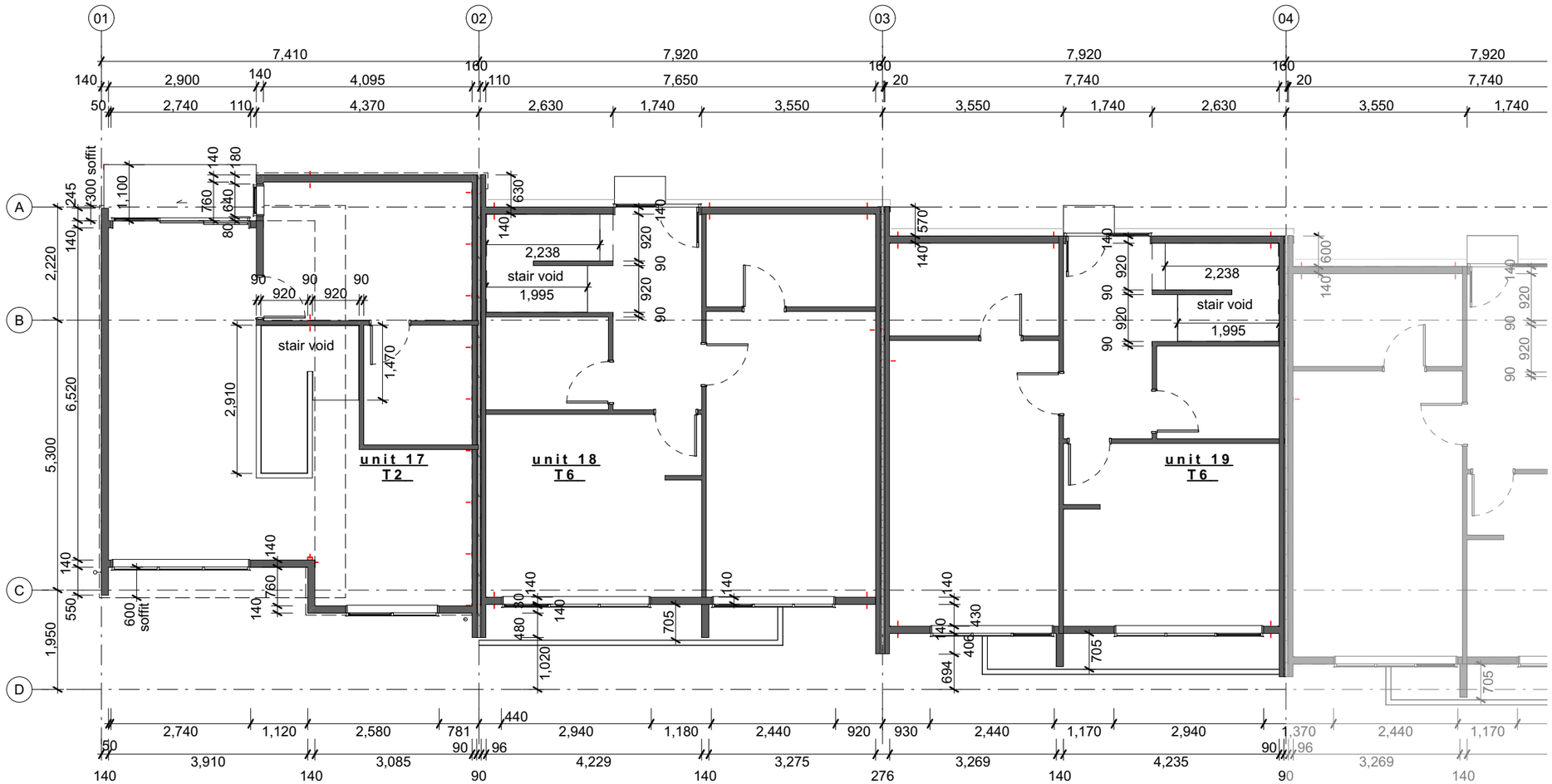
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3796
AA1.22
plan: dimensioned wall framing: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule

external walls:

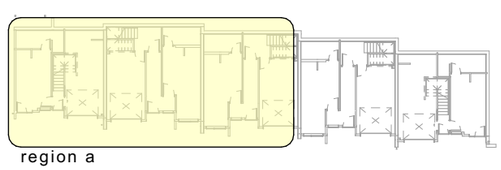
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internal walls:

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general notes

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region a

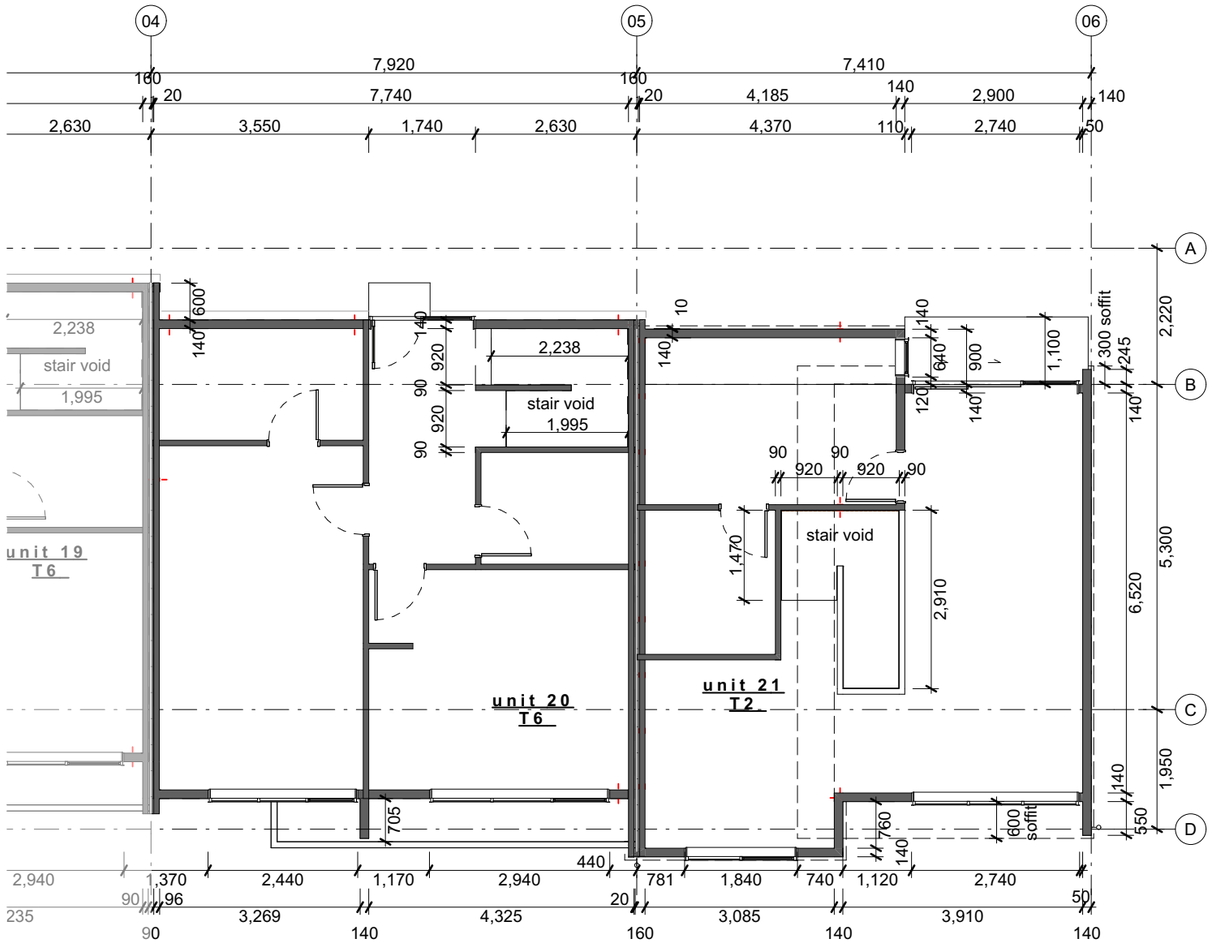
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AA1.23
plan: dimensioned wall framing: first: region a

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01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule

external walls:

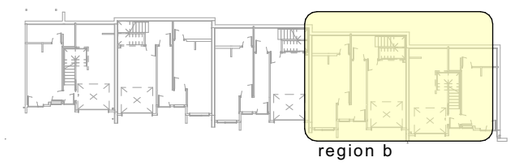
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internal walls:

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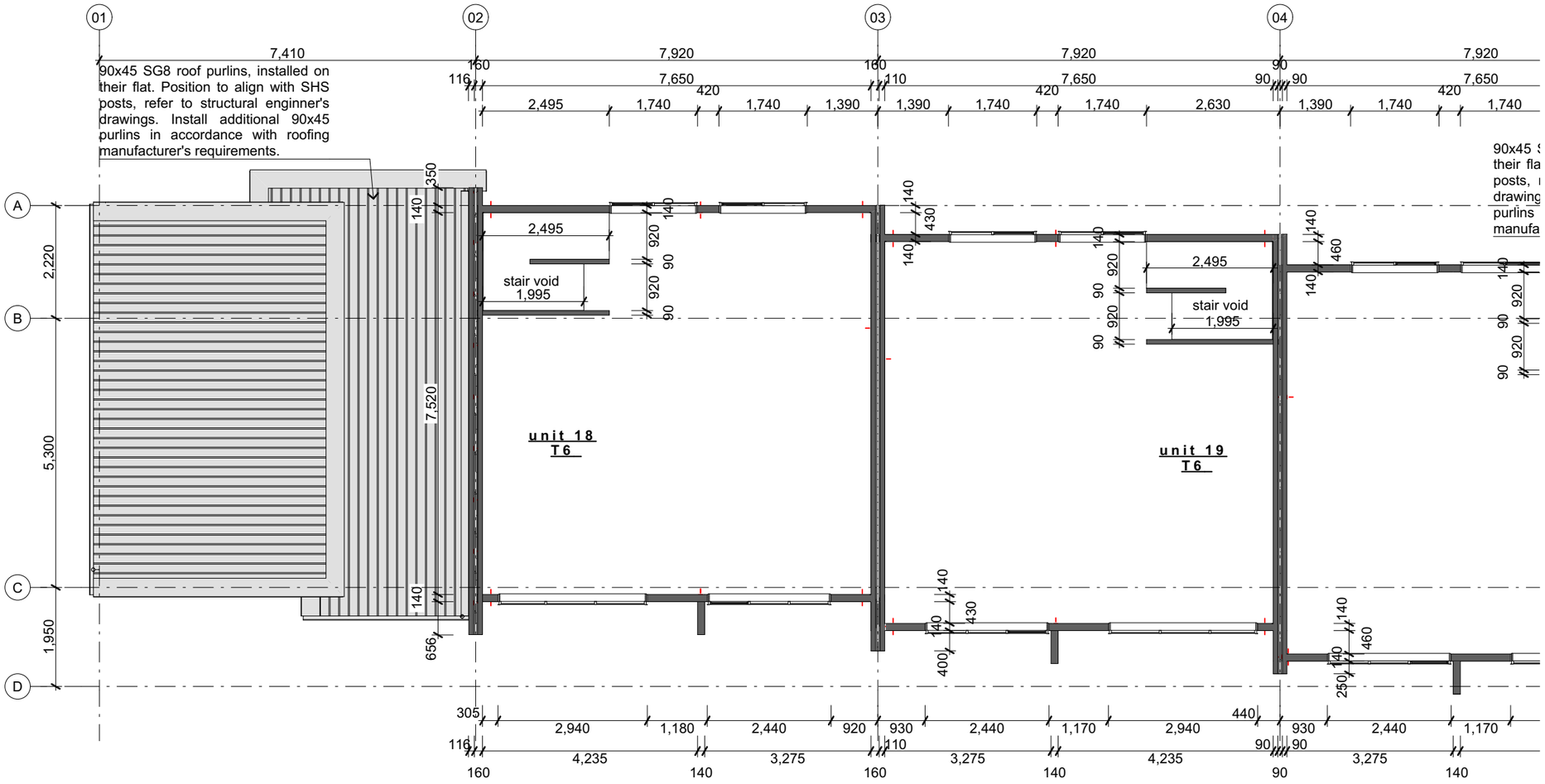
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3796
AA1.24
plan: dimensioned wall framing: first: region b

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01 plan: dimensioned wall framing: second
scale 1:100 @ A3

wall framing schedule

external walls:

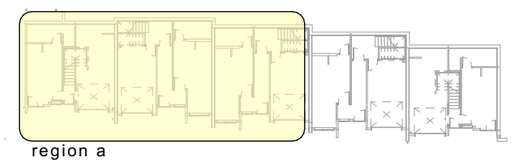
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internal walls:

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general notes

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region a

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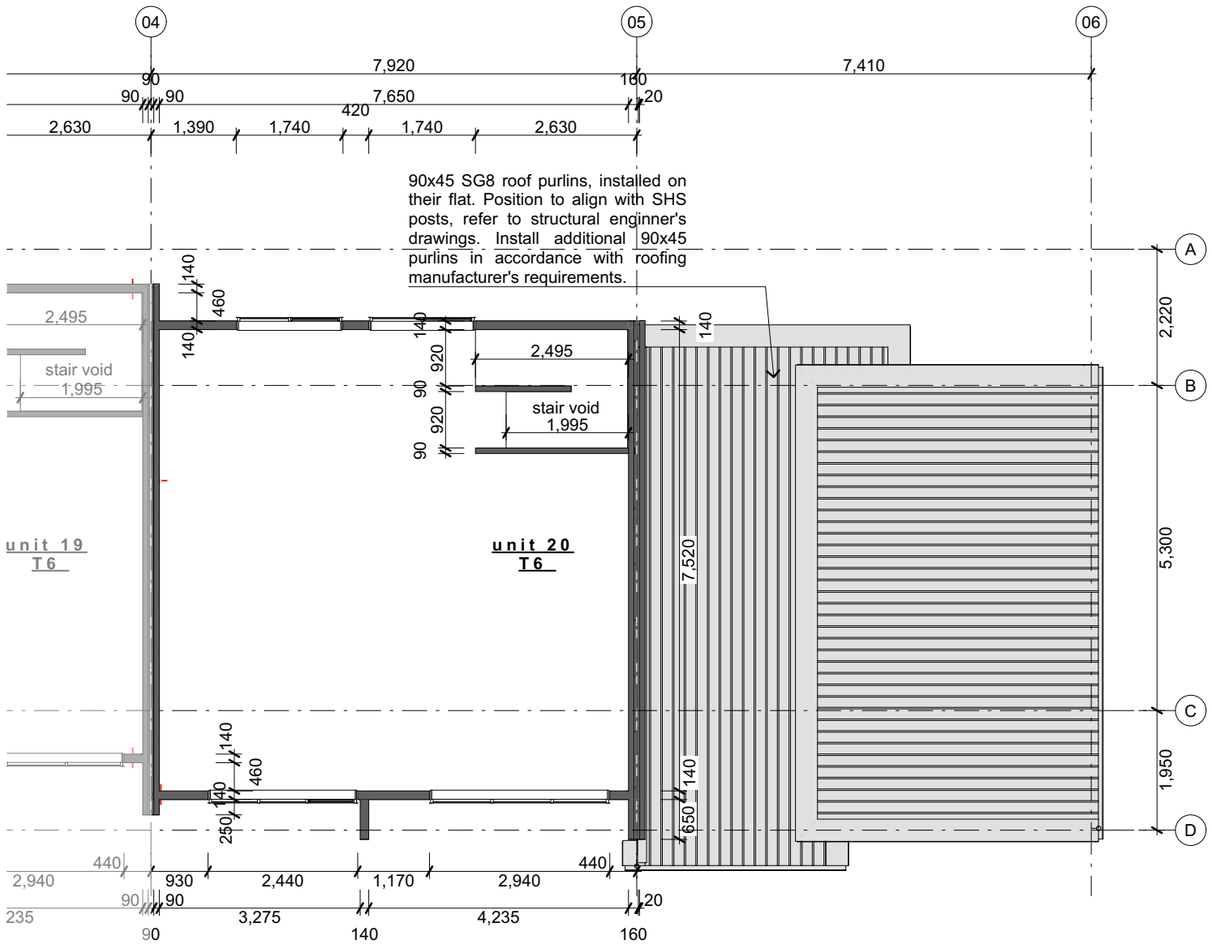
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AA1.25

plan: dimensioned wall framing: second: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: second
scale 1:100 @ A3

wall framing schedule

external walls:

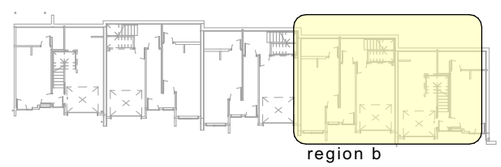
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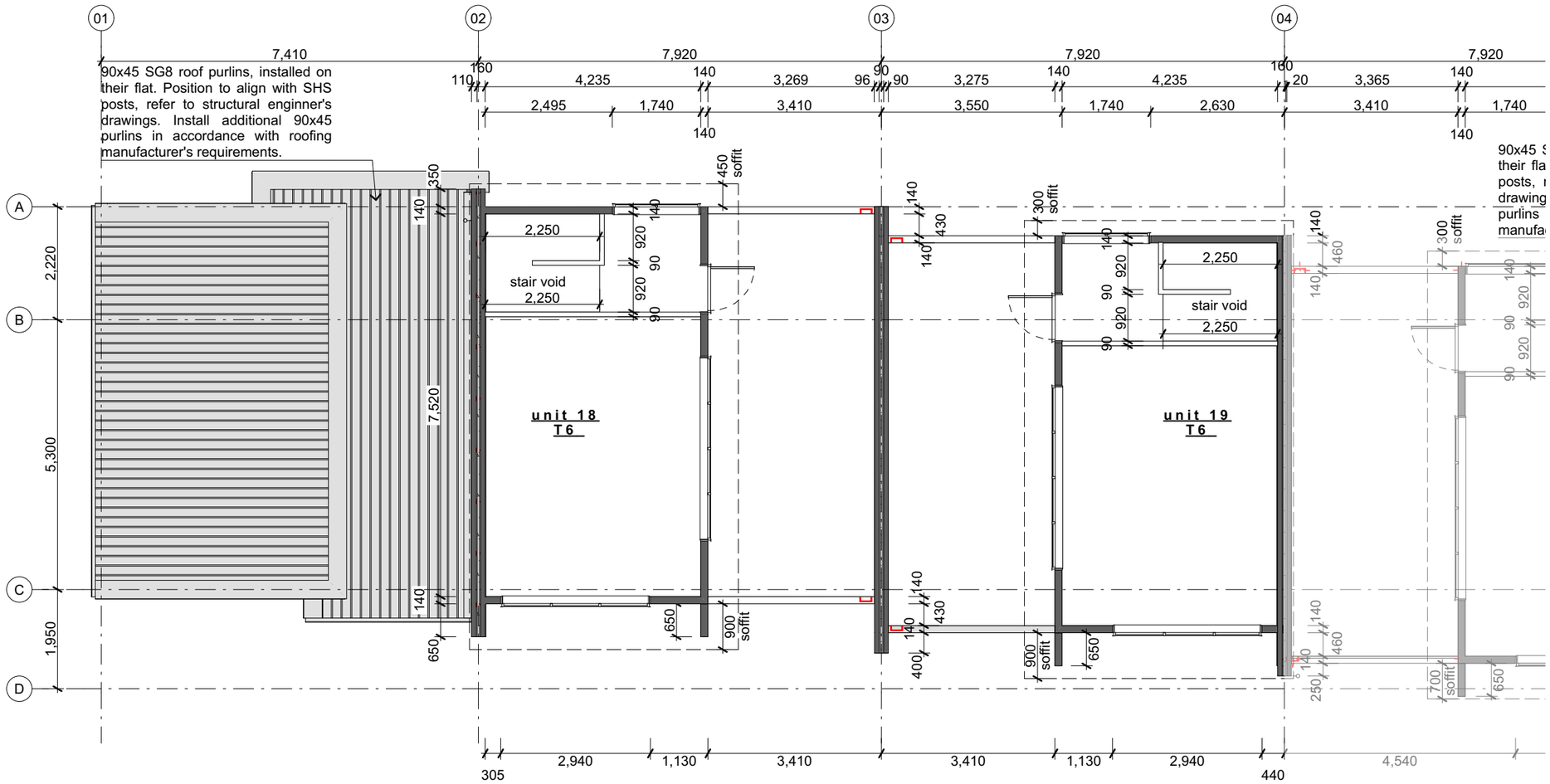
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AA1.26
plan: dimensioned wall framing: second: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: third
scale 1:100 @ A3

wall framing schedule

external walls:

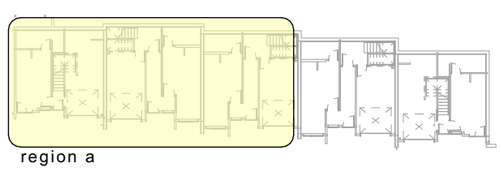
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region a

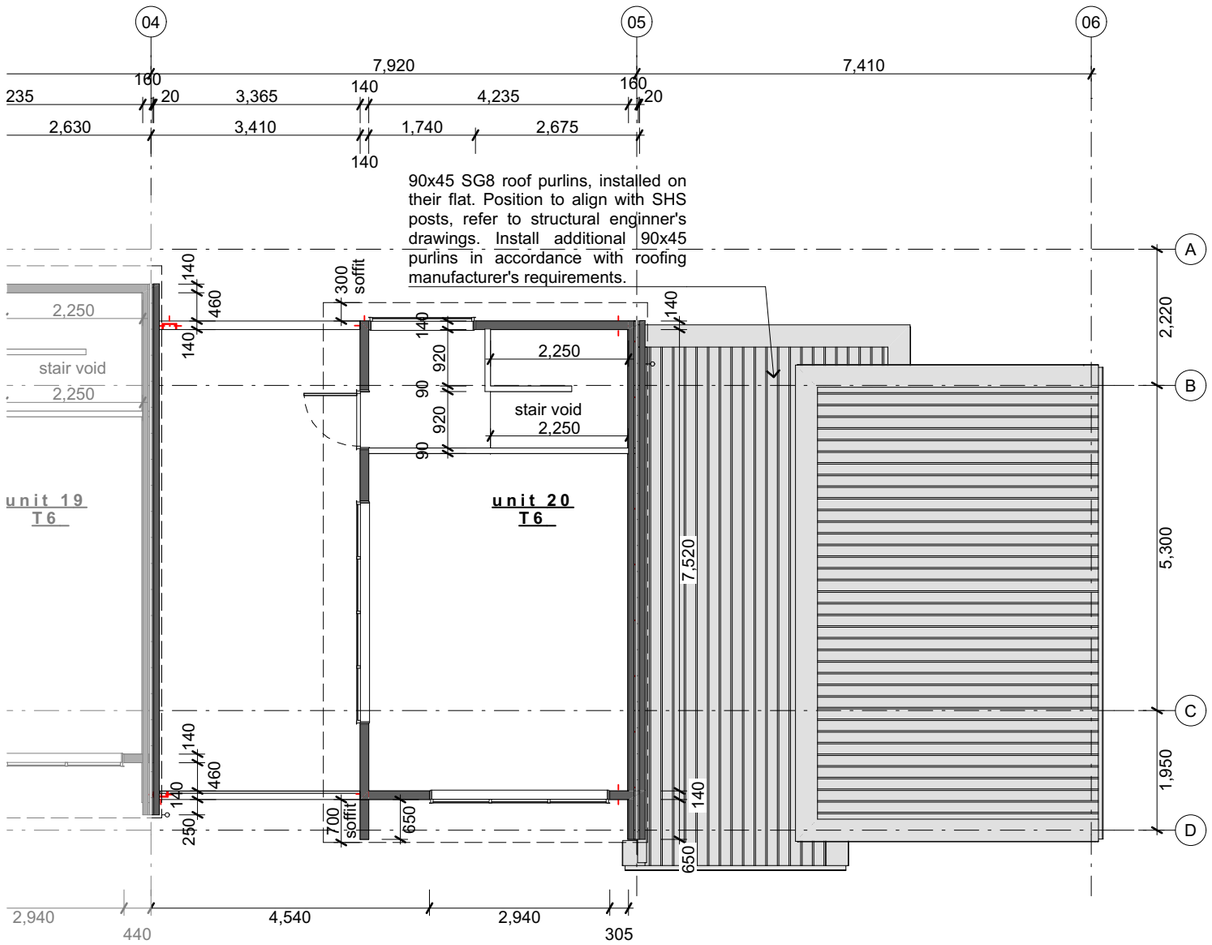
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AA1.27
plan: dimensioned wall framing: third: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: third
scale 1:100 @ A3

wall framing schedule

external walls:

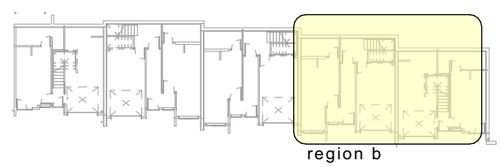
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region b

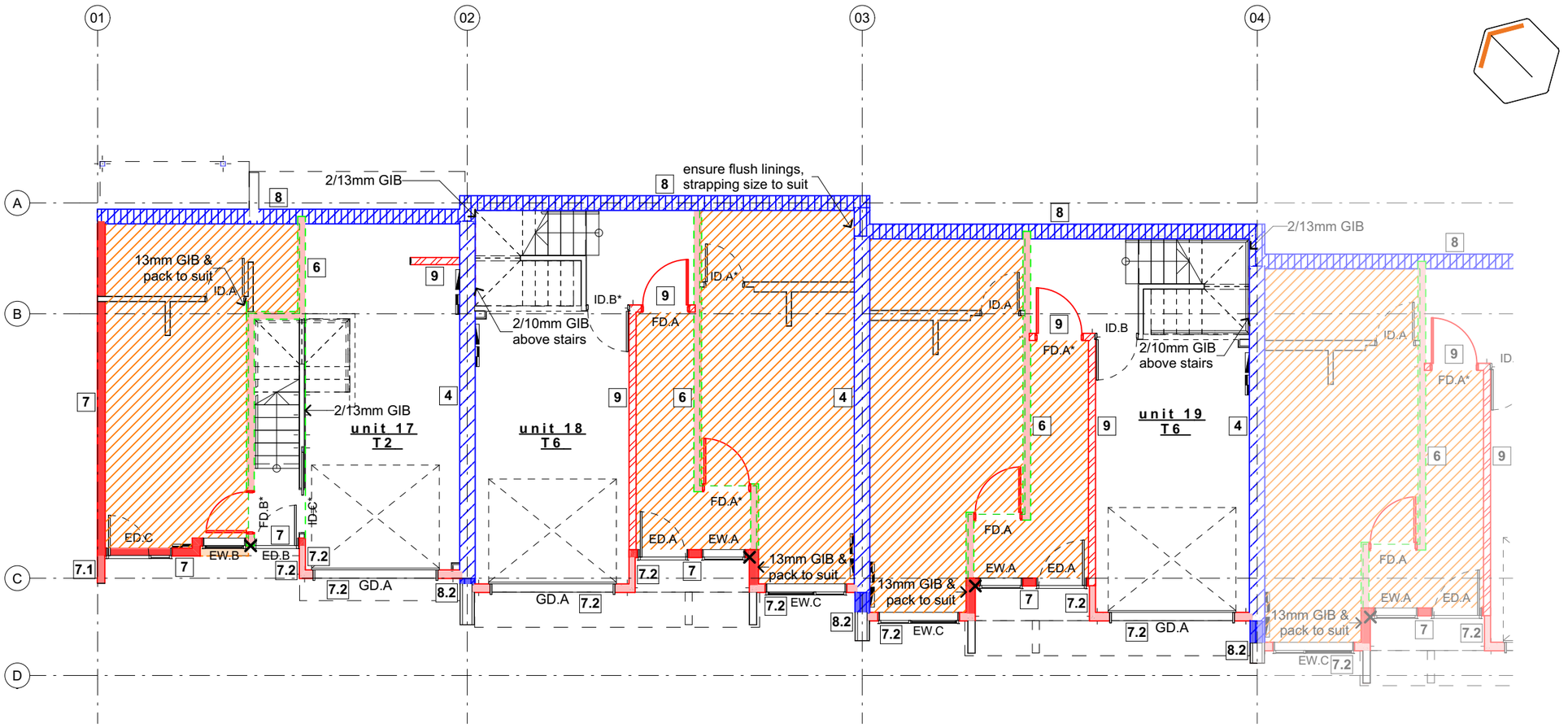
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3796
AA1.28
plan: dimensioned wall framing: third: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: ground
scale 1:100 @ A3

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

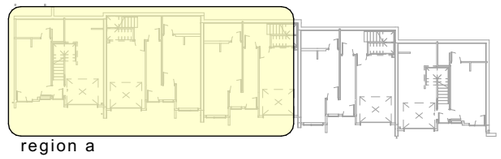
exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.


region a

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

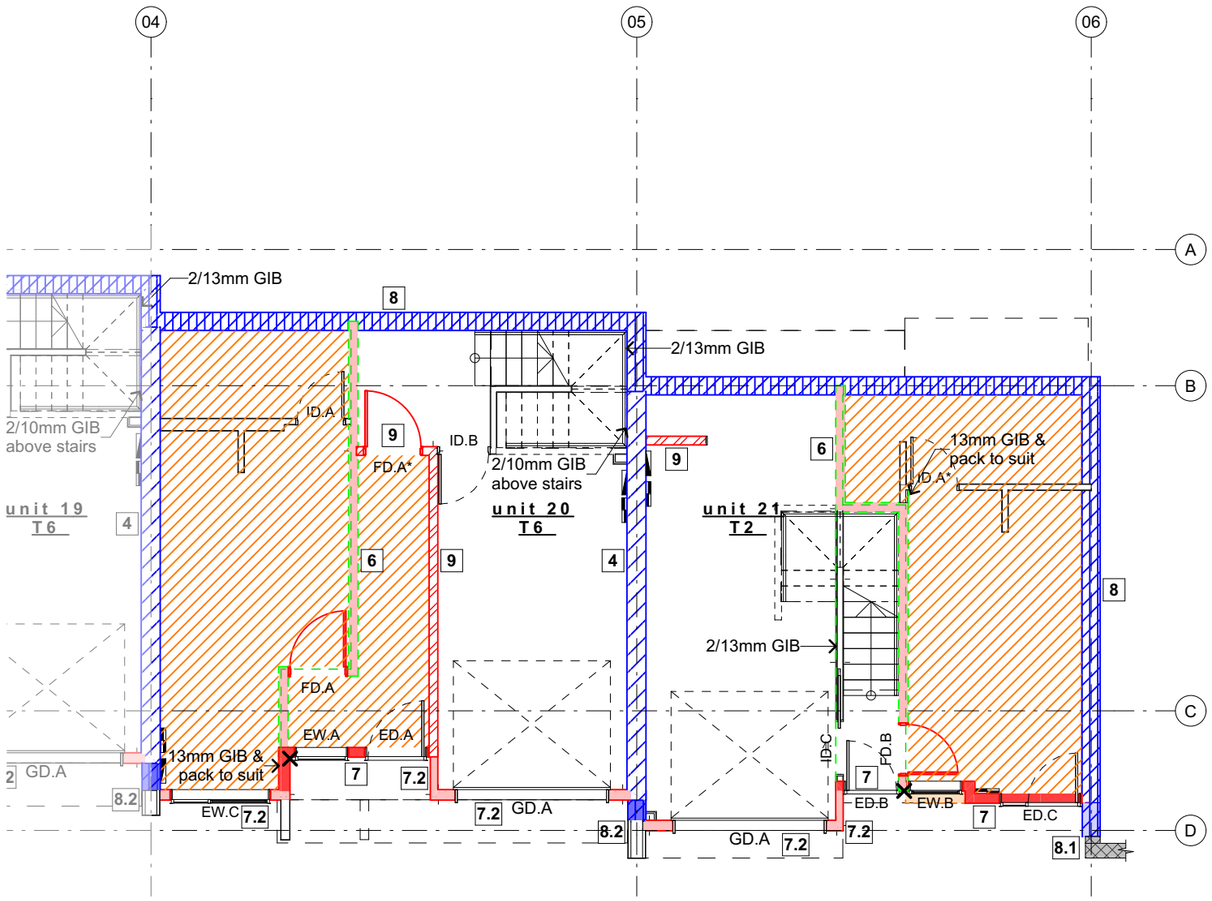
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rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AA1.31

plan: fire & acoustic: ground: region a



01 plan: fire & acoustic: ground - scale 1:100 @ A3

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
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20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

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FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

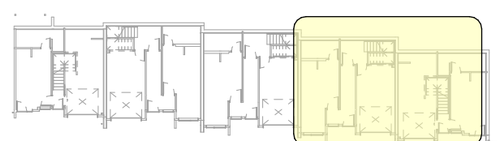
Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing



region b

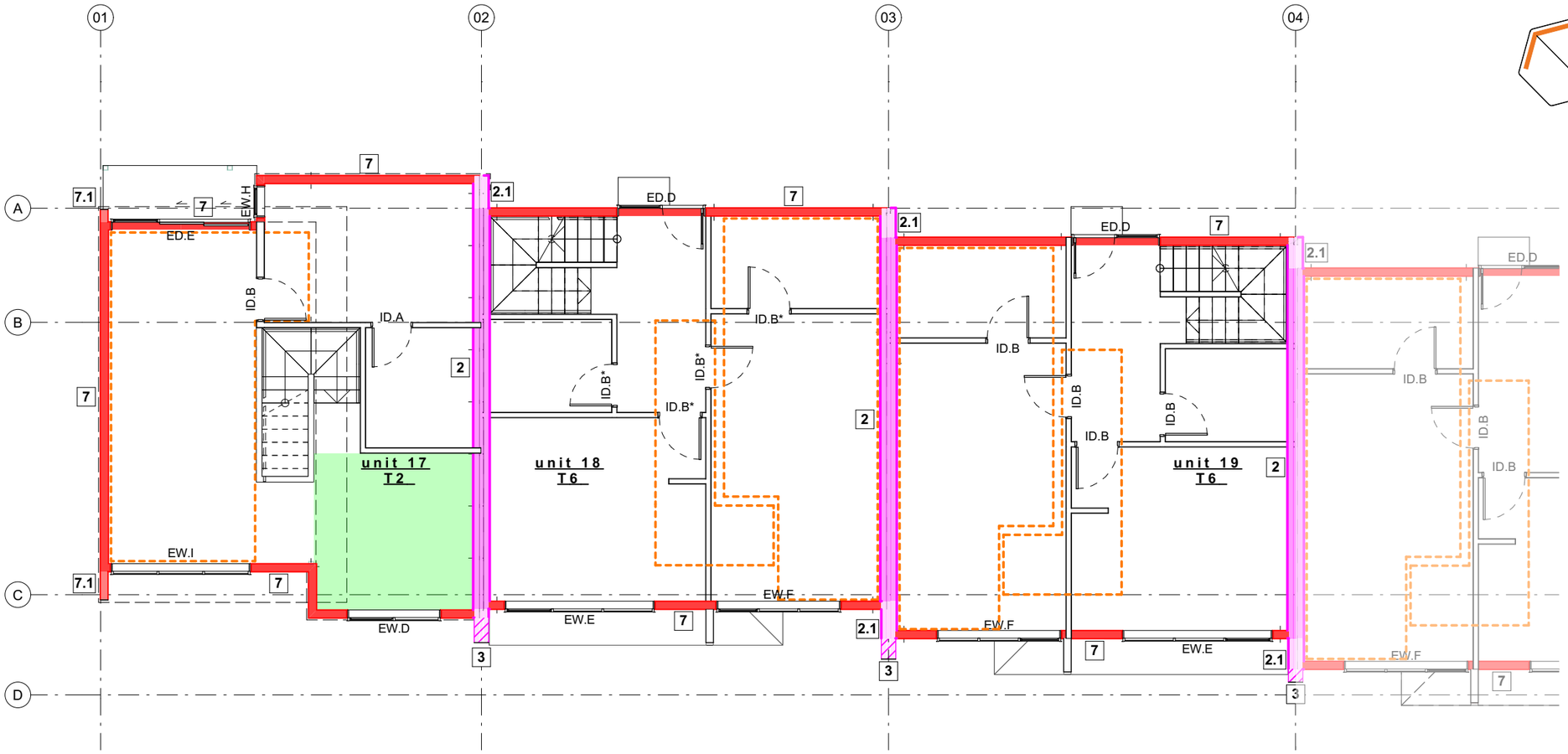
FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
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plan: fire & acoustic: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: first
scale 1:100 @ A3

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

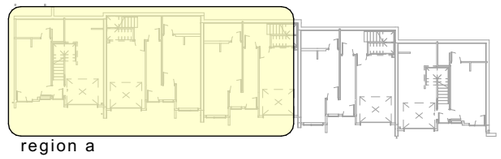
Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
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region a

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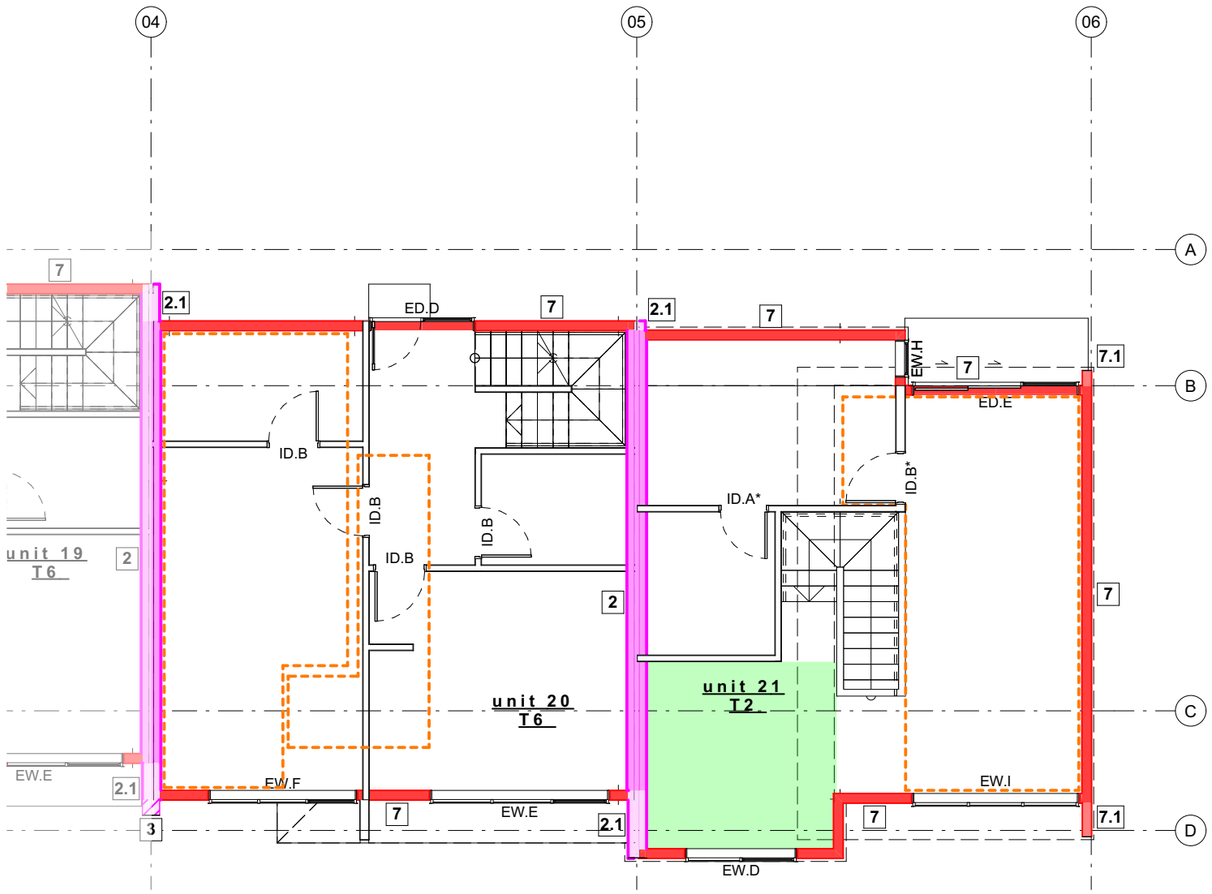
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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plan: fire & acoustic: first: region a

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floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

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fire & acoustic legend

interior walls

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FFR: 60/60/60
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2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: first - scale 1:100 @ A3 -

interior walls

6 (rail side) Fire Rated Timber Framed Wall
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2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

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exterior walls

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90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

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FFR: 60/60/60
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exterior walls

7.1 Fire Rated Timber Framed Wall
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6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
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20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

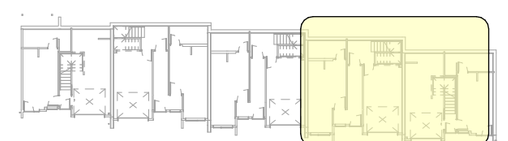
exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.



region b

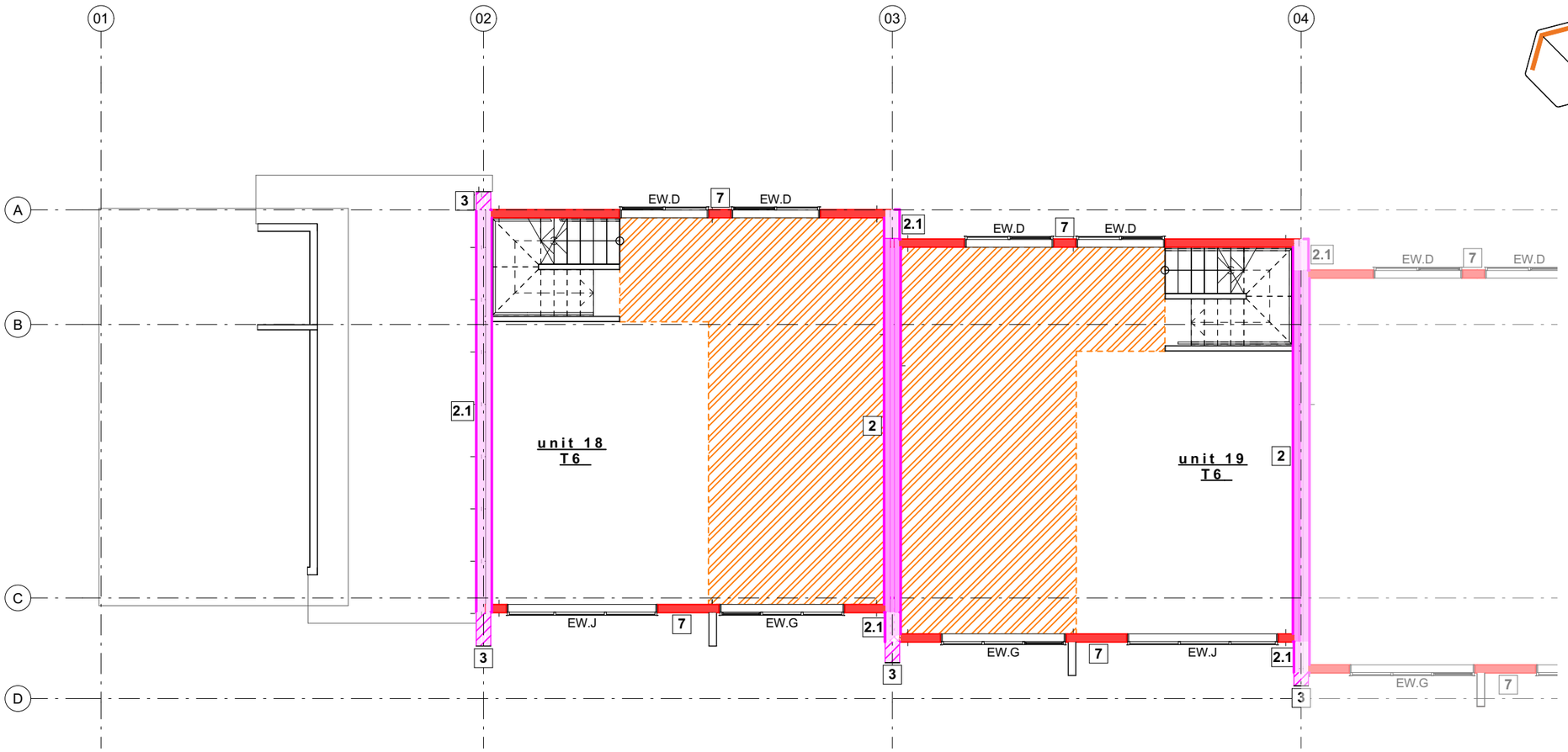
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8, 10 & 12 Anderson Heights Queenstown
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rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
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plan: fire & acoustic: first: region b

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floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: second - scale 1:100 @ A3 -

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
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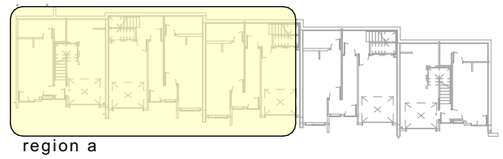
exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
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floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.



region a

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

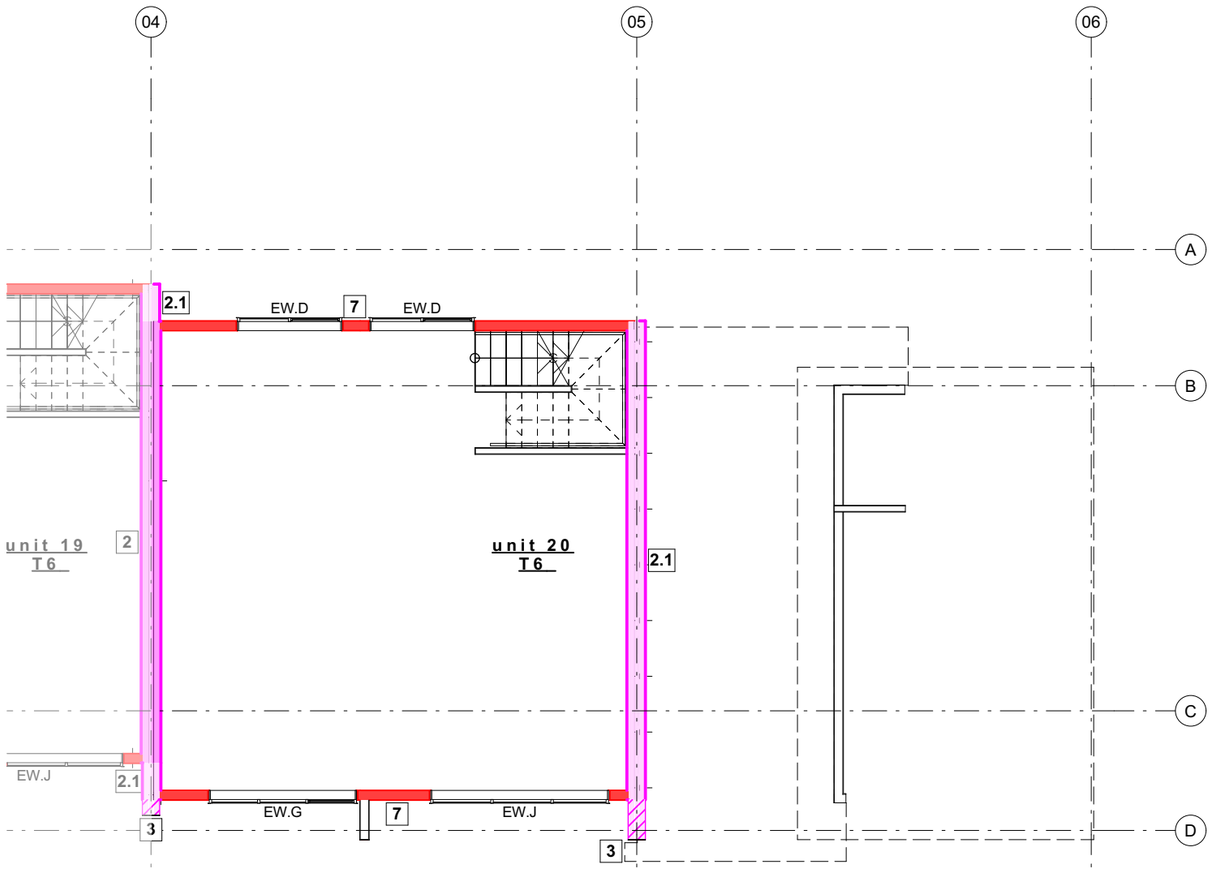
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plan: fire & acoustic: second: region a

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01 plan: fire & acoustic: second - scale 1:100 @ A3

fire & acoustic legend

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exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
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exterior walls

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20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

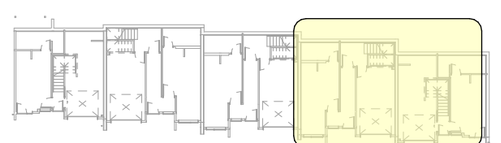
Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

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region b

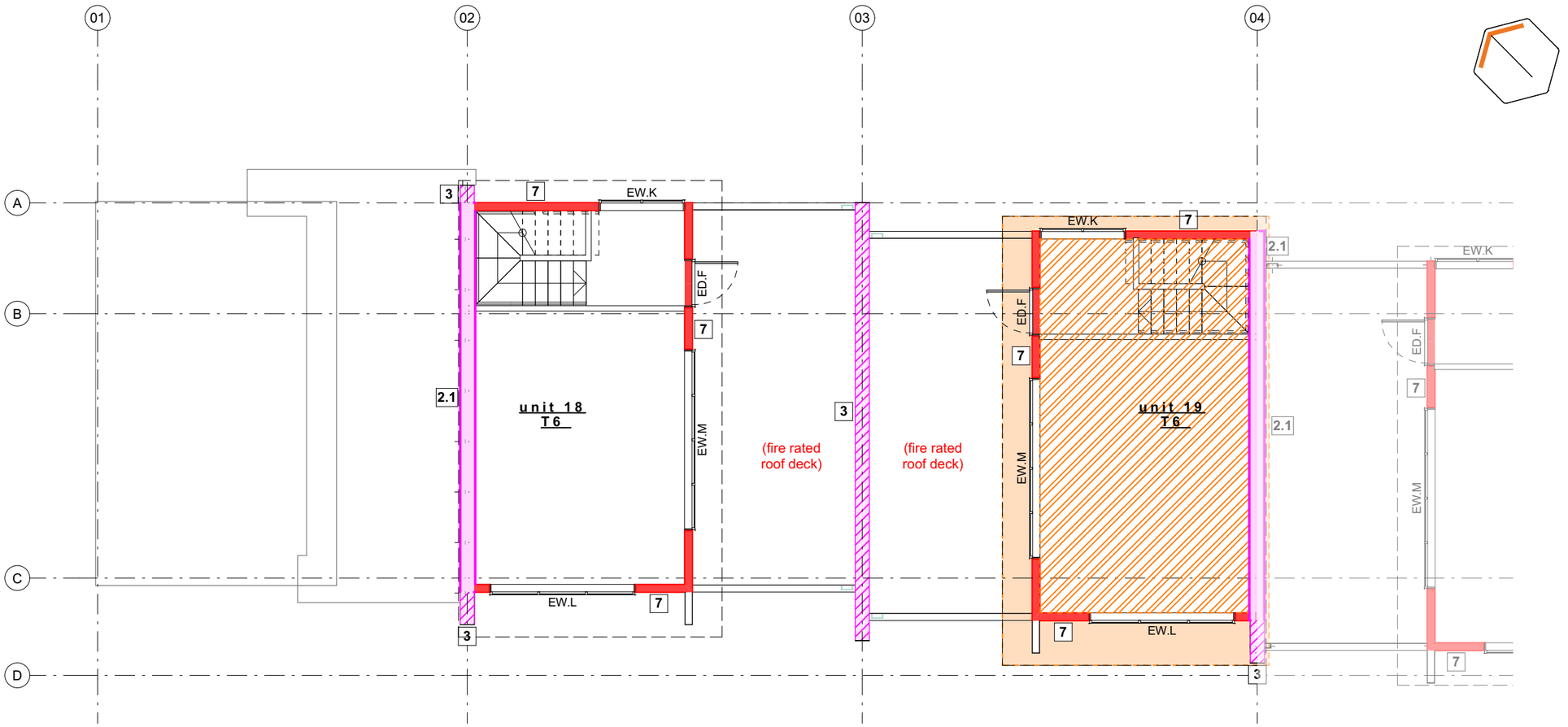
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
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plan: fire & acoustic: second: region b

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fire & acoustic legend

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01 plan: fire & acoustic: third
scale 1:100 @ A3

interior walls

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exterior walls

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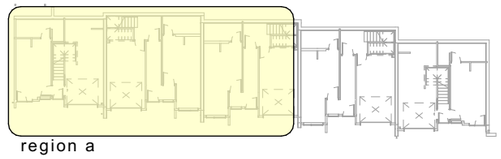
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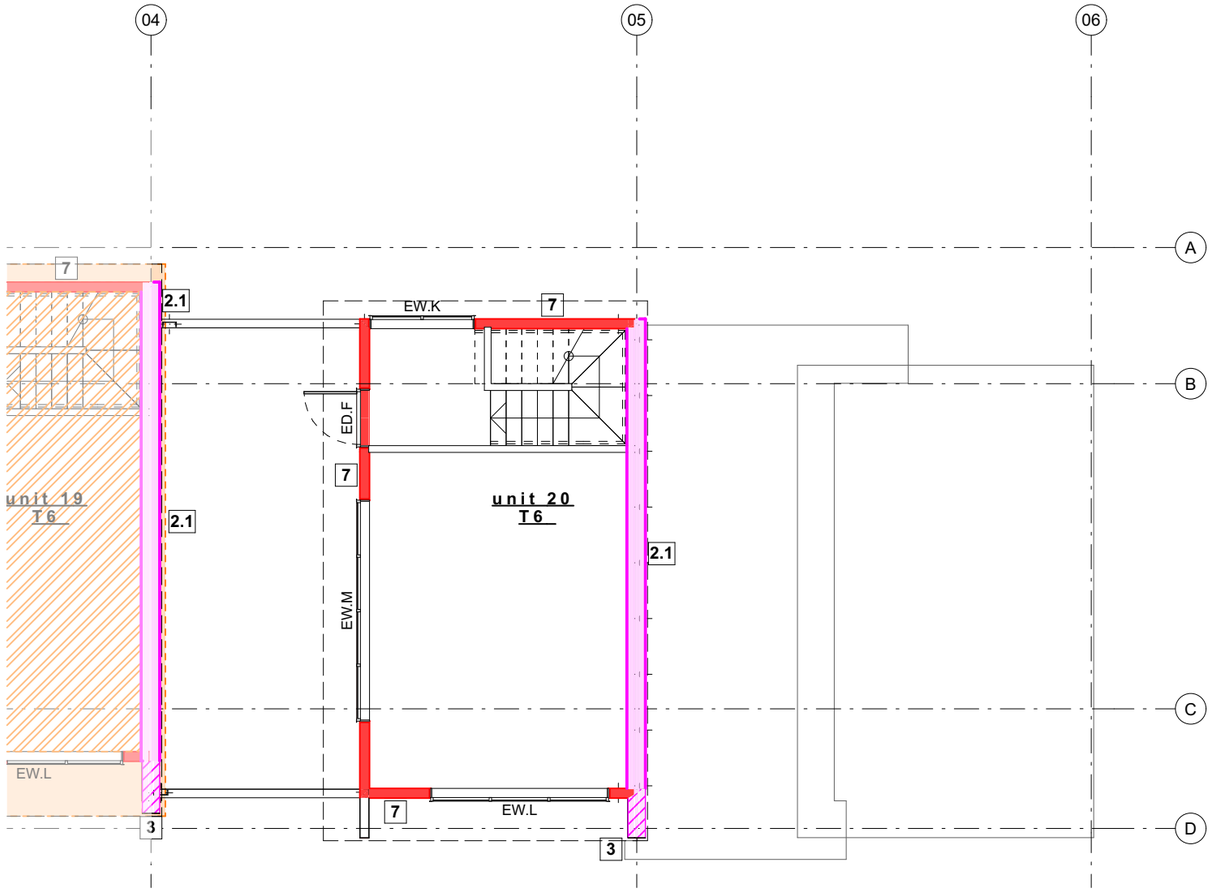
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plan: fire & acoustic: third: region a

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floors

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01 plan: fire & acoustic: third - scale 1:100 @ A3 -

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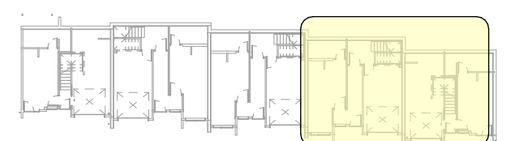
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floors

Acoustic Floor
STC:
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Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.



region b

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A 01 Block A elevation 01
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block A (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**22**

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8, 10 & 12 Anderson Heights Queenstown
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3796
AA2.01
elevation 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



A 01 Block A elevation 01
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block A (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**22**

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8, 10 & 12 Anderson Heights Queenstown

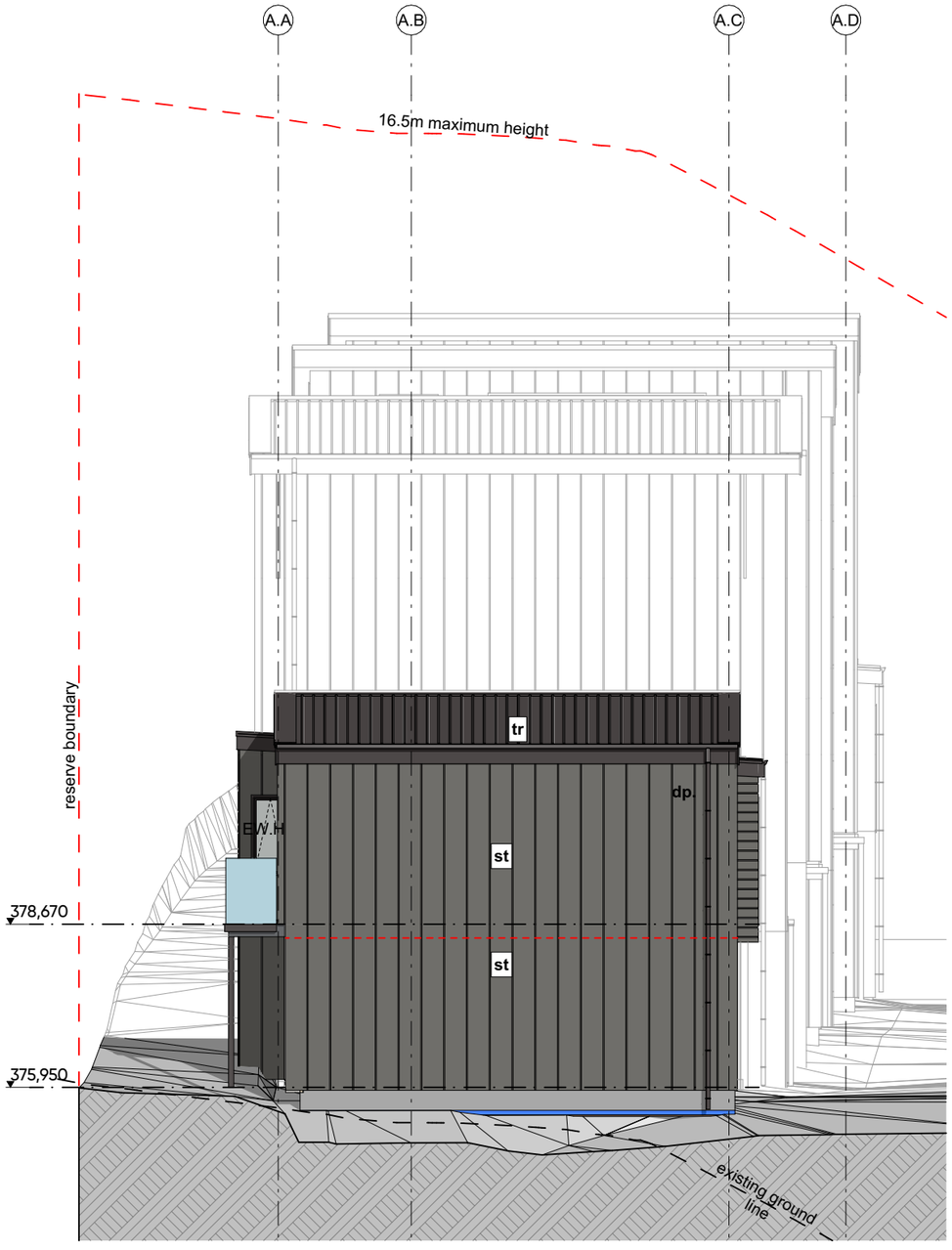
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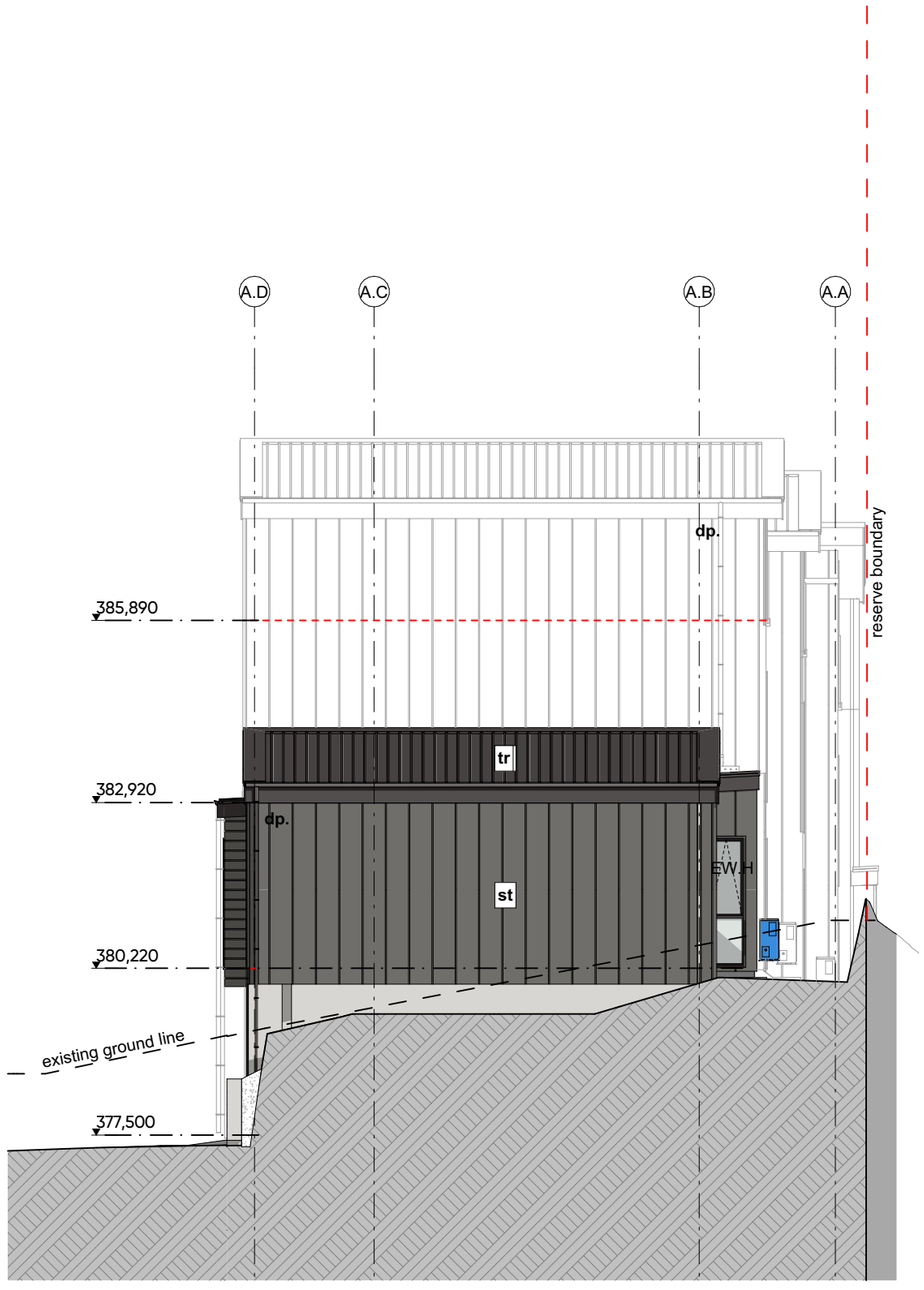
3796

AA2.02

elevation 01



A 02 Block A elevation 02
scale 1:100 @ A3



A 03 Block A elevation 03
scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX

Block A (all elevations)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**22**

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AA2.03

elevations 02 & 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



A 04 Block A elevation 04
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block A (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**22**

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3796
AA2.04
elevation 04

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



A 04 Block A elevation 04
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block A (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Very high risk	6
Total Risk Score:		**22**

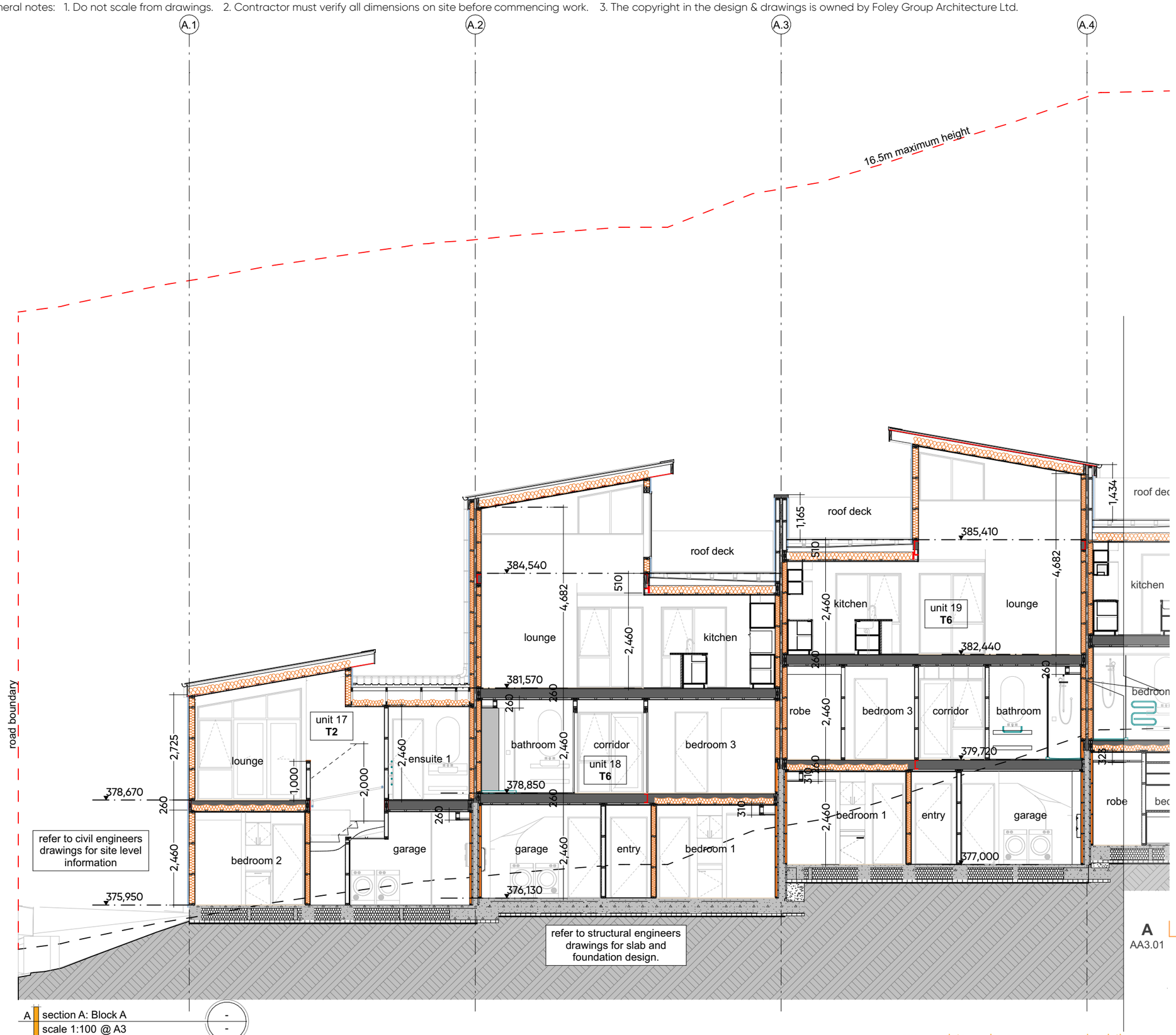
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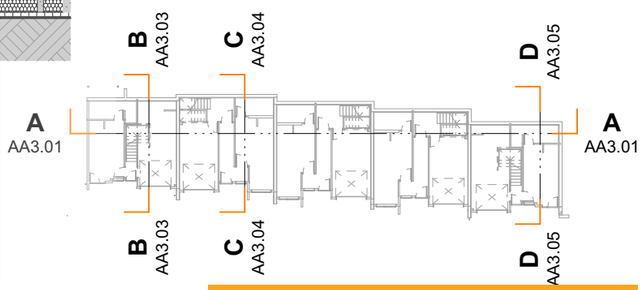
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AA2.05
elevation 04

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A section A: Block A
scale 1:100 @ A3

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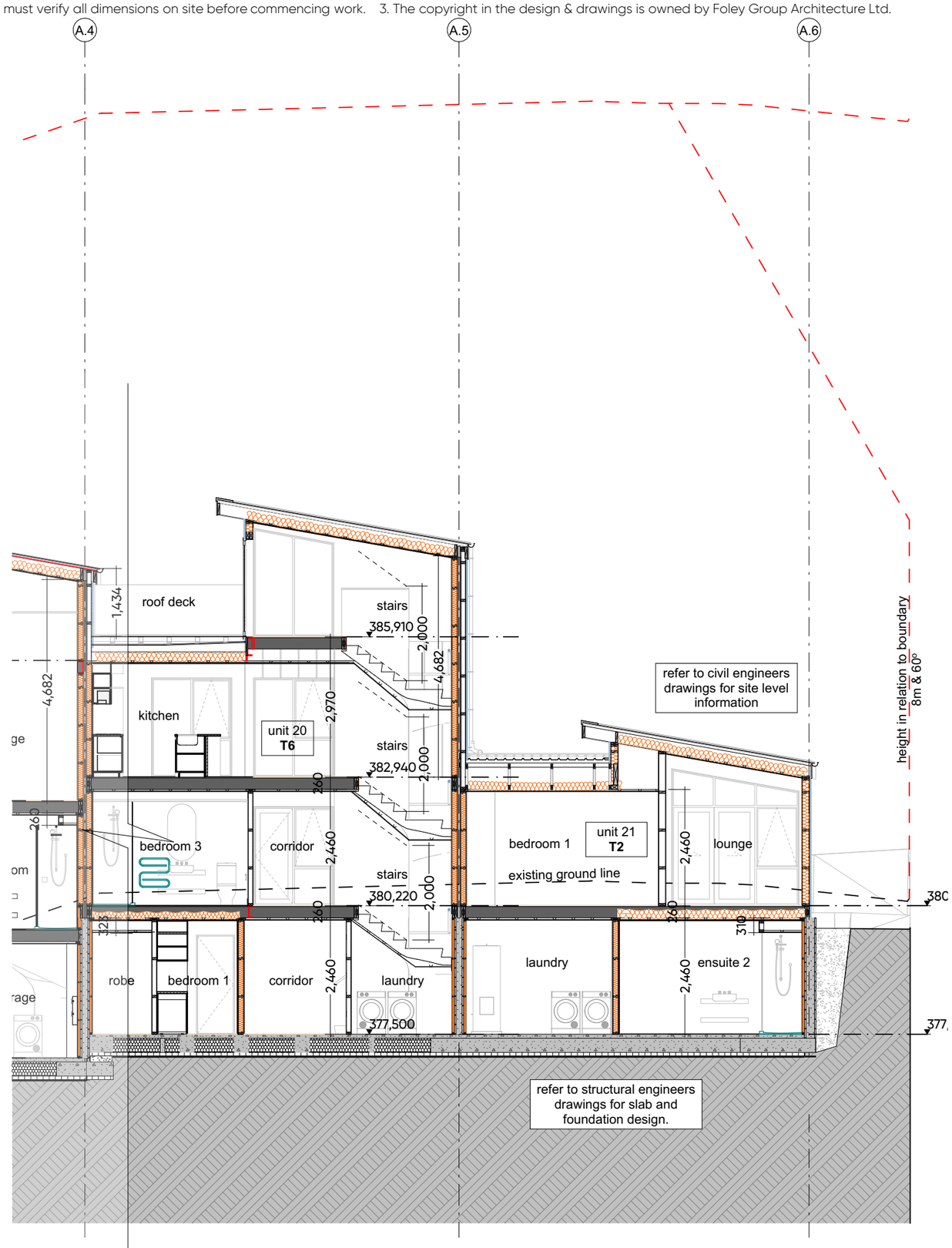
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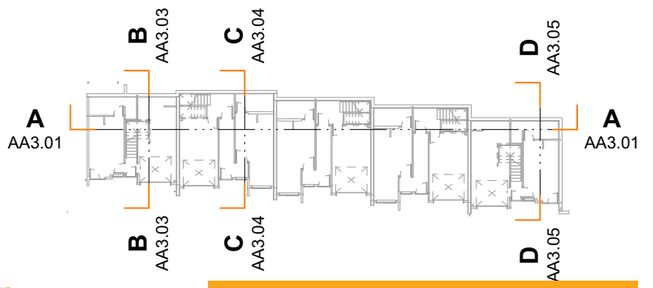
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AA3.01

section A

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.





A section A: Block A
scale 1:100 @ A3

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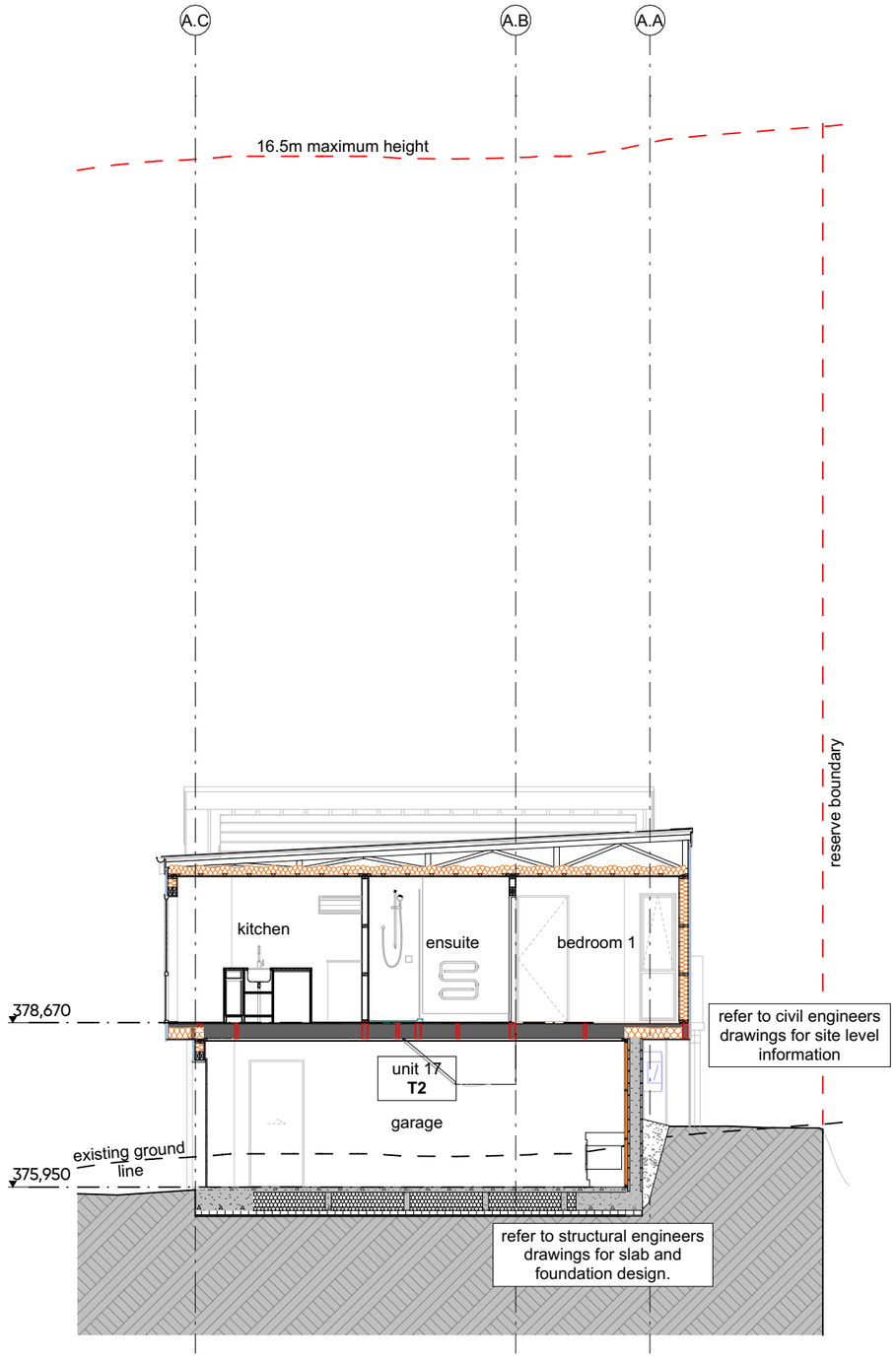
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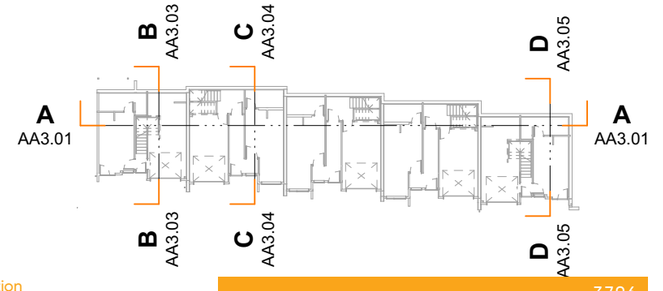
AA3.02

section A

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B section B: Block A
scale 1:100 @ A3



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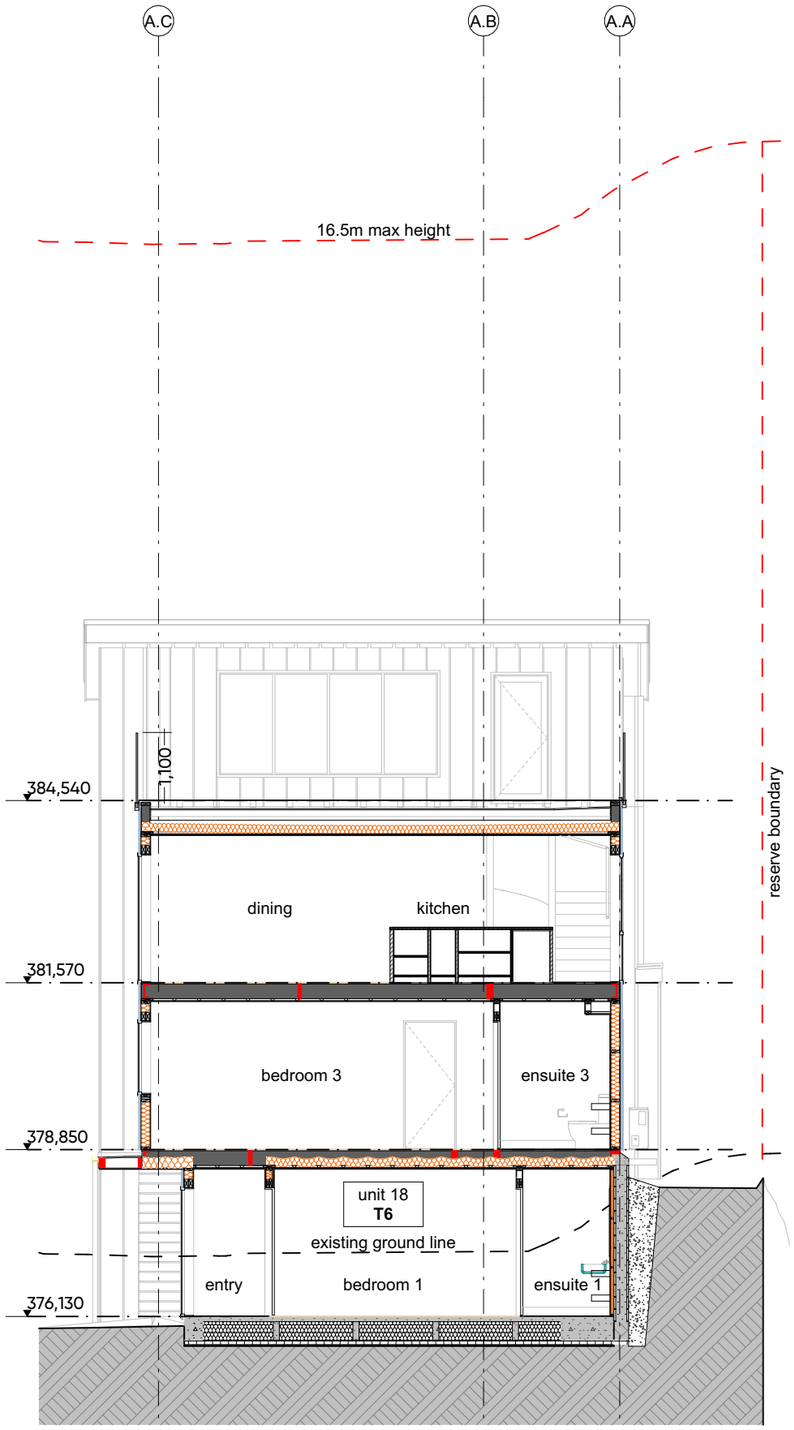
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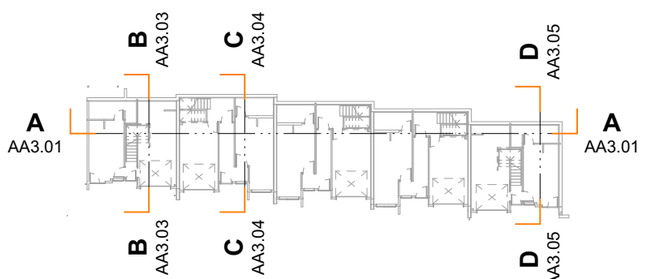
AA3.03

sections B

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



C section C: Block A
scale 1:100 @ A3



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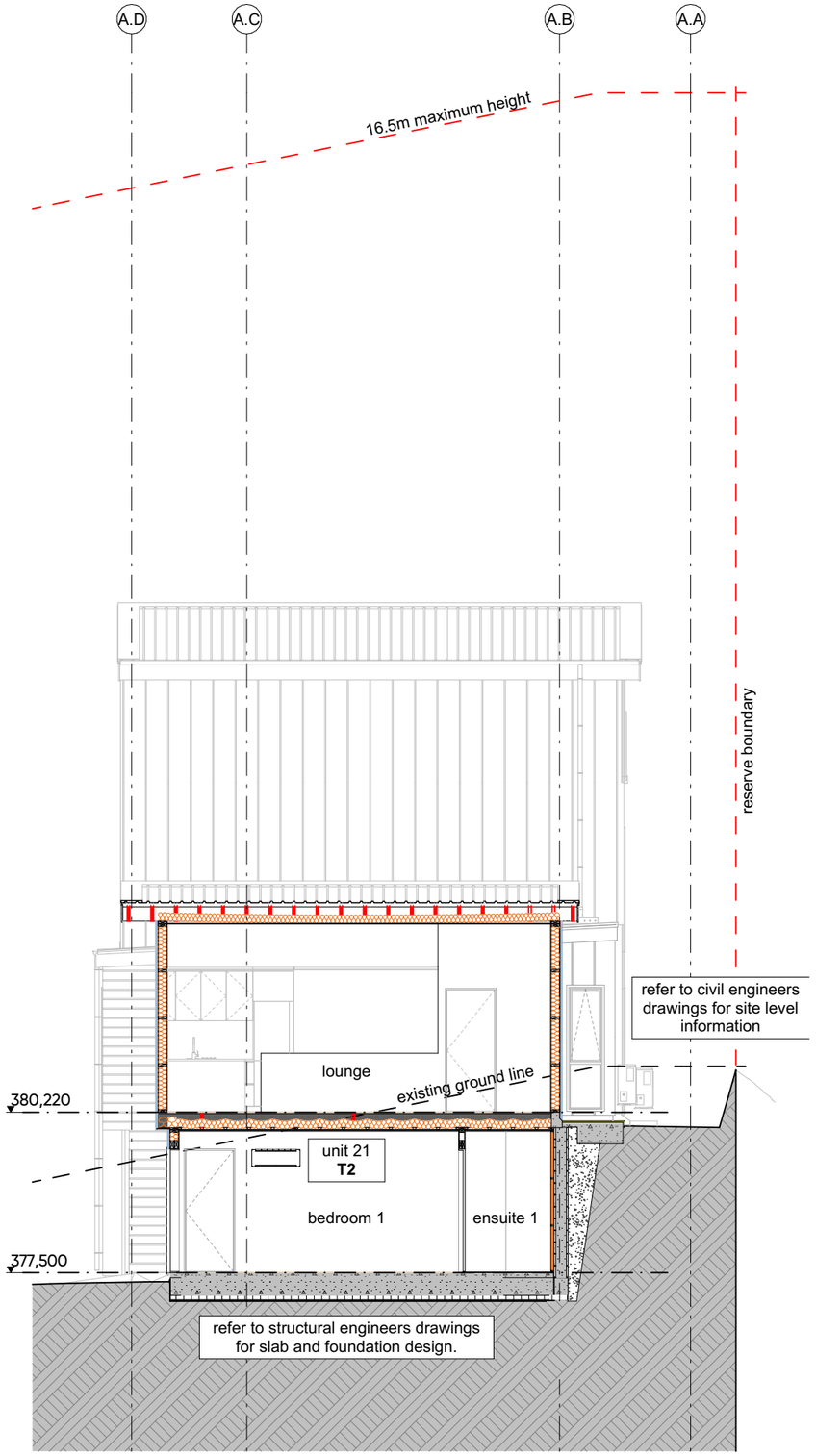
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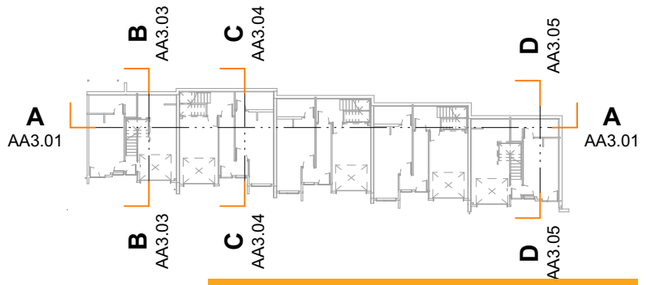
AA3.04

sections C

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



D section D: Block A
scale 1:100 @ A3



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AA3.05

sections D

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: site reference -
scale 1:250 @ A3 -

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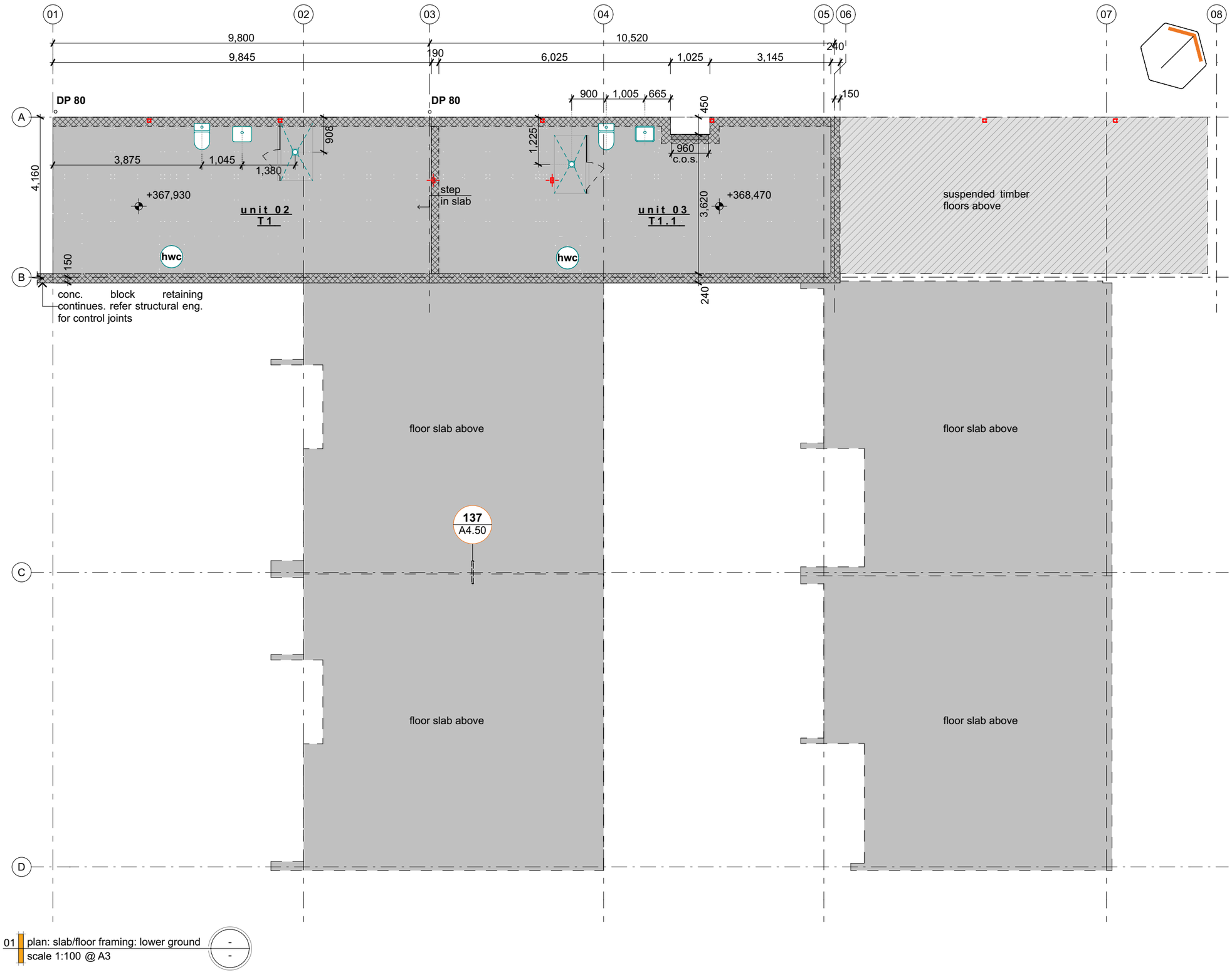
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AB0.01

plan: block location / region reference: Block B

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: slab/floor framing: lower ground
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors).
   Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

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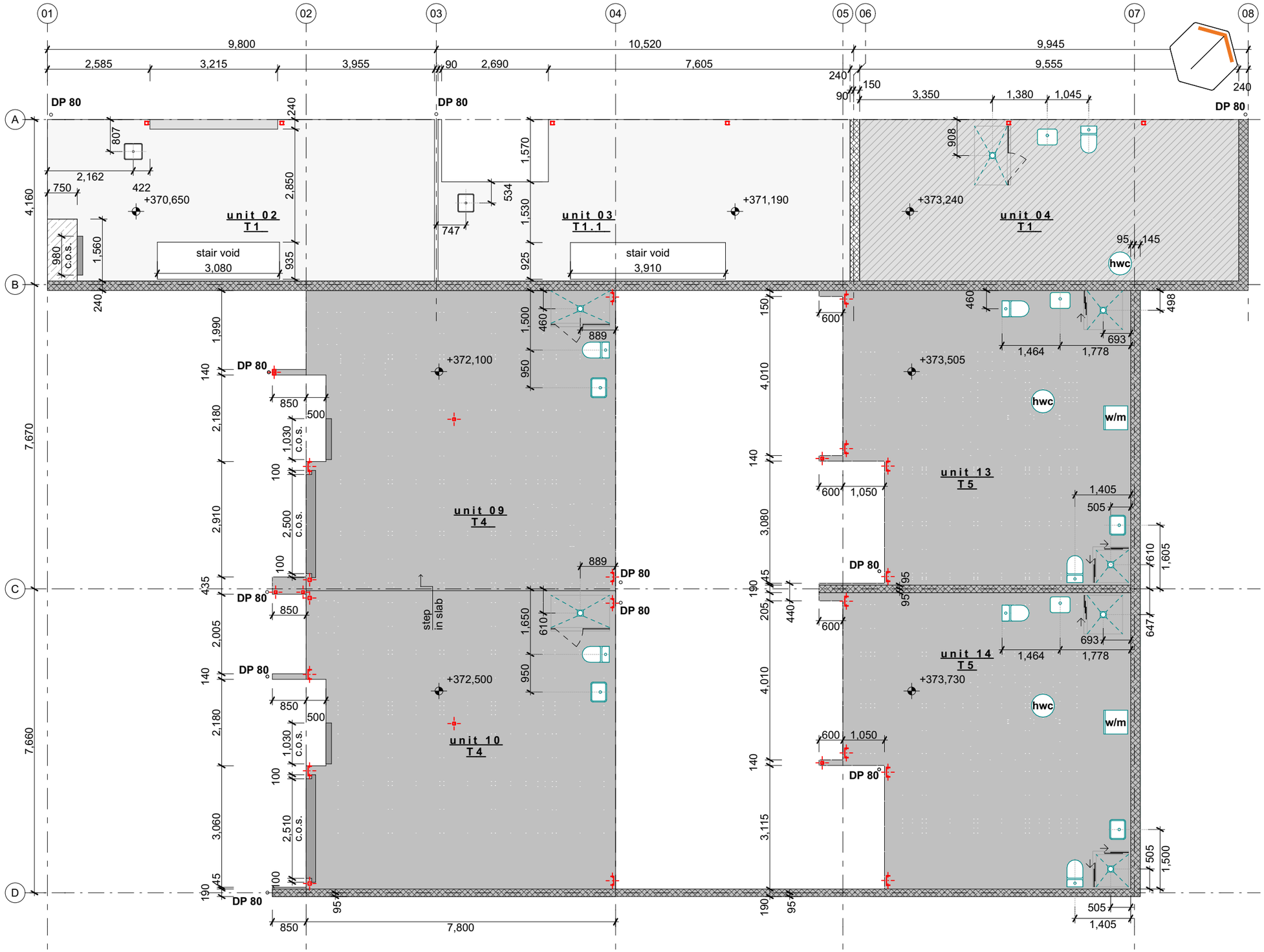
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a	3/11/2026	BUILDING CONSENT	

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AB1.01

plan: slab/framing: lower ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: slab/floor framing: ground
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

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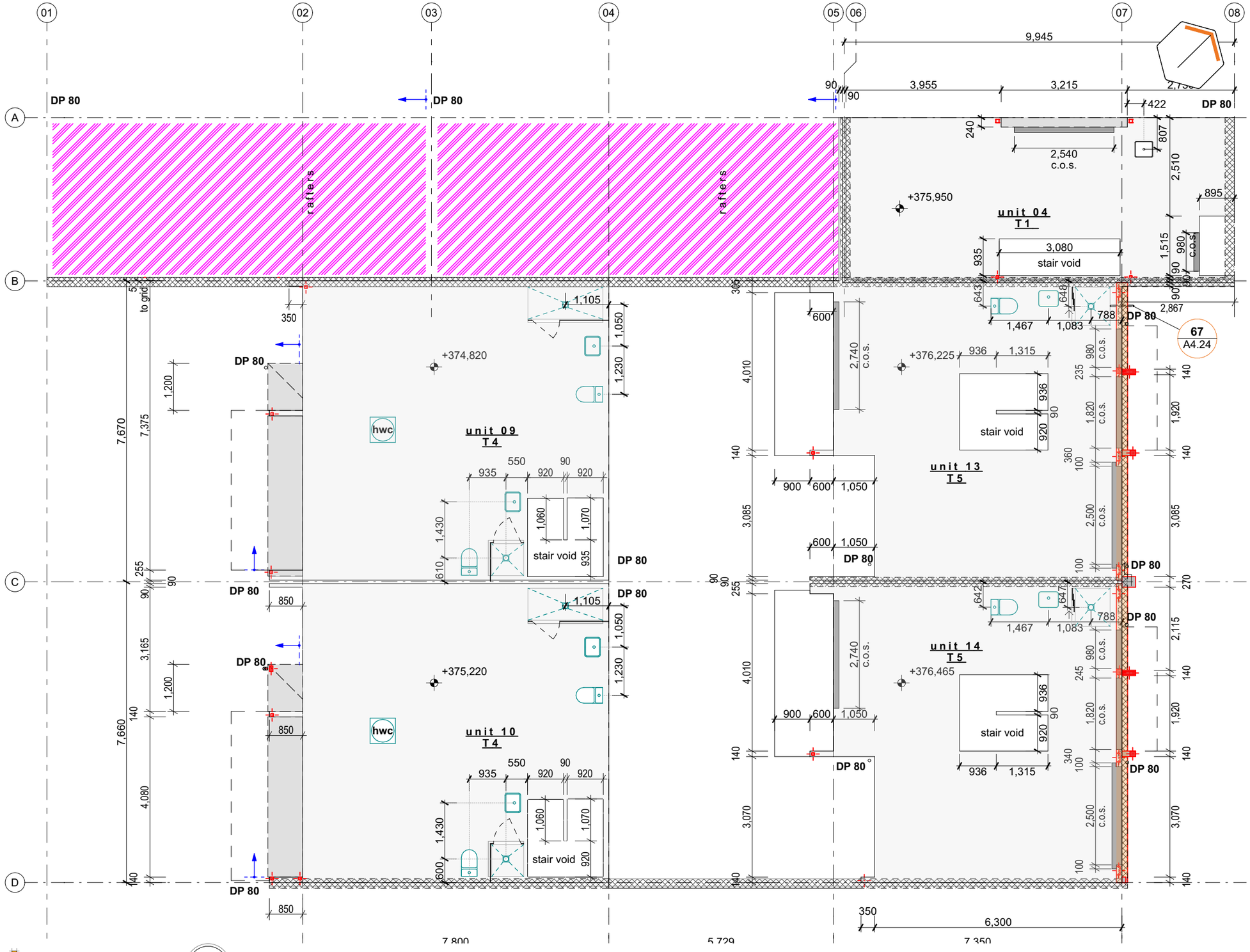
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AB1.02

plan: slab/framing: ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: floor framing: first
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
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5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

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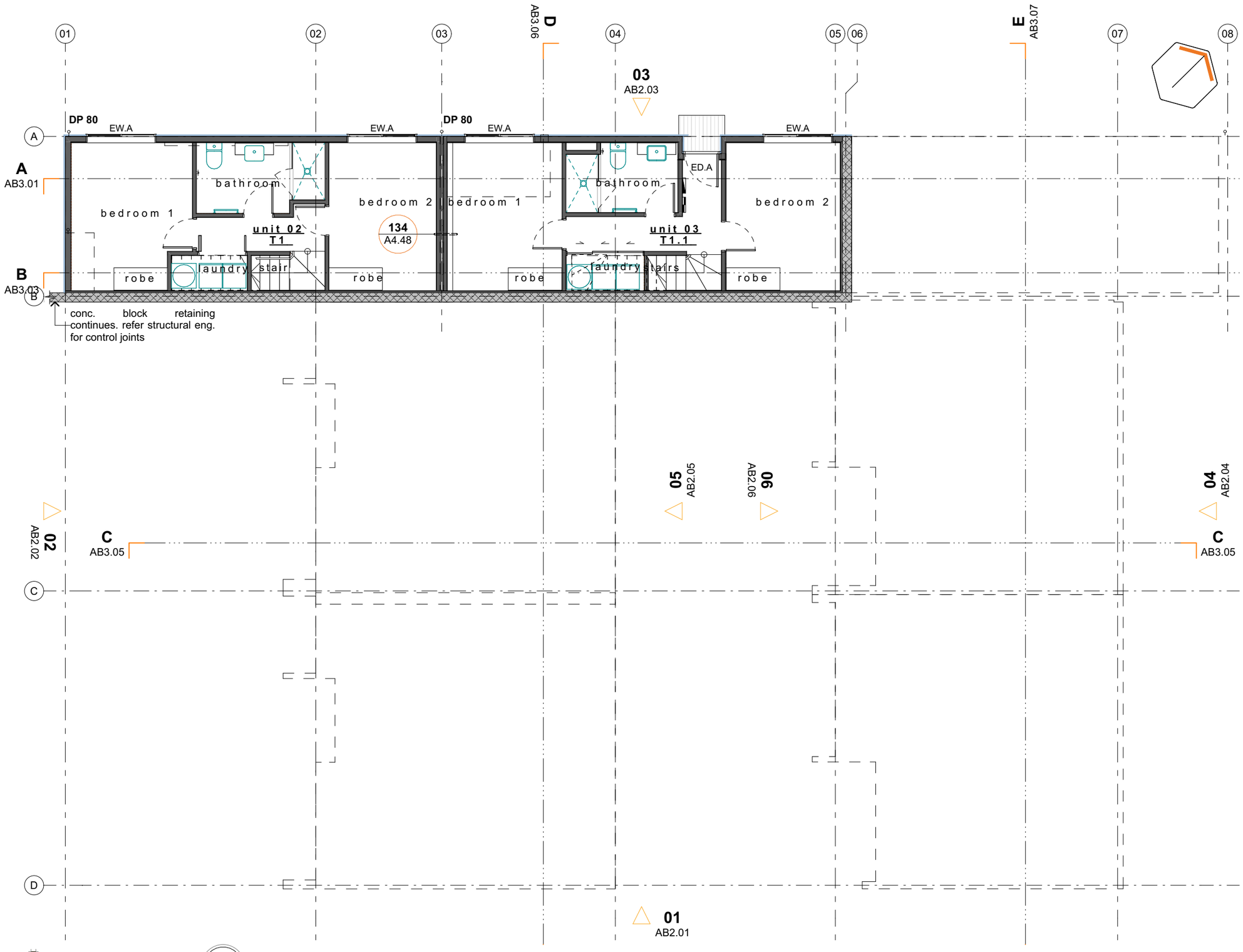
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AB1.03

plan: slab/framing: first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed lower ground
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

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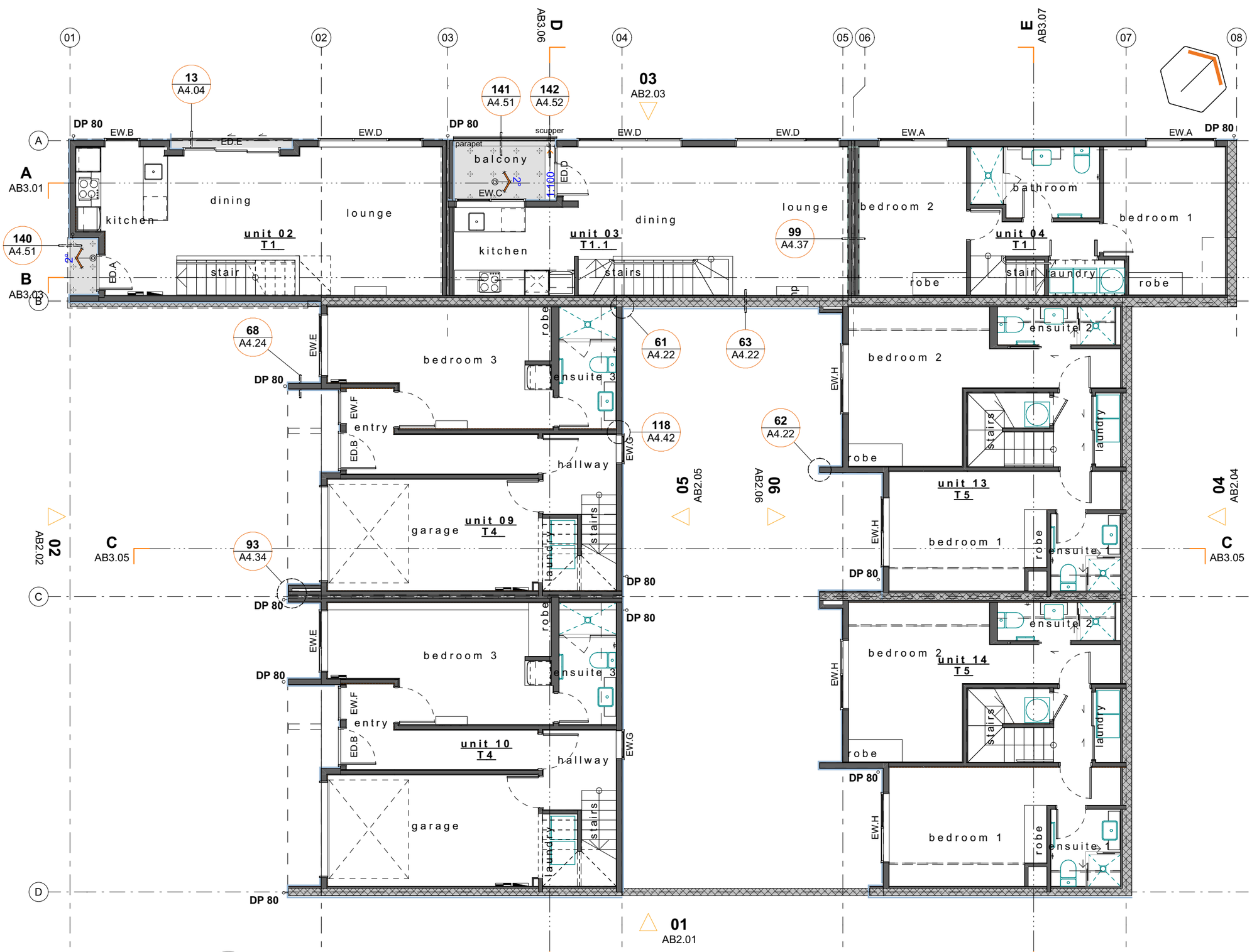
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AB1.11

plan: proposed lower ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed ground
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

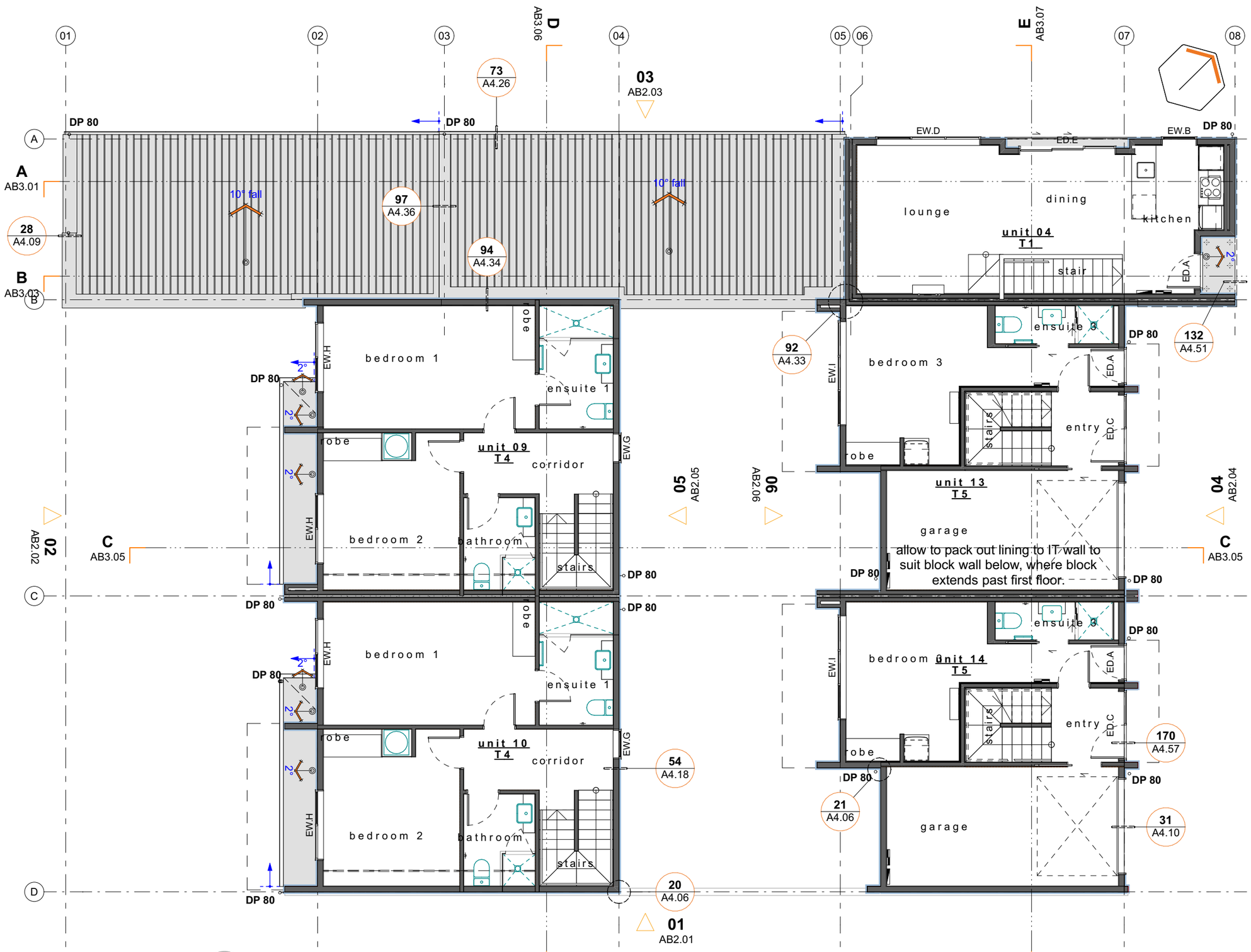
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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AB1.12

plan: proposed ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed first
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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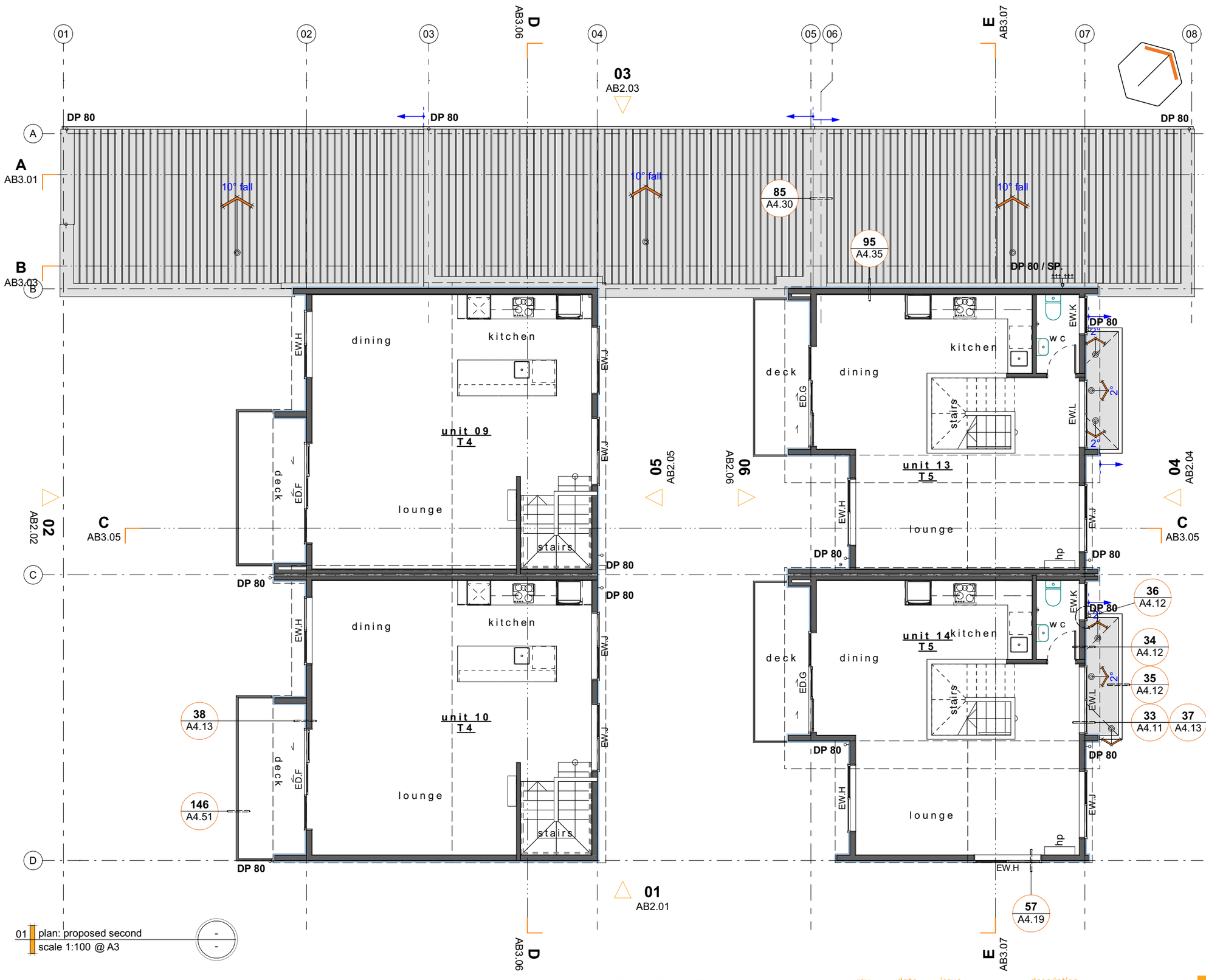
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AB1.13

plan: proposed first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed second
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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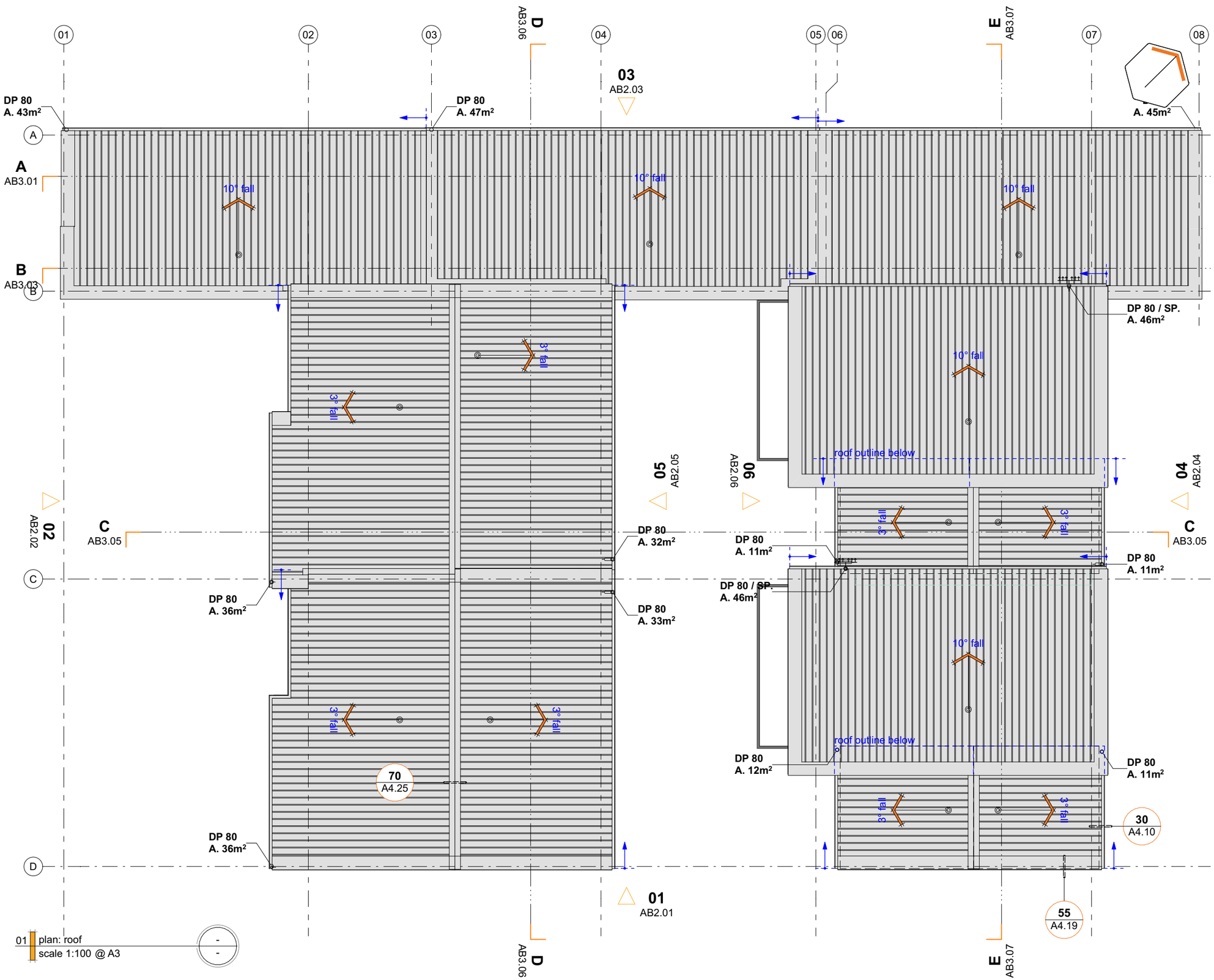
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AB1.14

plan: proposed second

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: roof
scale 1:100 @ A3

legend

○ dv	drain vent, refer hydraulic eng.
DP	down pipe
SP	down pipe with spreader to lower level roof
RWH	rain water head
	high point of gutter, arrow indicated directon of min. 1:500 fall
	arrow indicates direction of roof fall
	metal roofing
	membrane roofing
	membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
	internal gutter membrane roofing / falls

roof material notes

metal roofing:
Dimond Veedek over purlins over self supporting roof underlay.

membrane roofing:
Viking Enviroclad TPO over min. 19mm CD grade H3.2 treated CCA structural plywood, with sanded C face upwards.

deck jack system:
Viking Buzon system with Viking 'U-PAD3' beneath each pedestal over Viking Enviroclad TPO membrane roofing system

downpipes:
Dimond 80mm dia. fixed back to cladding with colour matched stand off brackets.

fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
-Custom folded 100x100 colorsteel with external brackets

general notes

1. All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice.
2. All roof penetrations to be flashed by roofer. allow to coordinate with other trades.
3. Roof catchment areas to downpipes as per 'NZ Metal Roofing Manufacturer's COP'.

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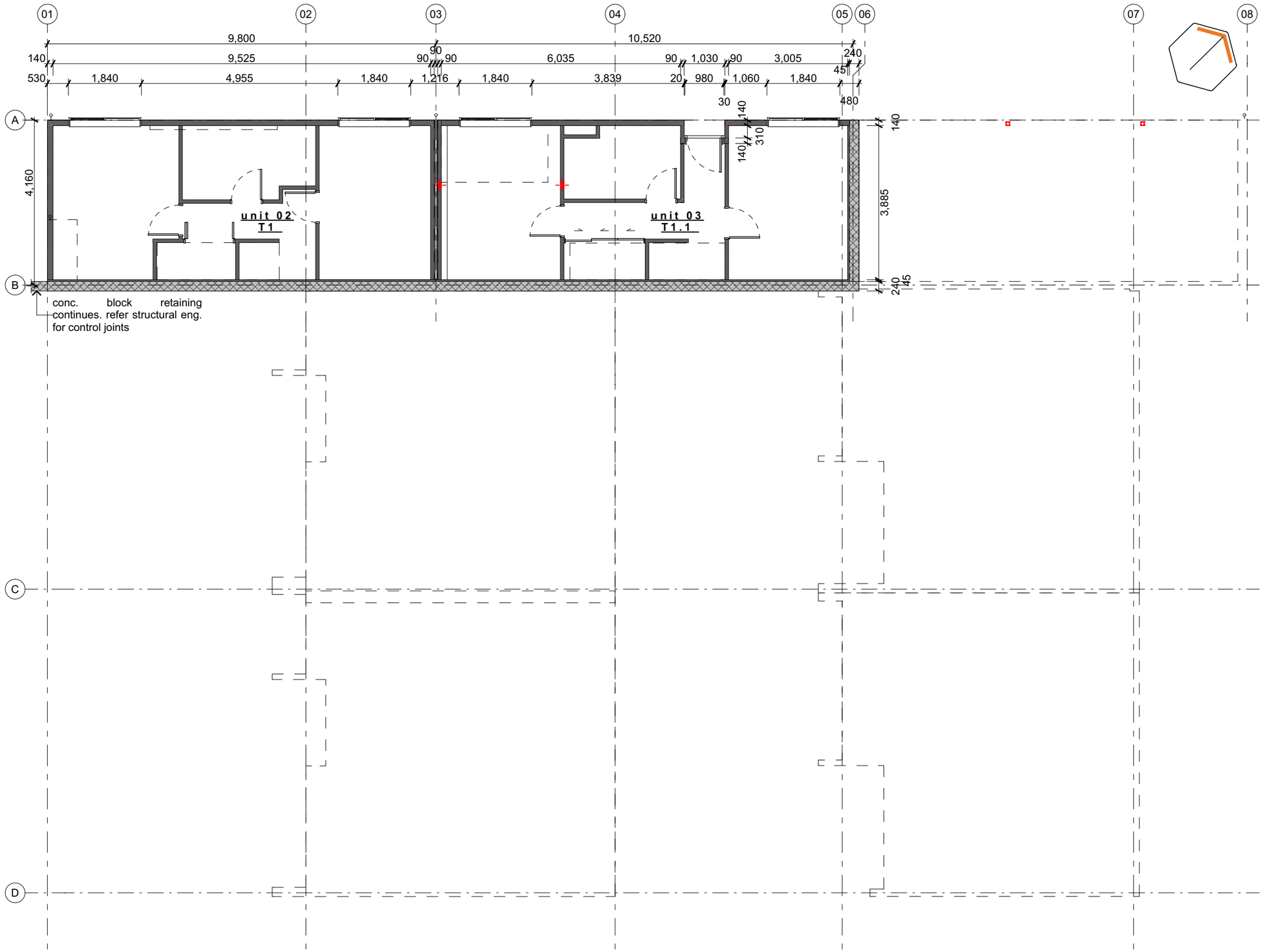
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AB1.15

plan: roof

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

01 plan: dimensioned wall framing: lower ground
scale 1:100 @ A3

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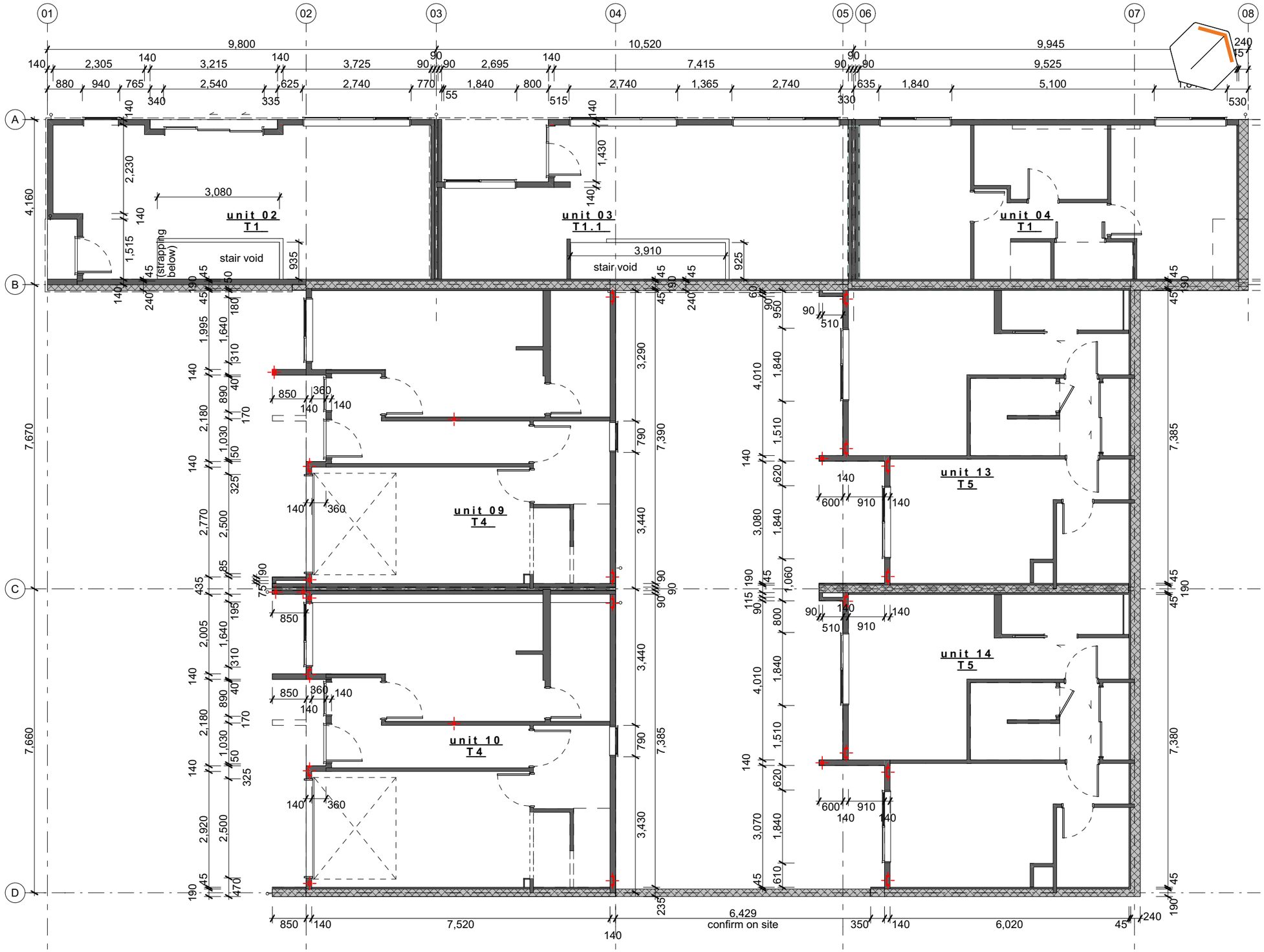
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AB1.21

plan: dimensioned wall framing: lower ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: ground
scale 1:100 @ A3 -

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

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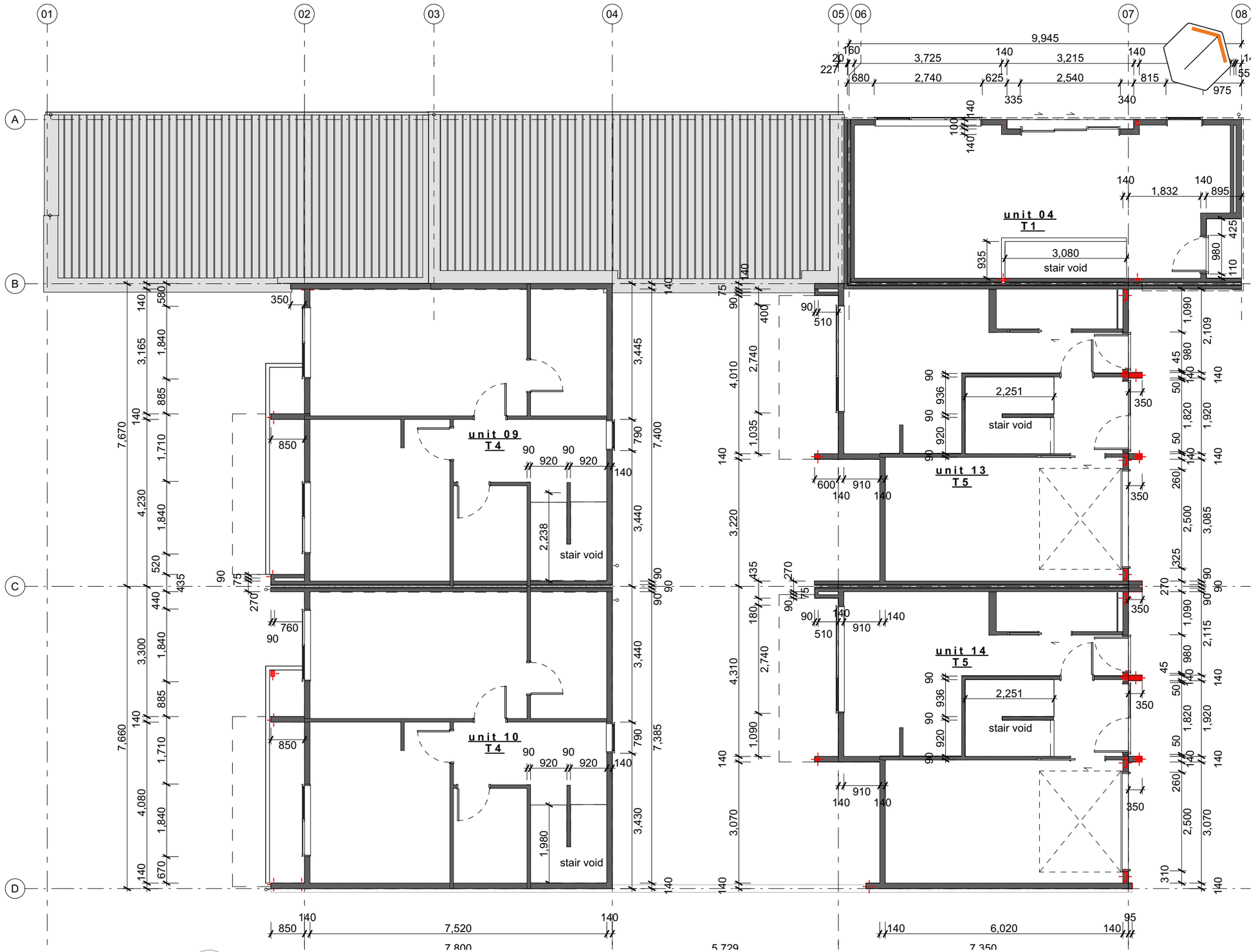
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AB1.22

plan: dimensioned wall framing: ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

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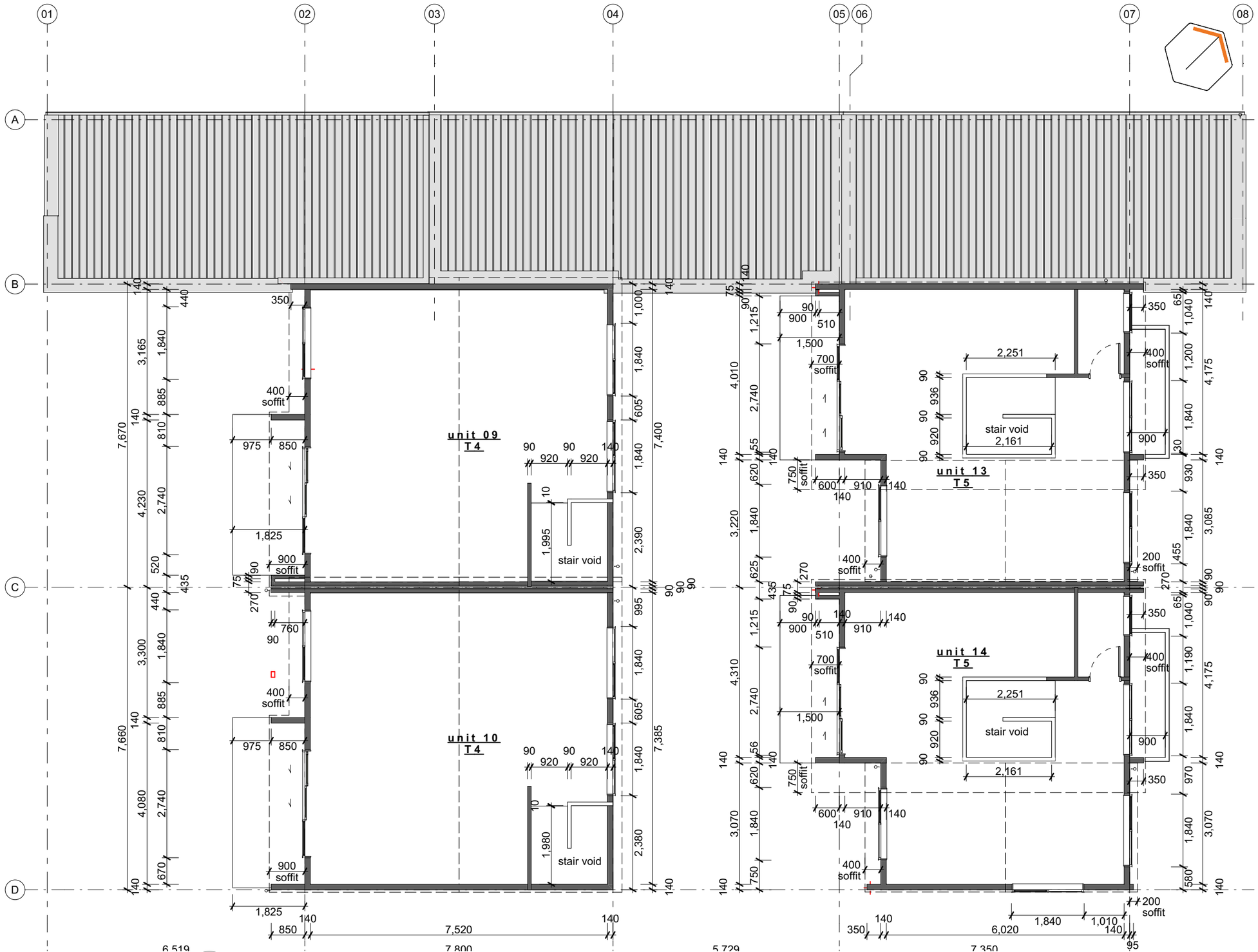
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AB1.23

plan: dimensioned wall framing: first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: second
scale 1:100 @ A3 -

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

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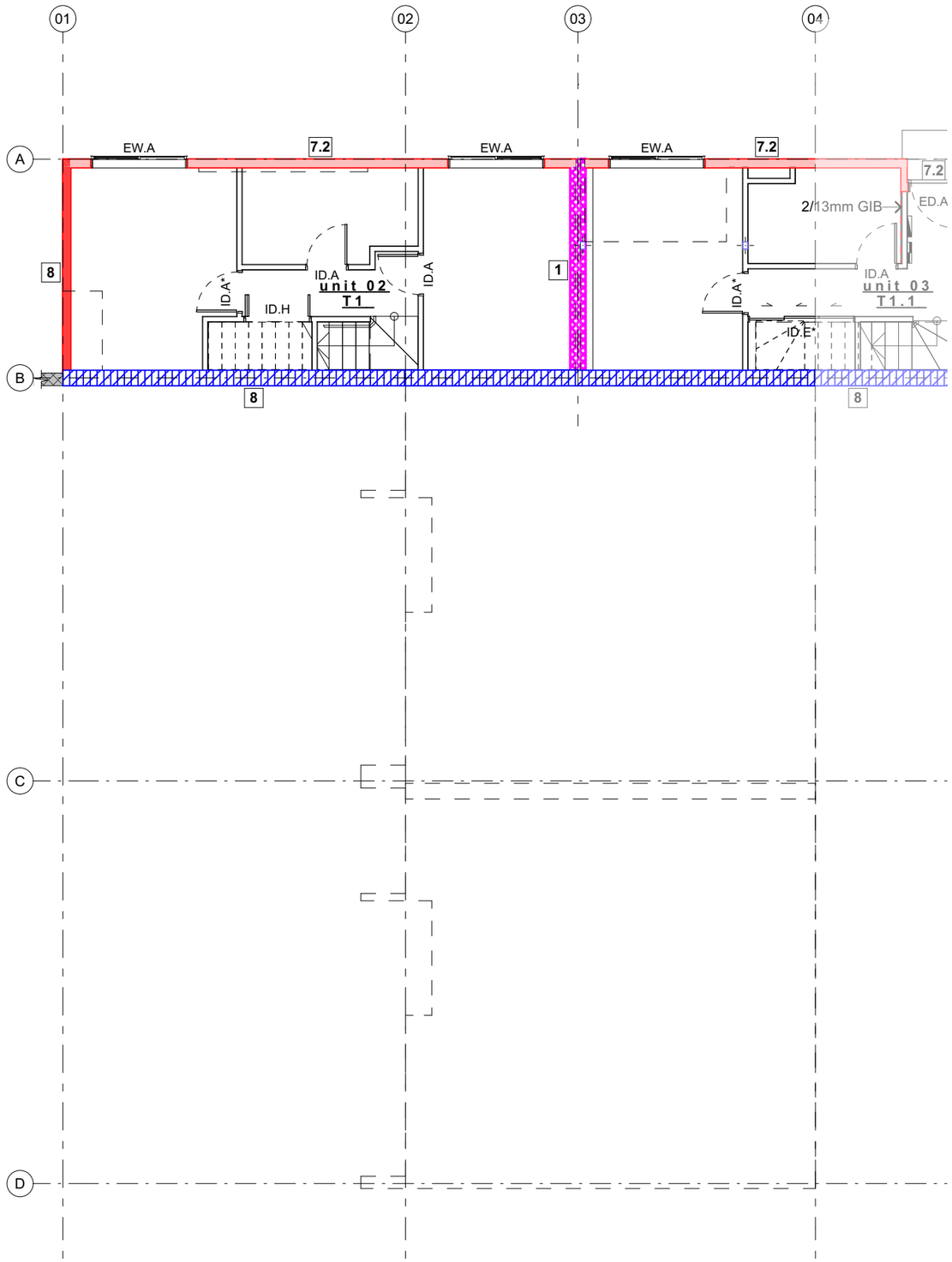
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AB1.24

plan: dimensioned wall framing: second

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: lower ground - scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

× Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

fire & acoustic legend

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

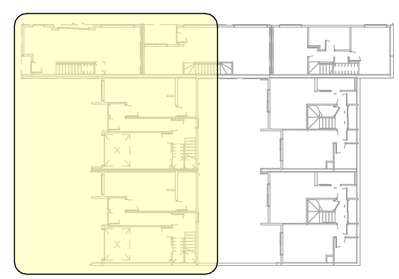
2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

region a



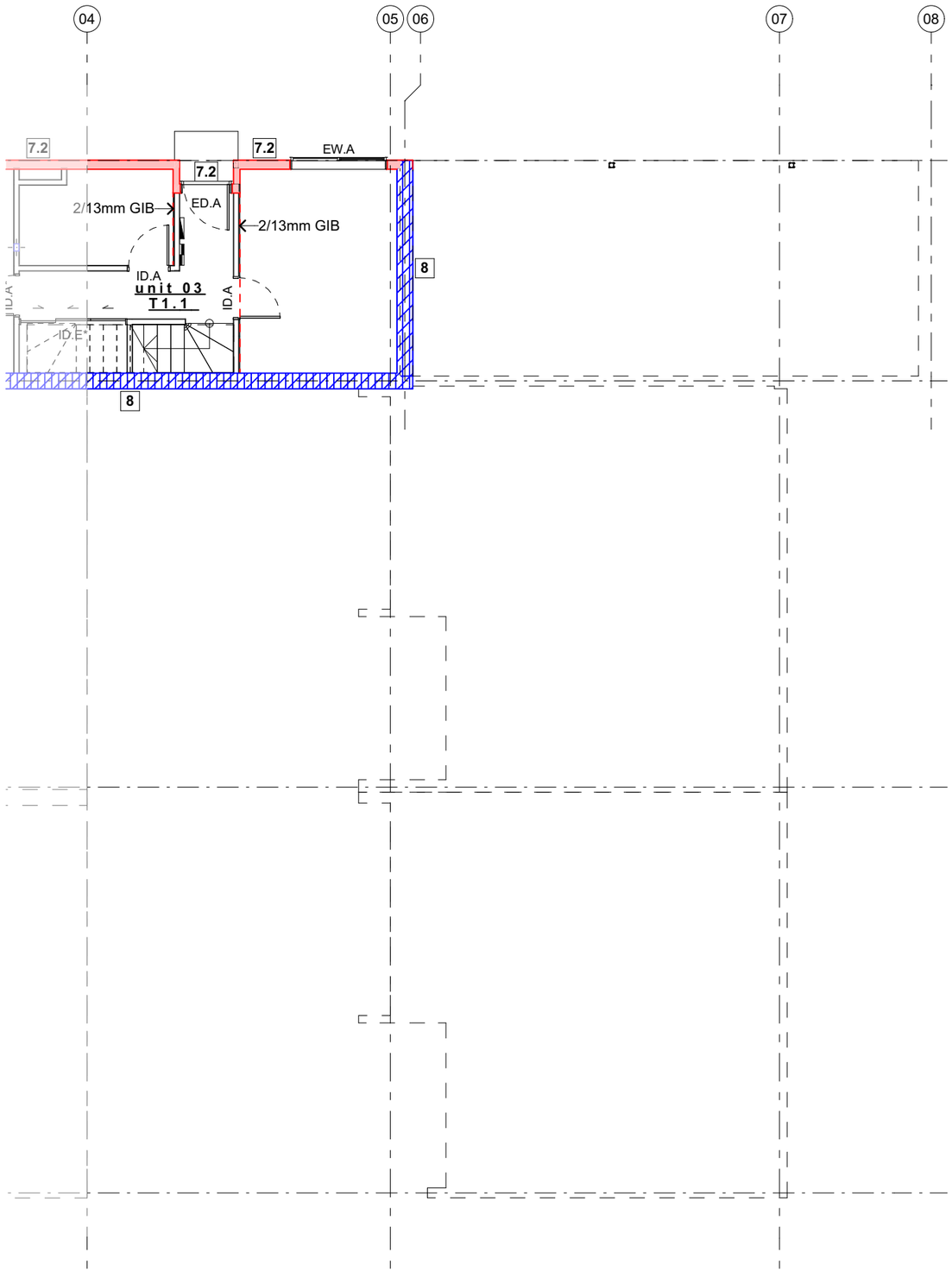
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8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

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a	3/11/2026	BUILDING CONSENT	

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AB1.31
plan: fire & acoustic: lower ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: lower ground
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

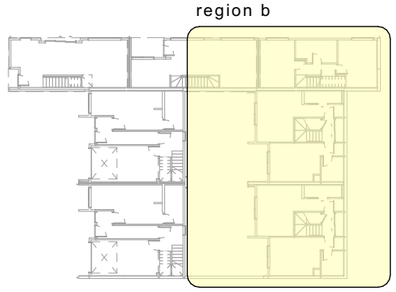
2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

region b



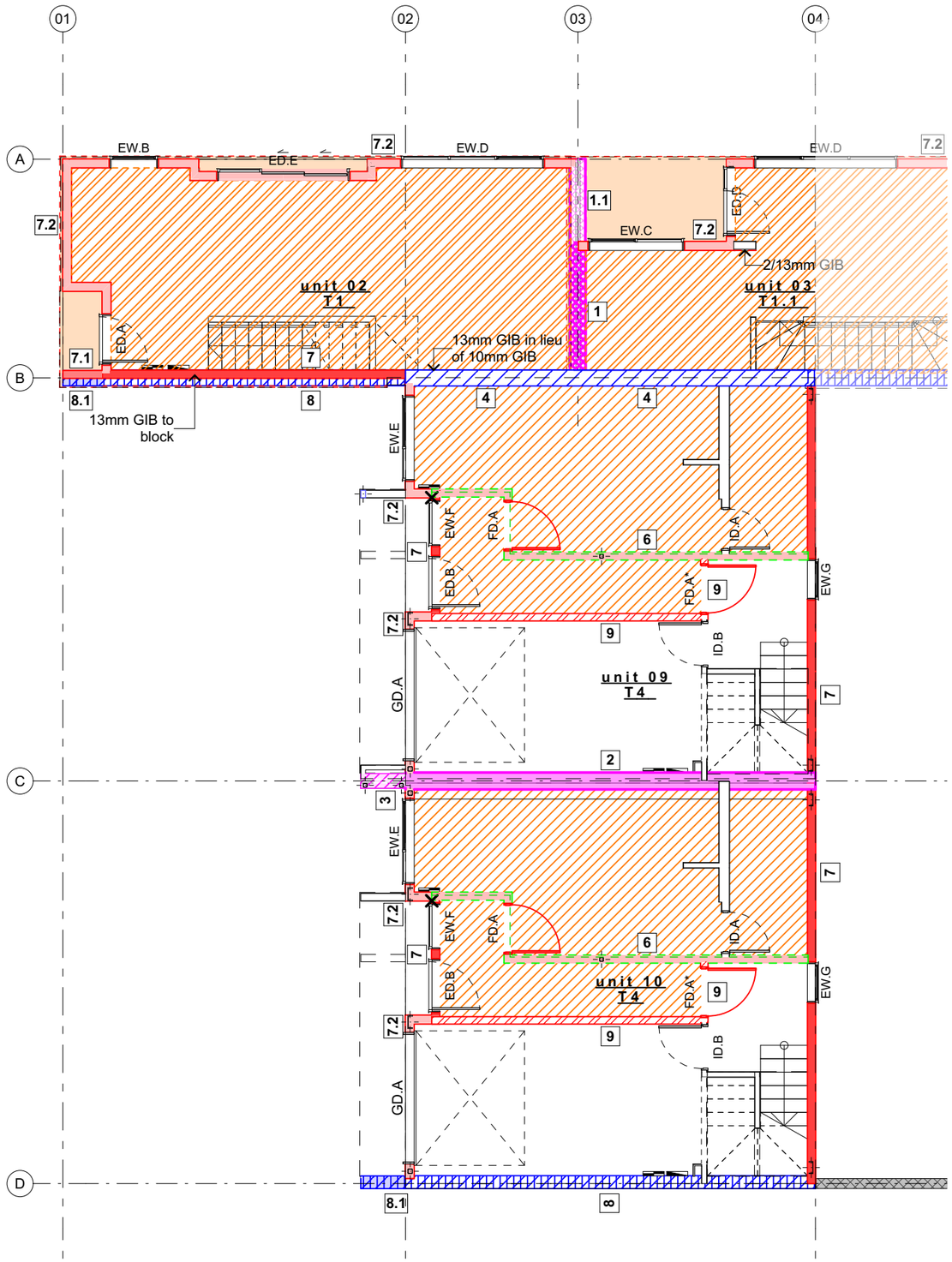
FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AB1.32
plan: fire & acoustic: lower ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: ground
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

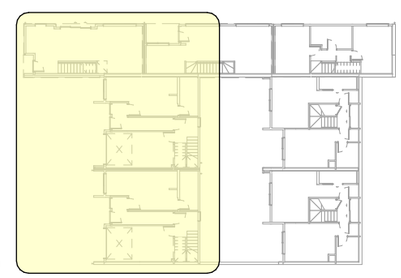
4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.



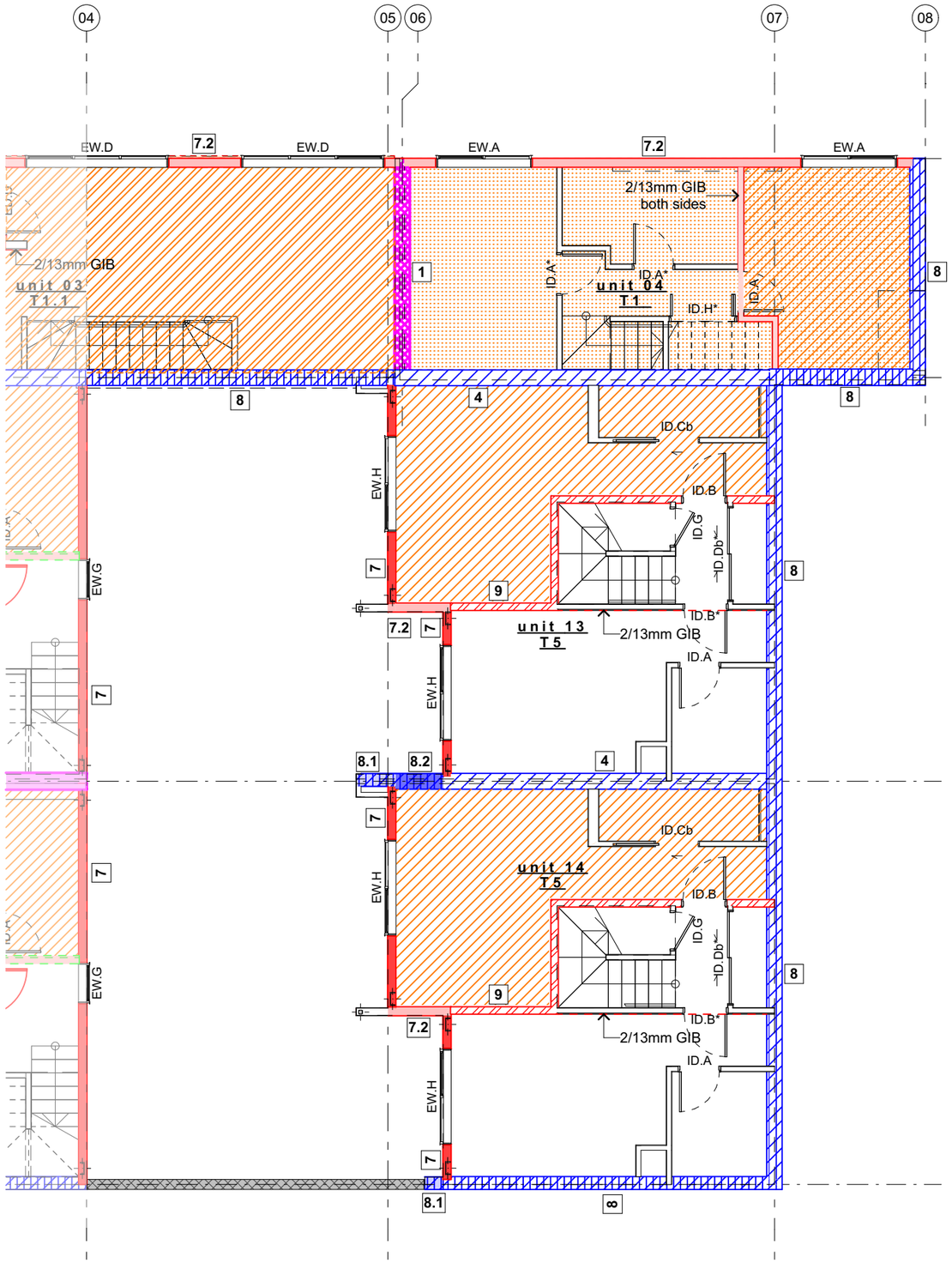
region a

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AB1.33
plan: fire & acoustic: ground: region a



01 plan: fire & acoustic: ground
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

fire & acoustic legend



exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

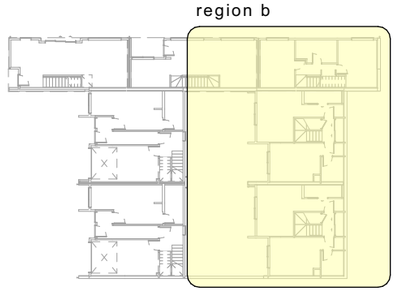
6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

region b



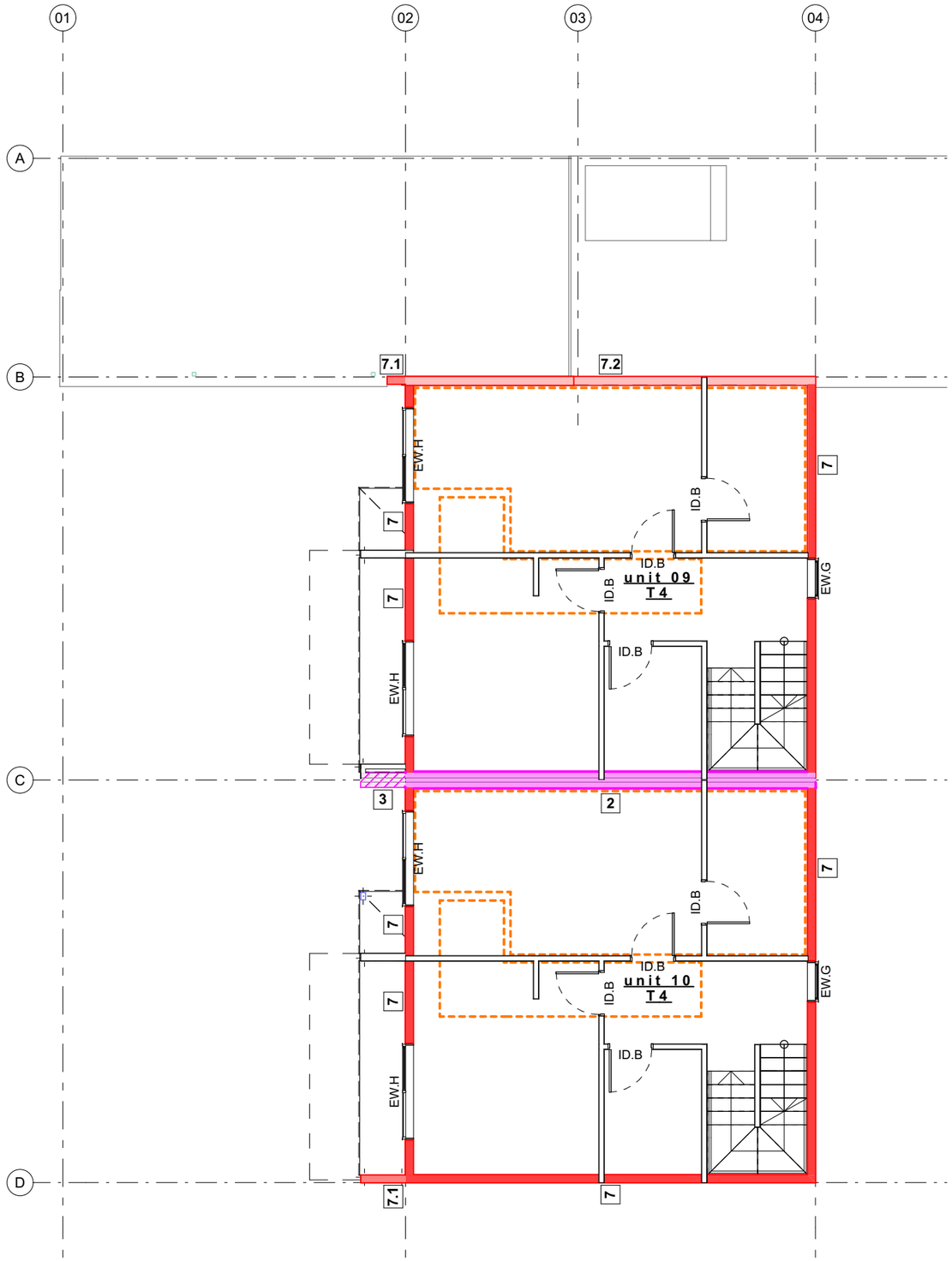
FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AB1.34
plan: fire & acoustic: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: first
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

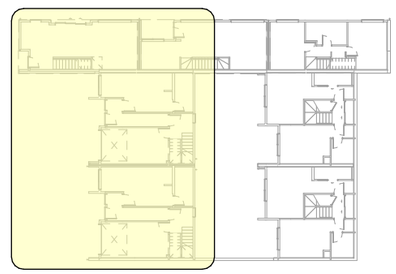
4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.



region a

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

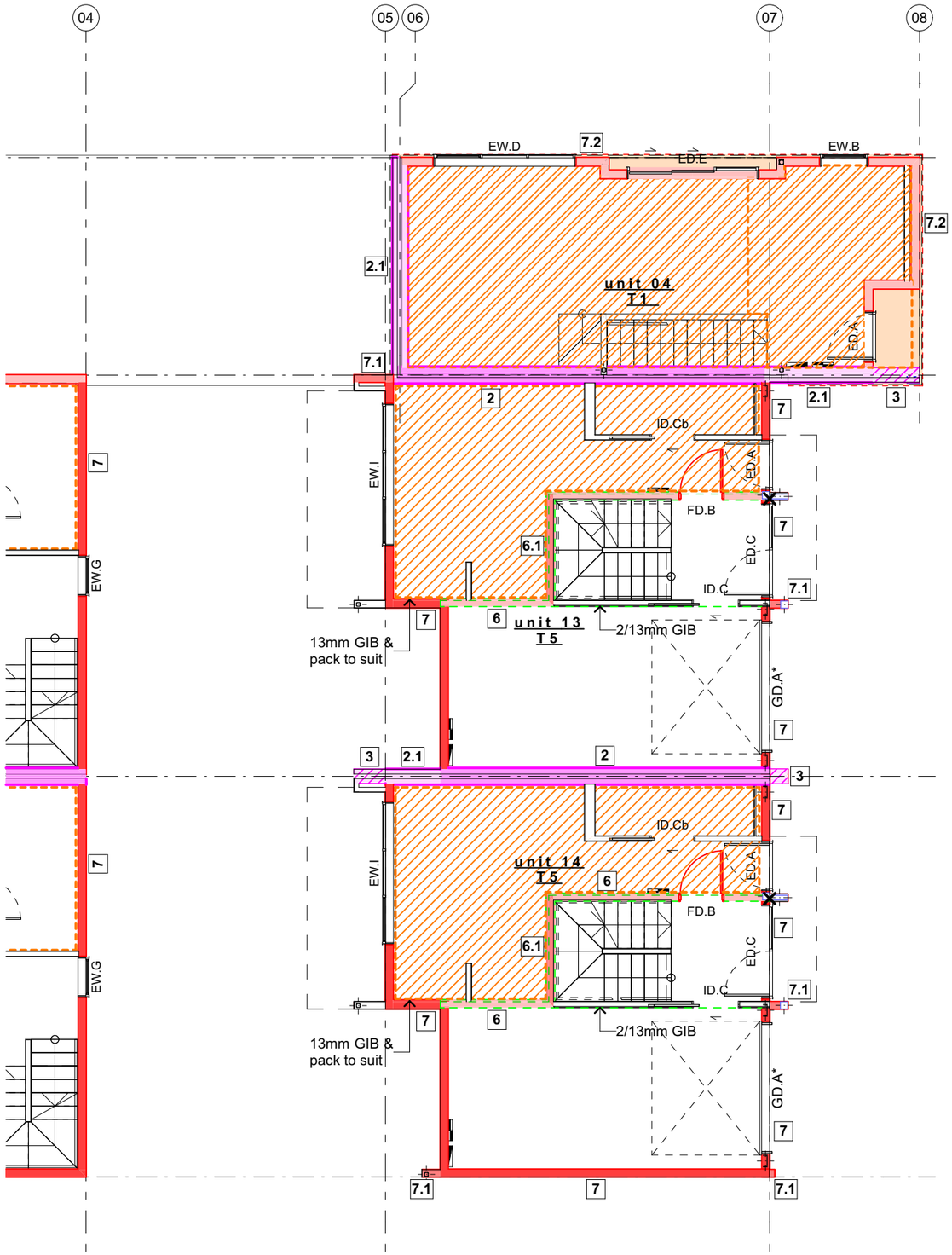
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AB1.35

plan: fire & acoustic: first: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: first
scale 1:100 @ A3

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.
(ceiling) (floor) (both)

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

× Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

fire & acoustic legend

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

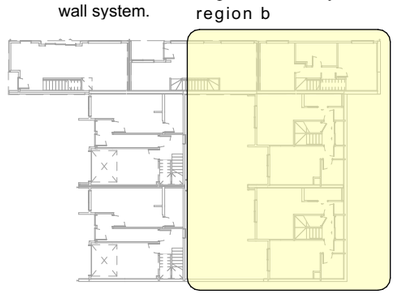
6.1 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and additional layer 10mm GIB Noiseline & GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

region b



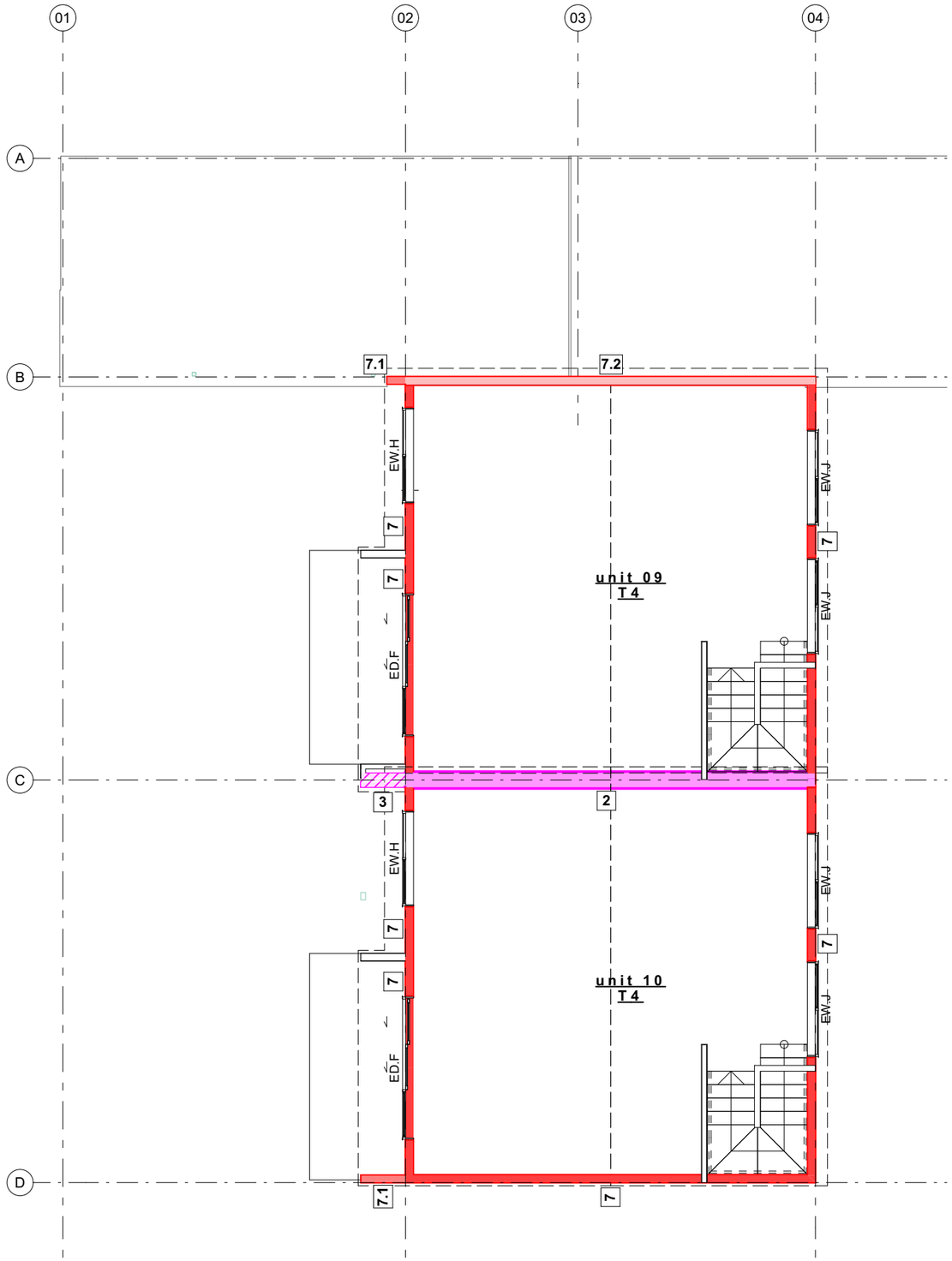
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a	3/11/2026	BUILDING CONSENT	

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

3796
AB1.36
plan: fire & acoustic: first: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: second
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

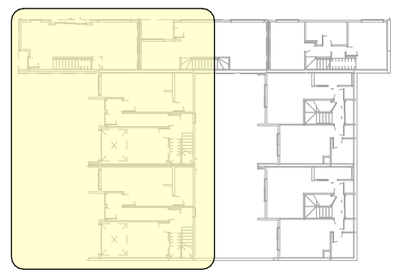
4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.



region a

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

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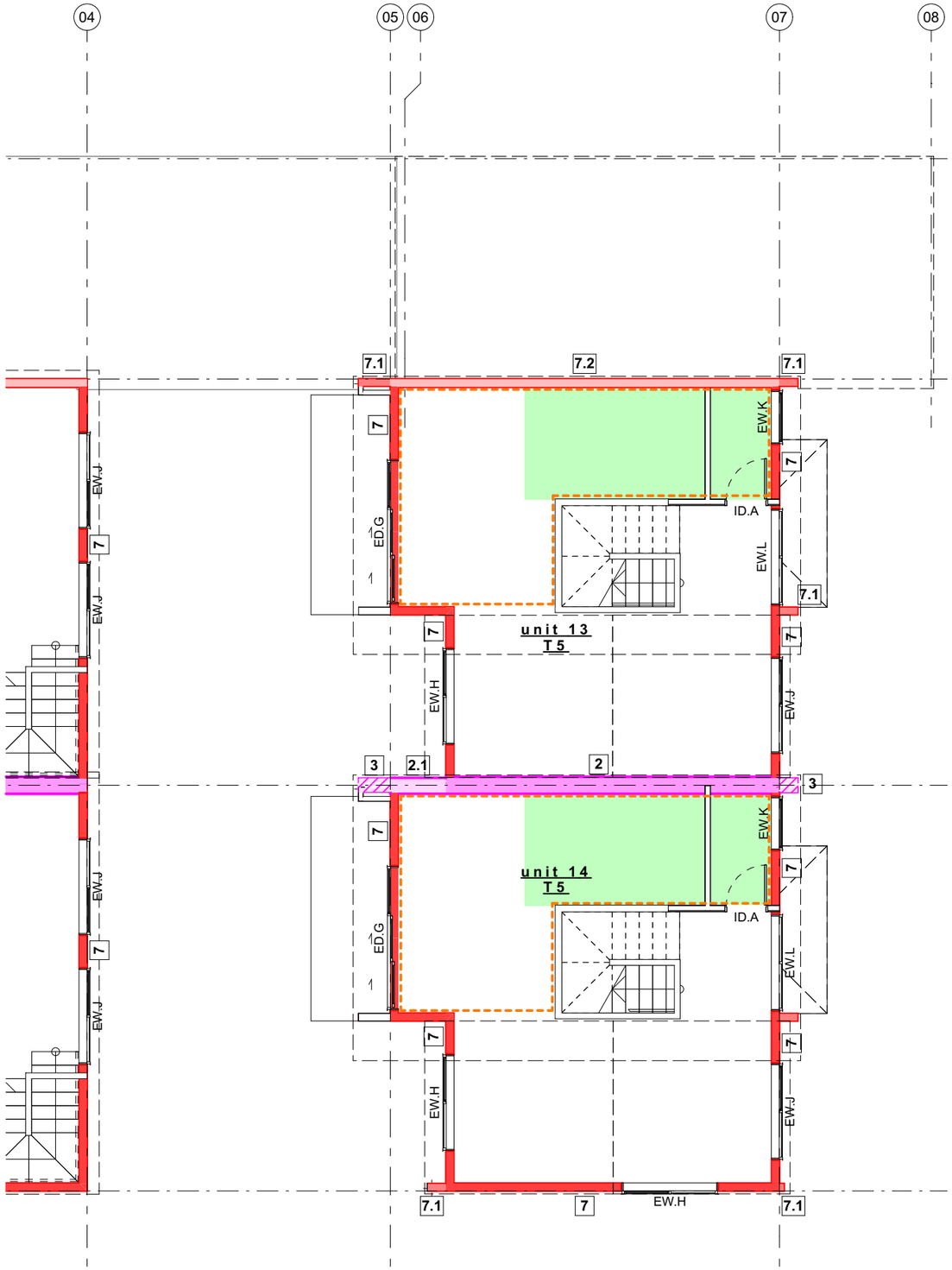
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a	3/11/2026	BUILDING CONSENT	

3796

AB1.37

plan: fire & acoustic: second: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: second -
scale 1:100 @ A3 -

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

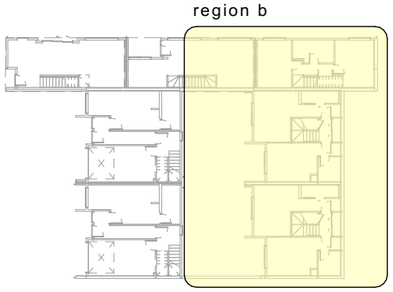
6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

region b



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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

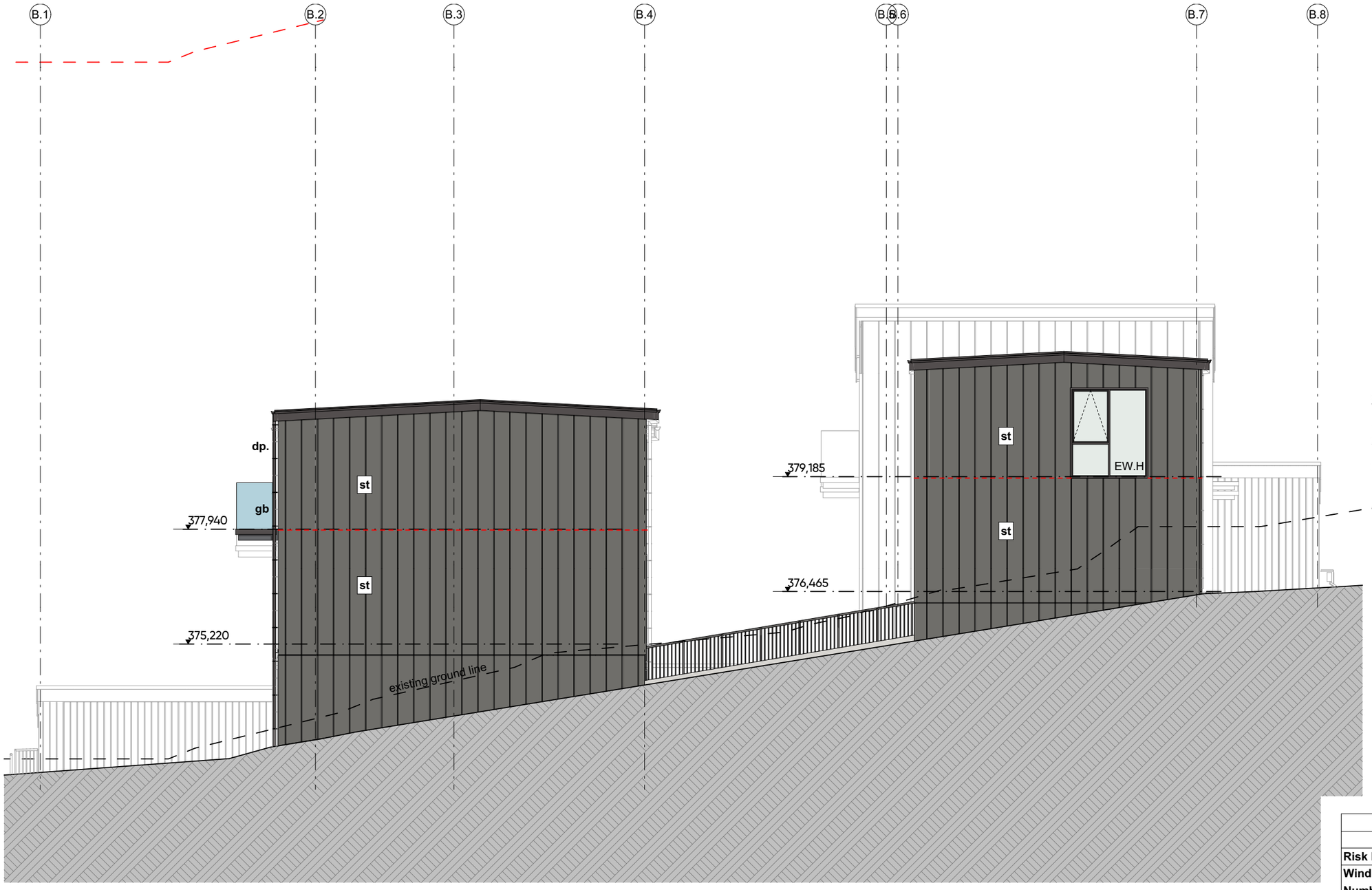
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AB1.38

plan: fire & acoustic: second: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 01 Block B elevation 01
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX

Block B (all elevations)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	High risk	4
Total Risk Score:		**18**

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AB2.01

elevations 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 02 Block B elevation 02
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block B (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**16**

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by FOLEY GROUP ARCHITECTURE LTD.

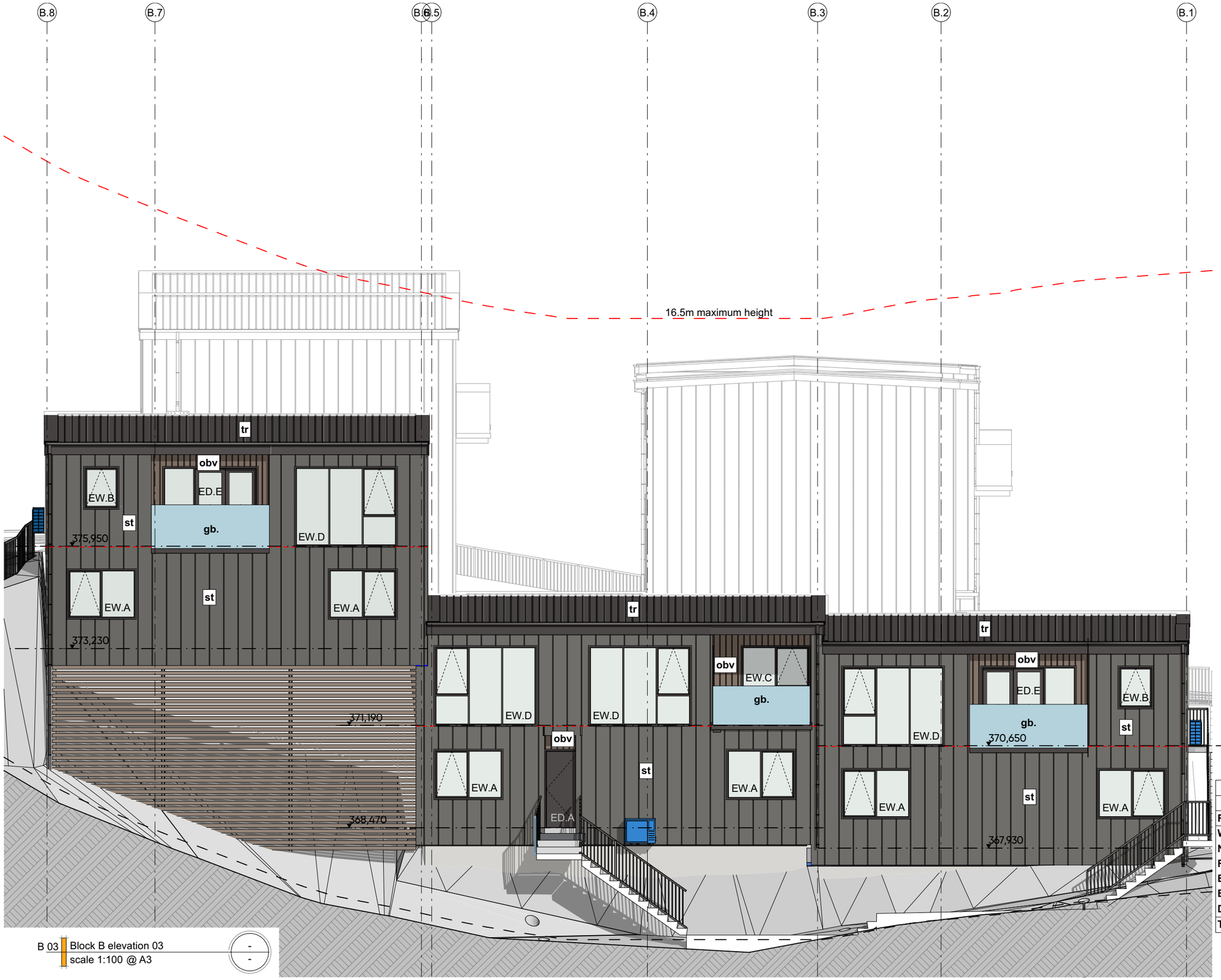
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3796

AB2.02

elevations 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 03 Block B elevation 03
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block B (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**16**

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AB2.03

elevations 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 04 Block B elevation 04
scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block B (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**16**

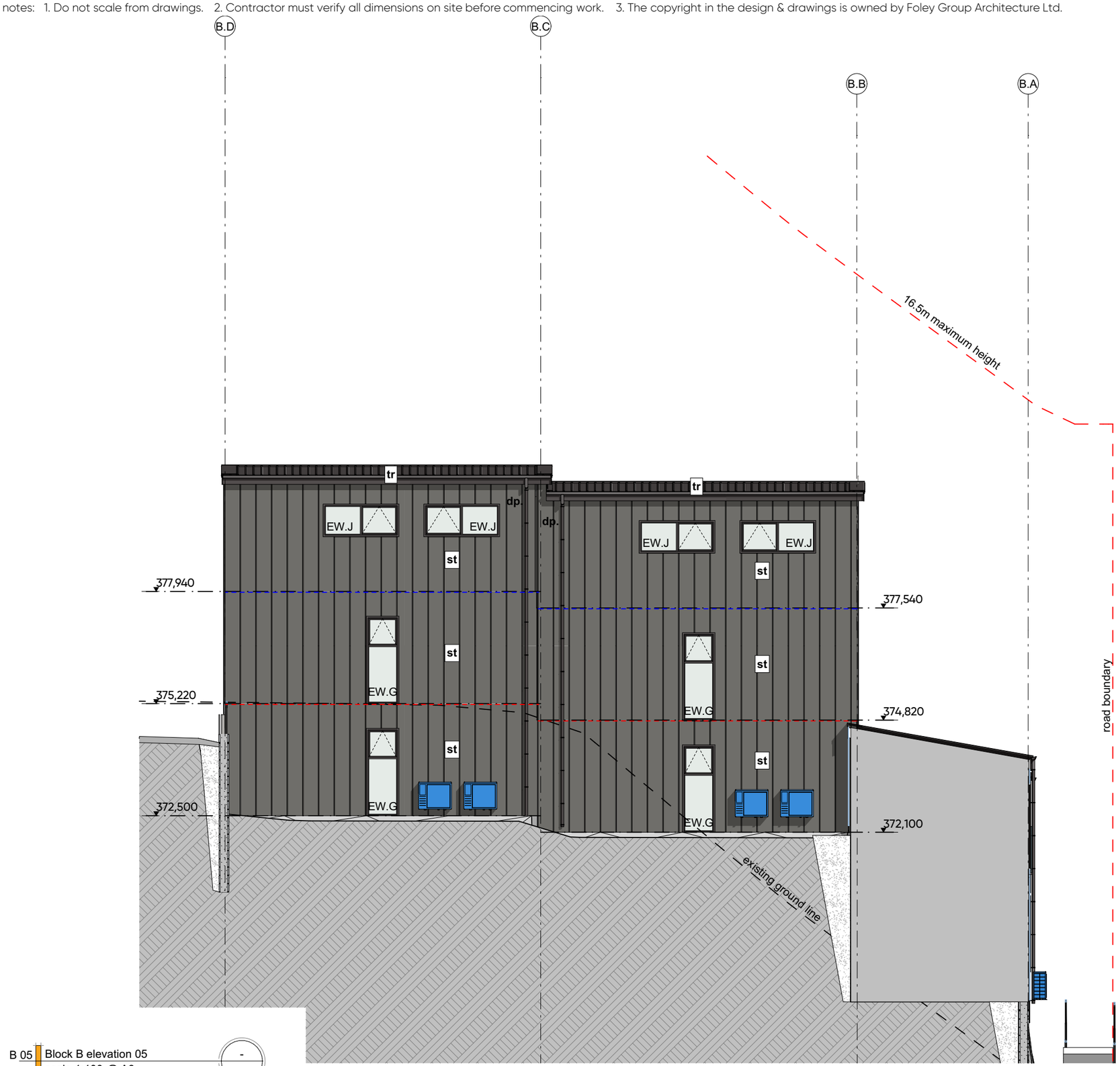
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3796
AB2.04
elevations 04

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 05 Block B elevation 05
scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block B (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**16**

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3796
AB2.05
elevations 05

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B 06 Block B elevation 06 - - scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block B (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**16**

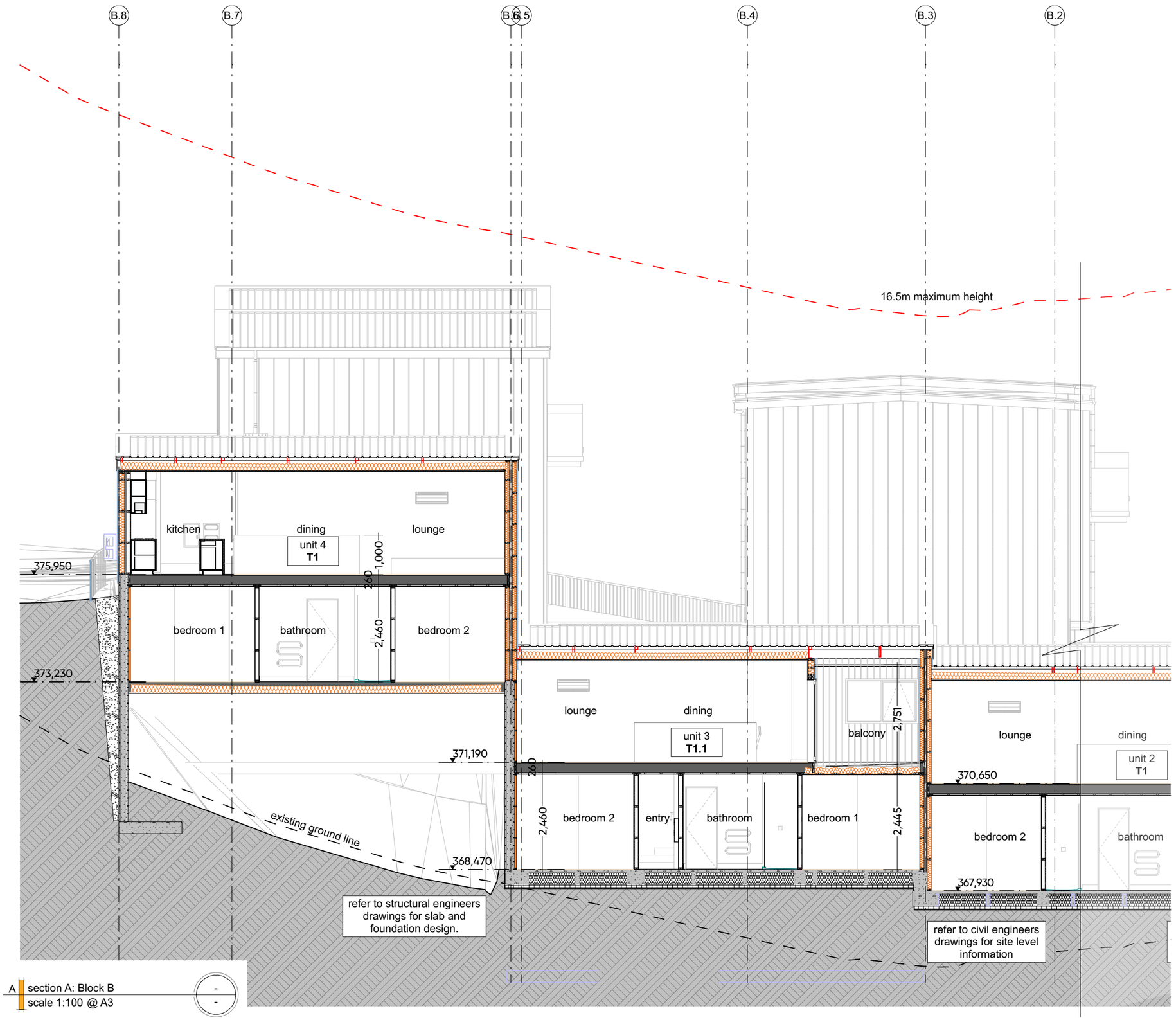
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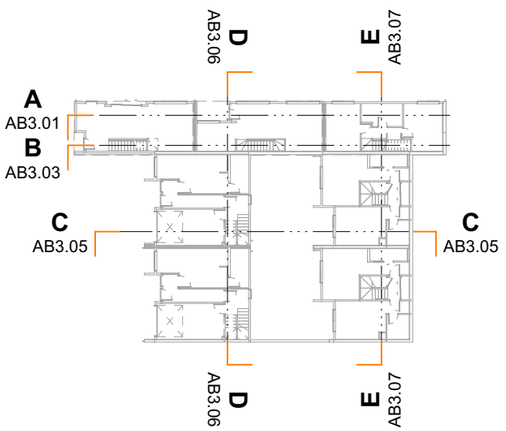
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3796
AB2.06
elevations 06

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A section A: Block B
scale 1:100 @ A3



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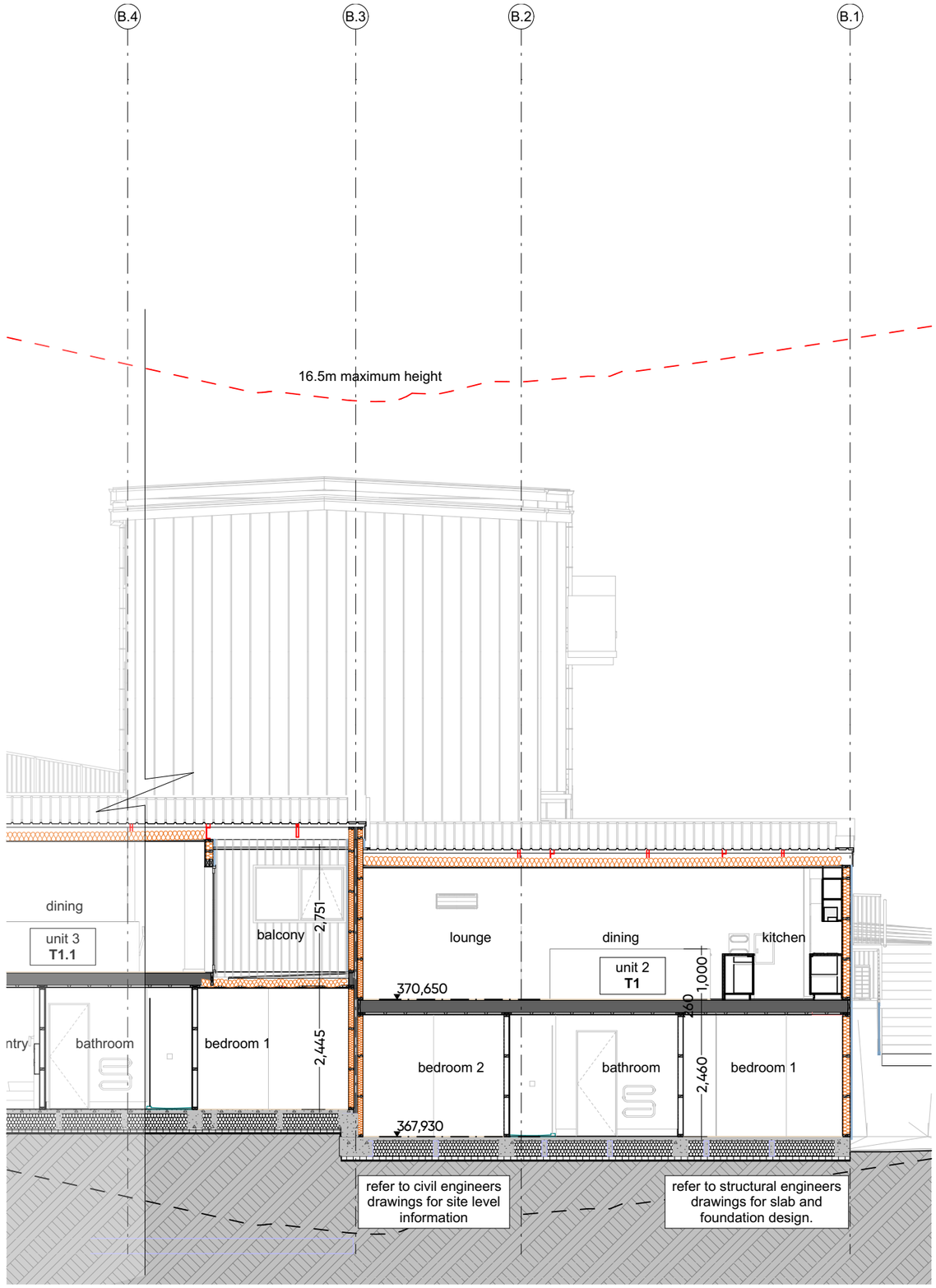
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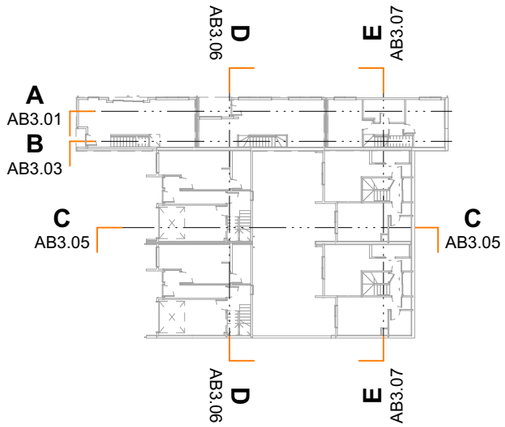
AB3.01

section A

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A section A: Block B
scale 1:100 @ A3



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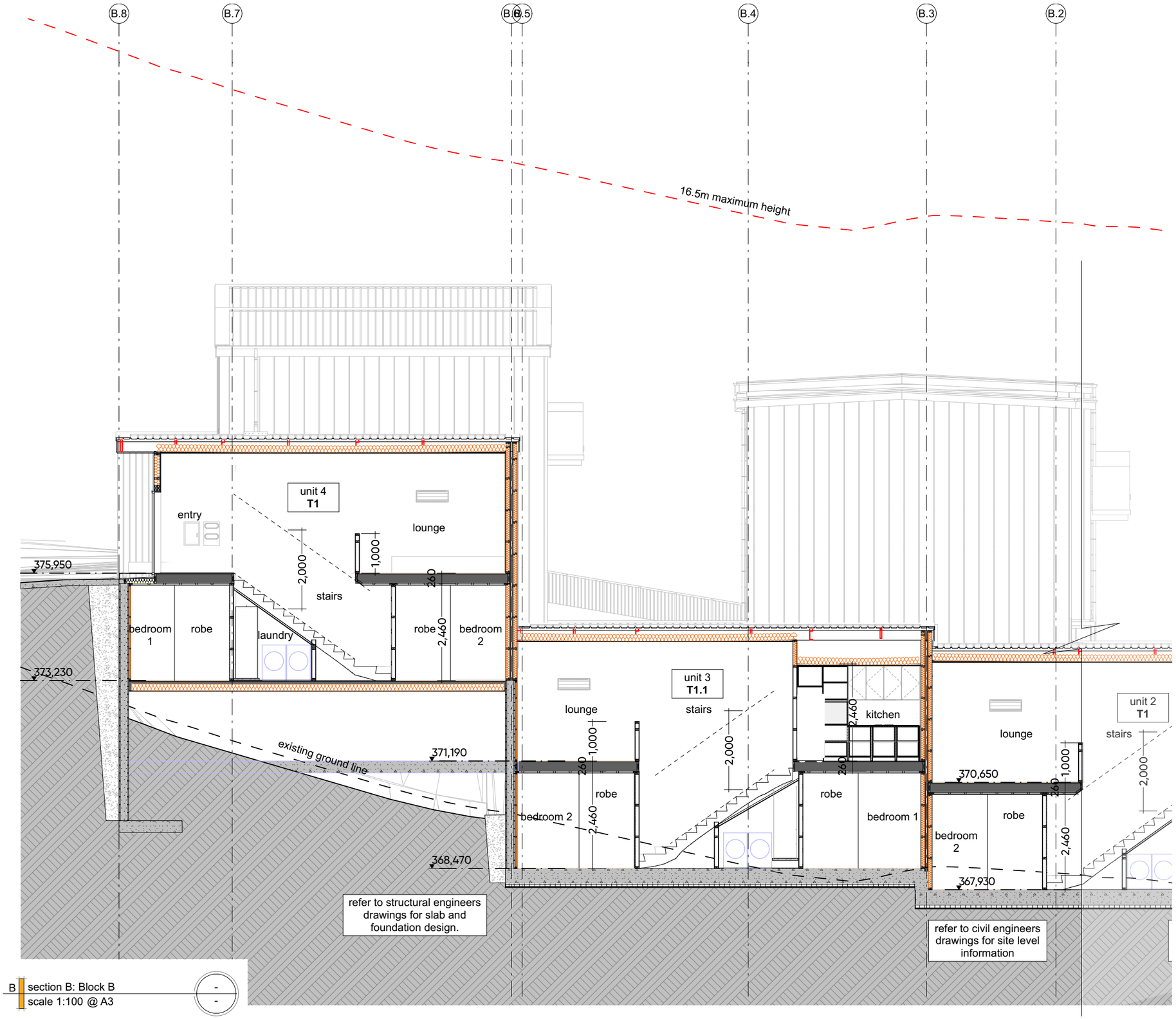
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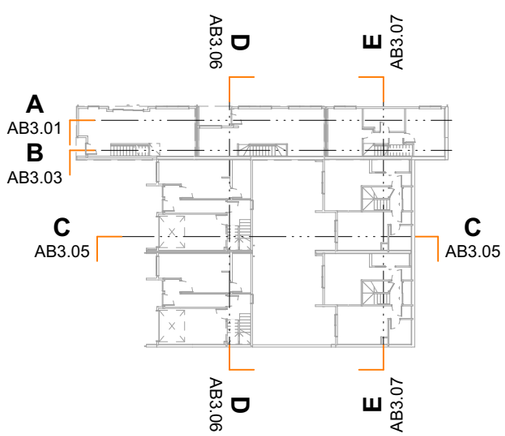
AB3.02

section A

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B section B: Block B
scale 1:100 @ A3



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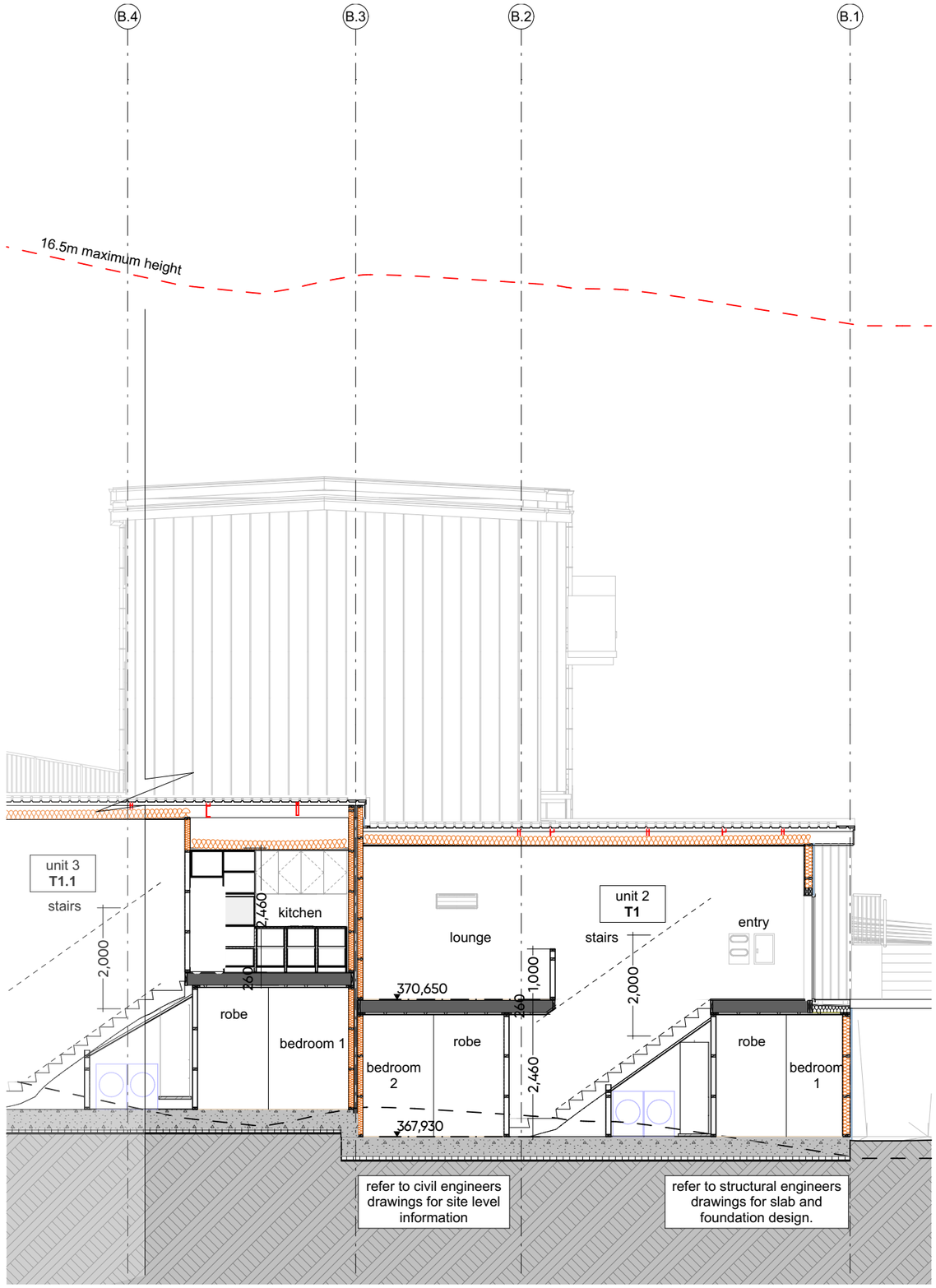
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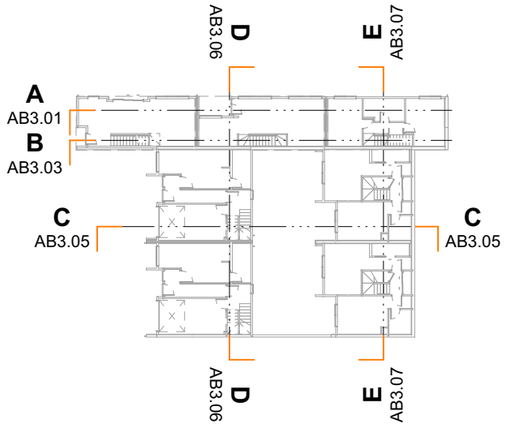
AB3.03

section B

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B section B: Block B
scale 1:100 @ A3



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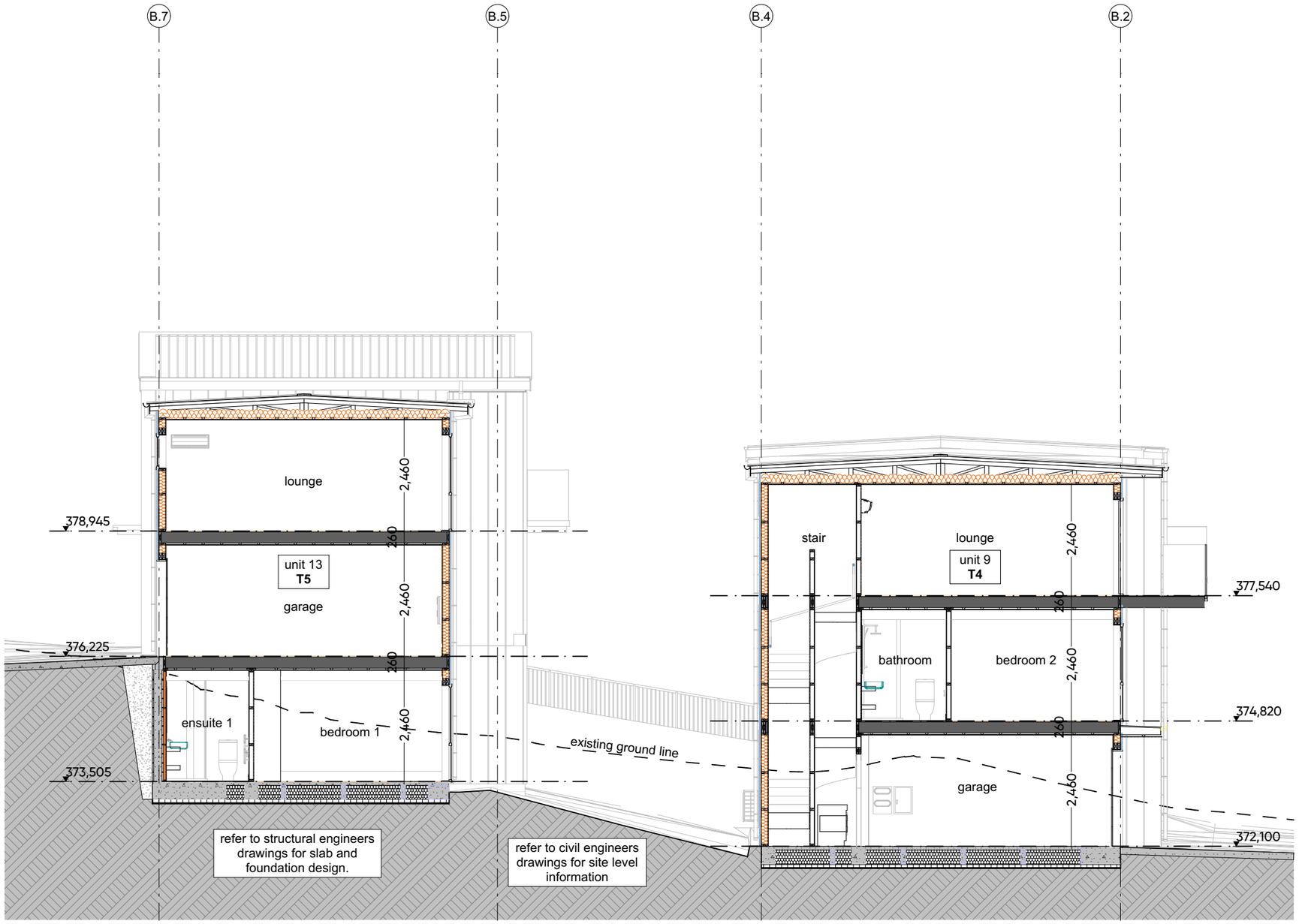
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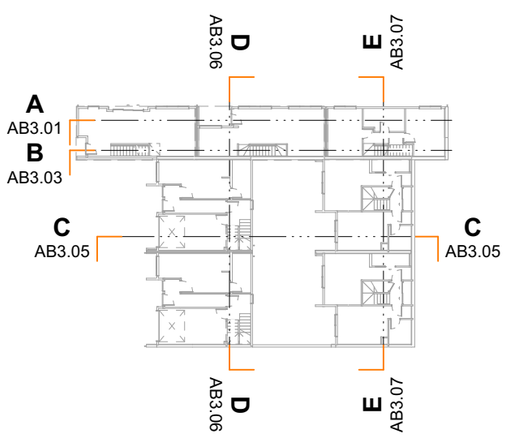
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AB3.04

section B

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C section C: Block B
scale 1:100 @ A3

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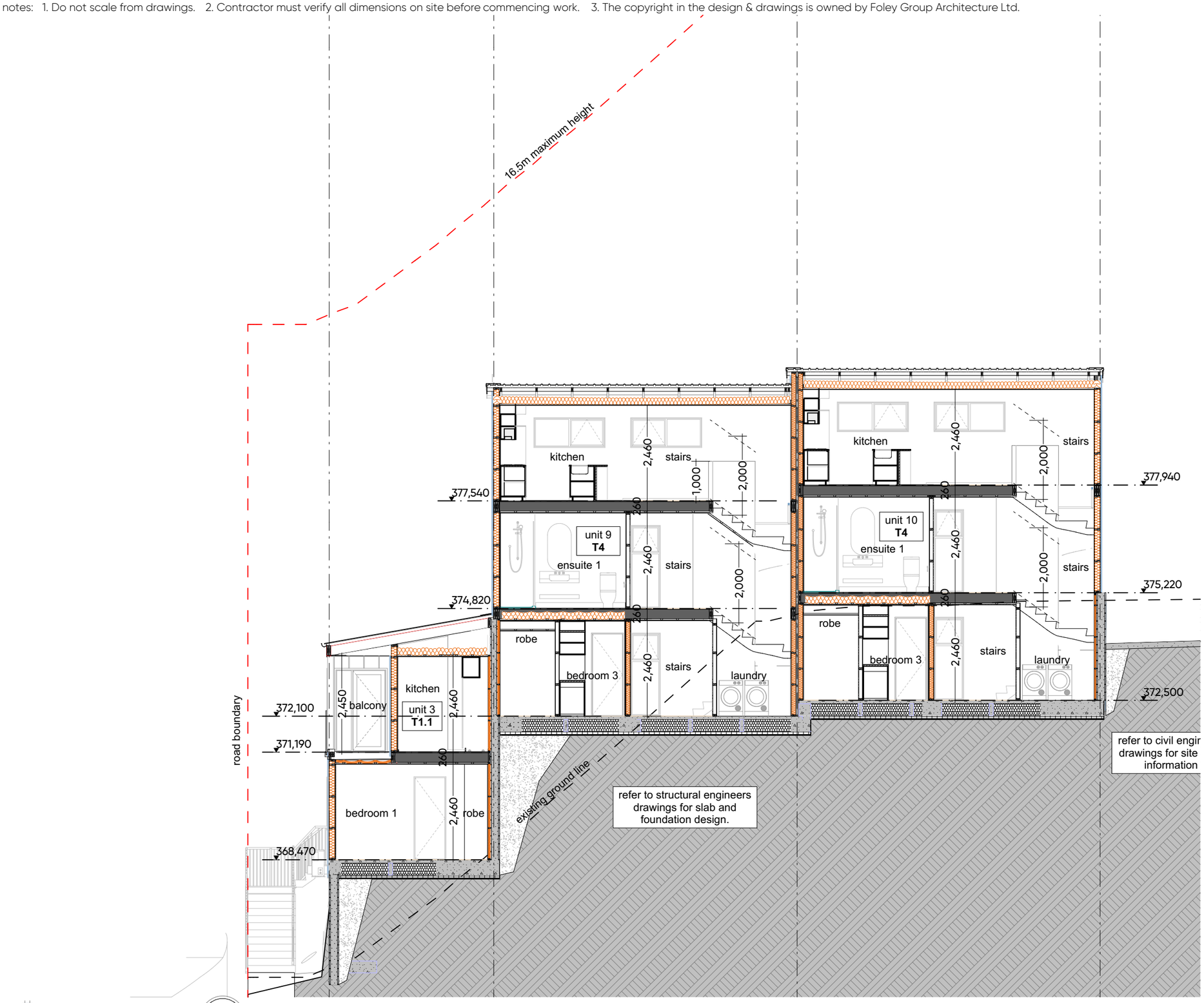
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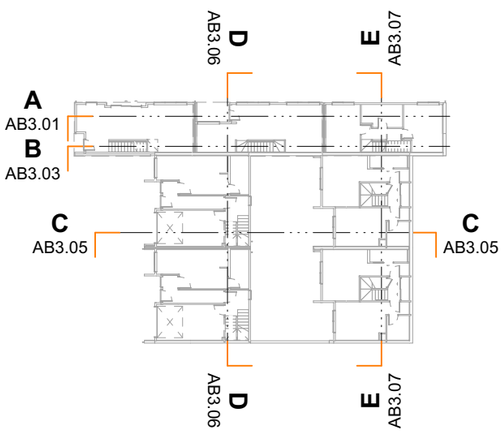
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AB3.05

section C

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D section D: Block B
scale 1:100 @ A3

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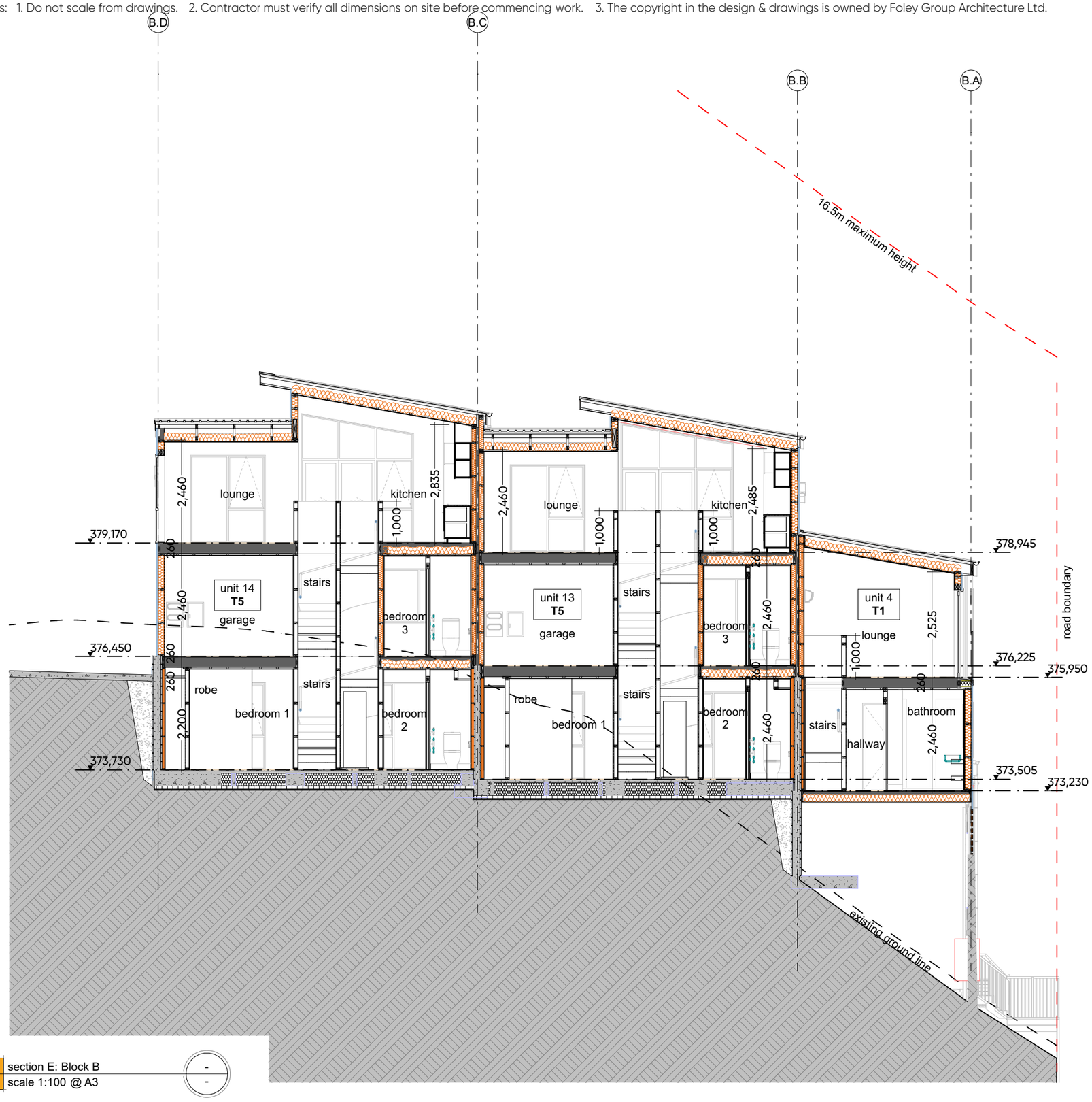
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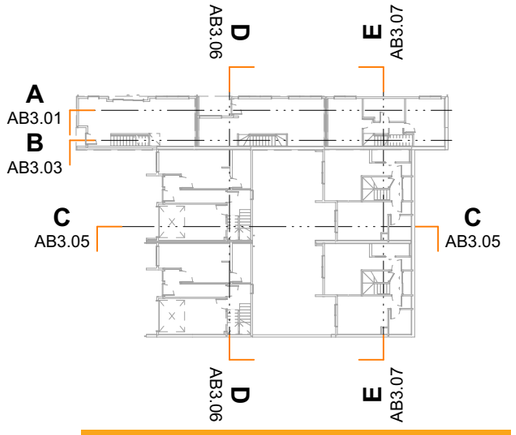
AB3.06

section D

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E section E: Block B
scale 1:100 @ A3



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AB3.07

section E

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Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

01 plan: site reference
scale 1:250 @ A3

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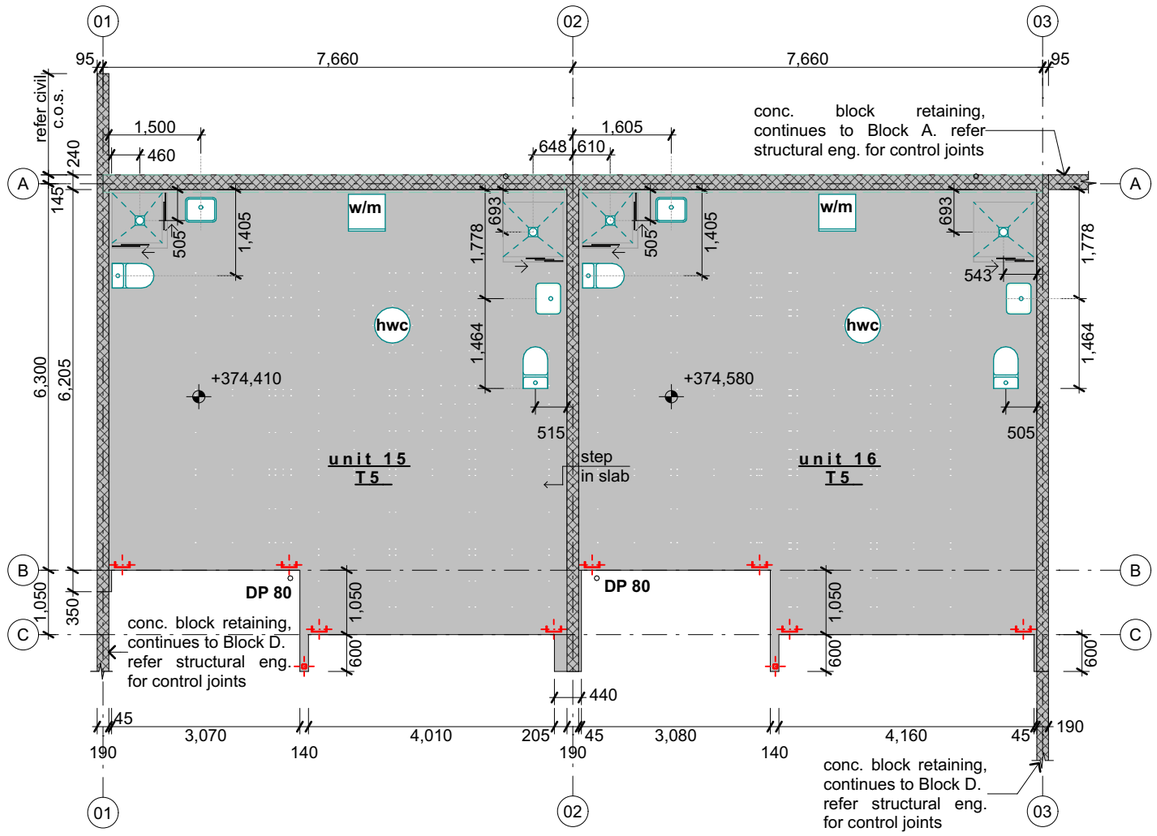
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AC0.01

plan: block location / region reference: Block C

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01 plan: slab: ground
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors).
   Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

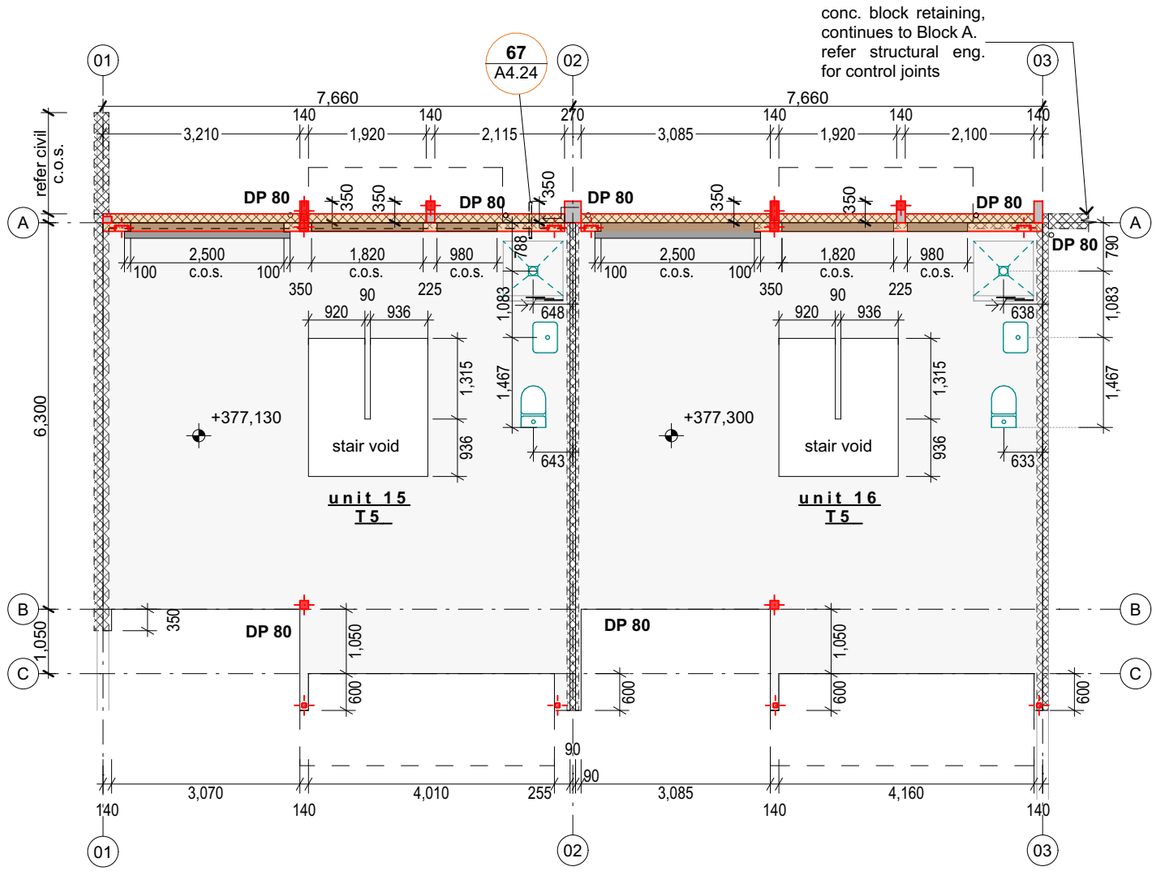
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AC1.01
plan: slab: ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: floor framing first
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
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4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

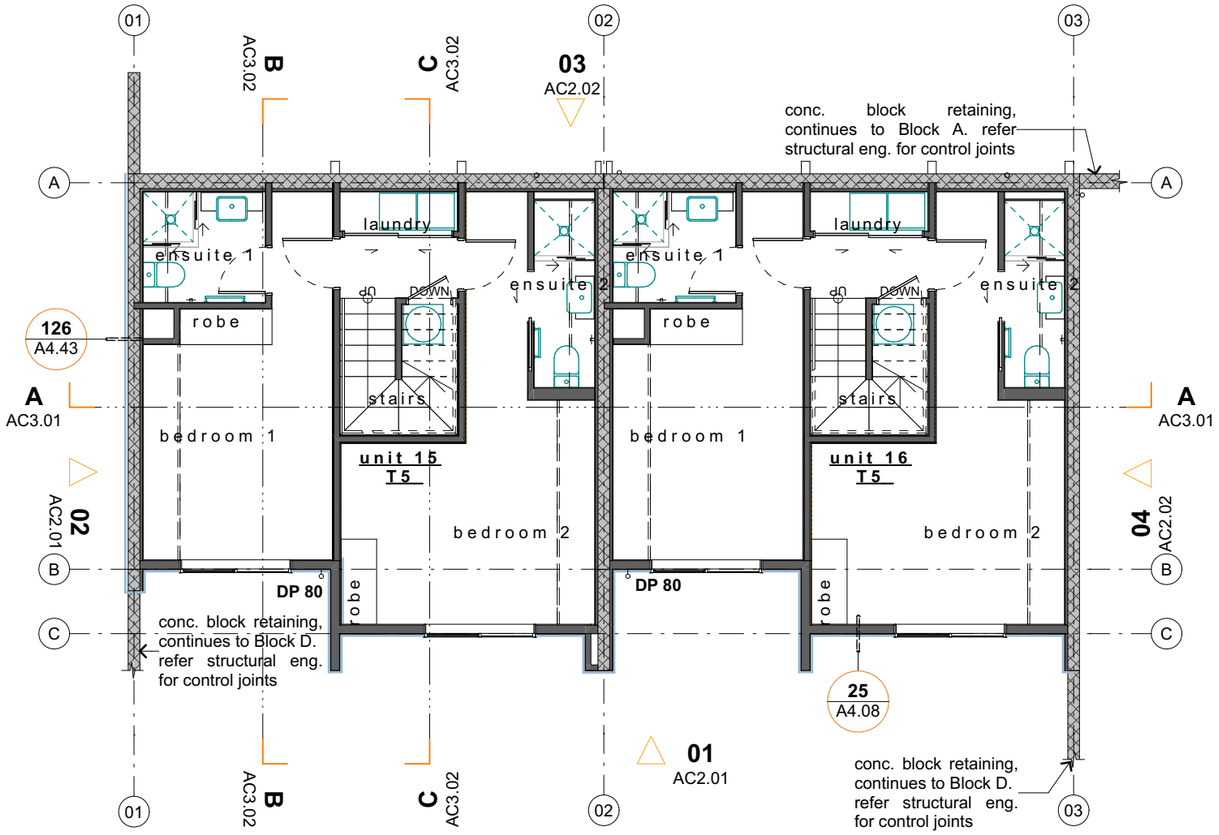
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3796
AC1.02
plan: slab/framing: first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed ground
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

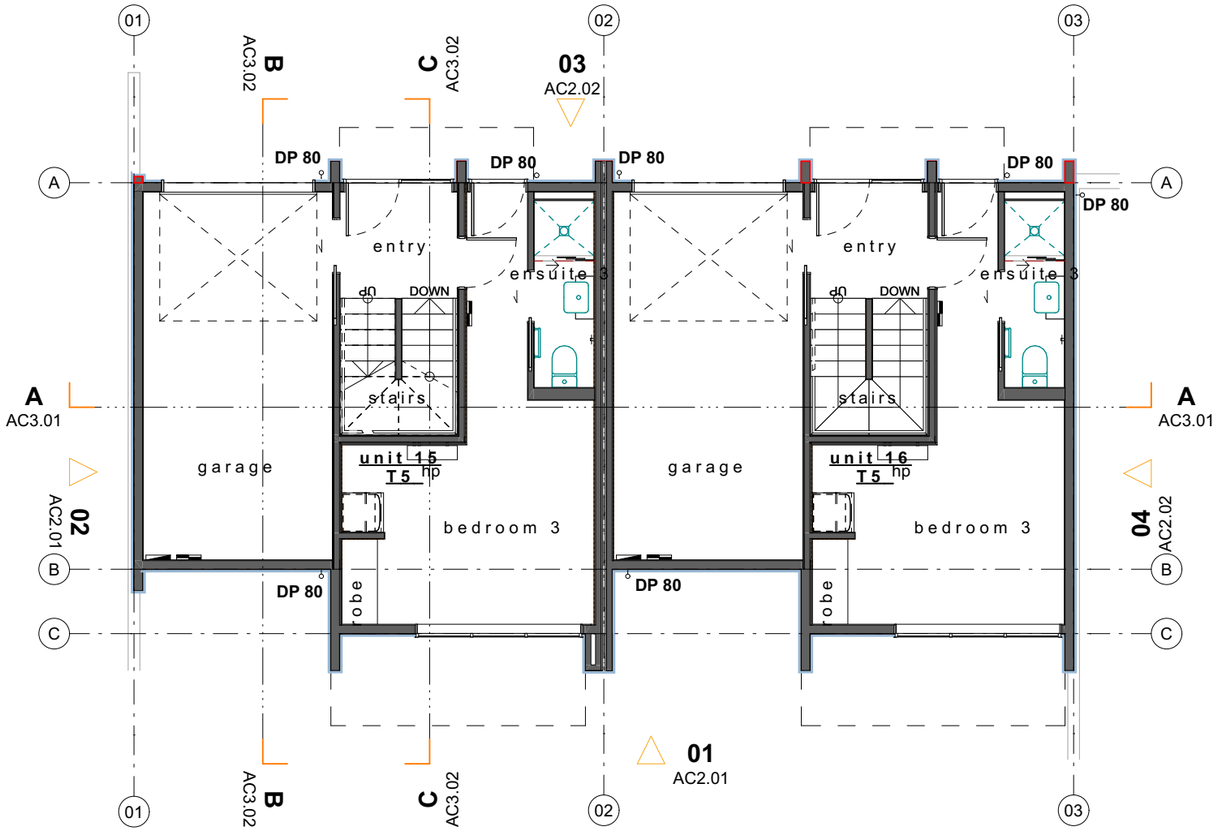
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AC1.11
plan: proposed ground

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01 plan: proposed first
scale 1:100 @ A3

legend

- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
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general notes

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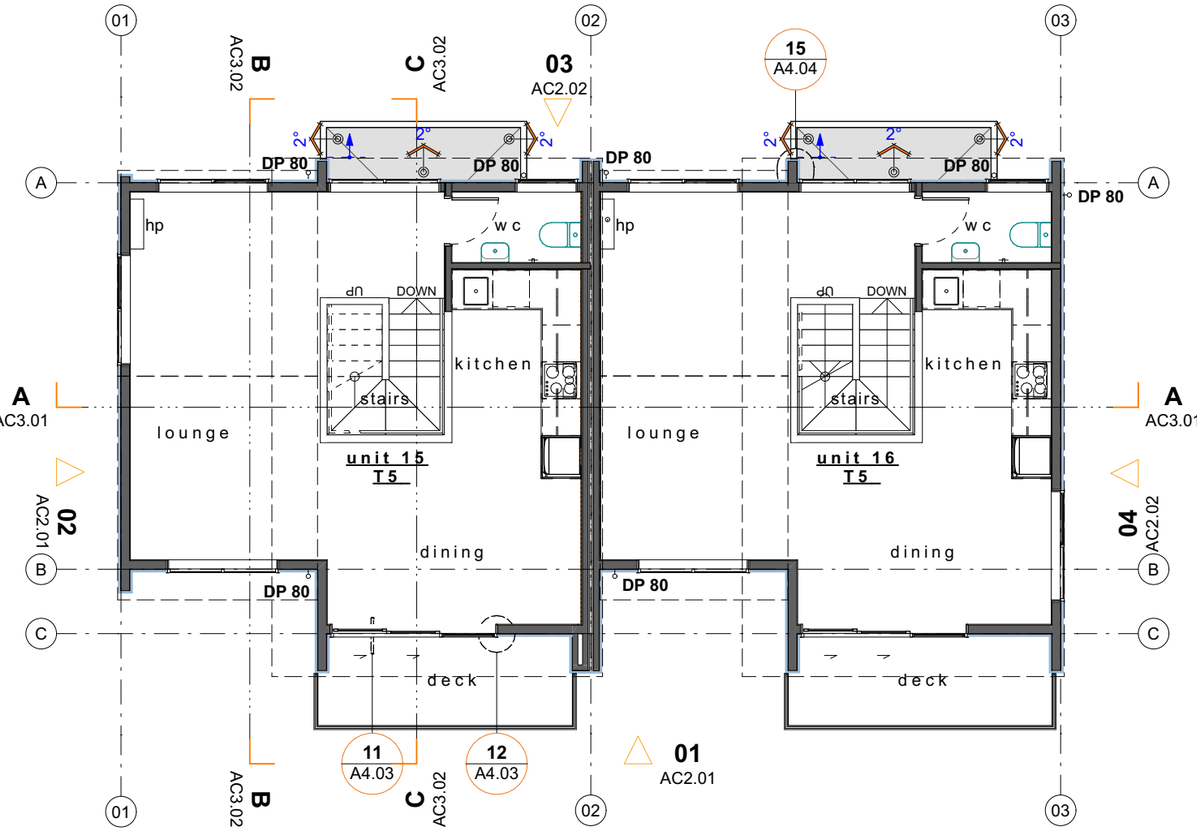
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AC1.12
plan: proposed first

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01 plan: proposed second
scale 1:100 @ A3

legend



- timber framed wall — refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown

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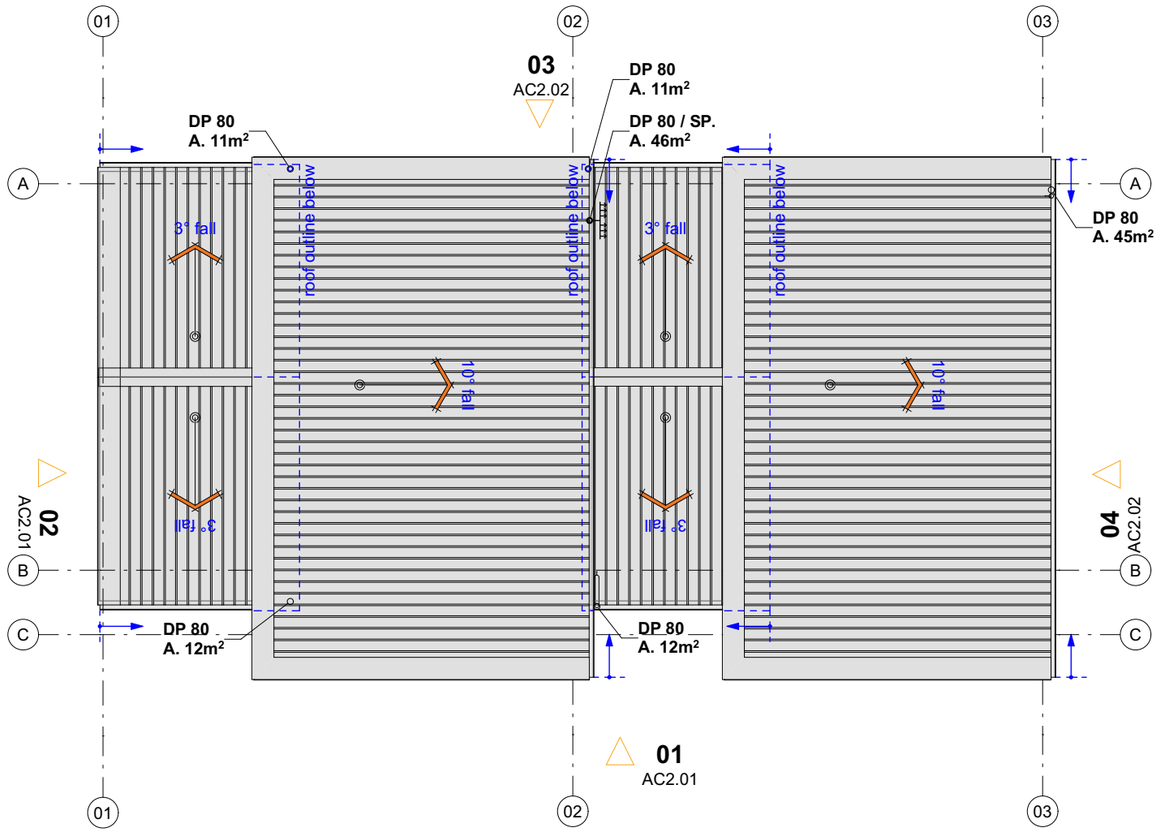
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AC1.13

plan: proposed second

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01 plan: roof
scale 1:100 @ A3

legend

- dv — drain vent, refer hydraulic eng.
- DP — down pipe
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- metal roofing
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls

roof material notes

metal roofing:
Dimond Veedek over purlins over self supporting roof underlay.

membrane roofing:
Viking Enviroclad TPO over min. 19mm CD grade H3.2 treated CCA structural plywood, with sanded C face upwards.

deck jack system:
Viking Buzon system with Viking 'U-PAD3' beneath each pedestal over Viking Enviroclad TPO membrane roofing system

downpipes:
Dimond 80mm dia. fixed back to cladding with colour matched stand off brackets.

fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
-Custom folded 100x100 colorsteel with external brackets

general notes

1. All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice.
2. All roof penetrations to be flashed by roofer. allow to coordinate with other trades.
3. Roof catchment areas to downpipes as per 'NZ Metal Roofing Manufacturer's COP'.

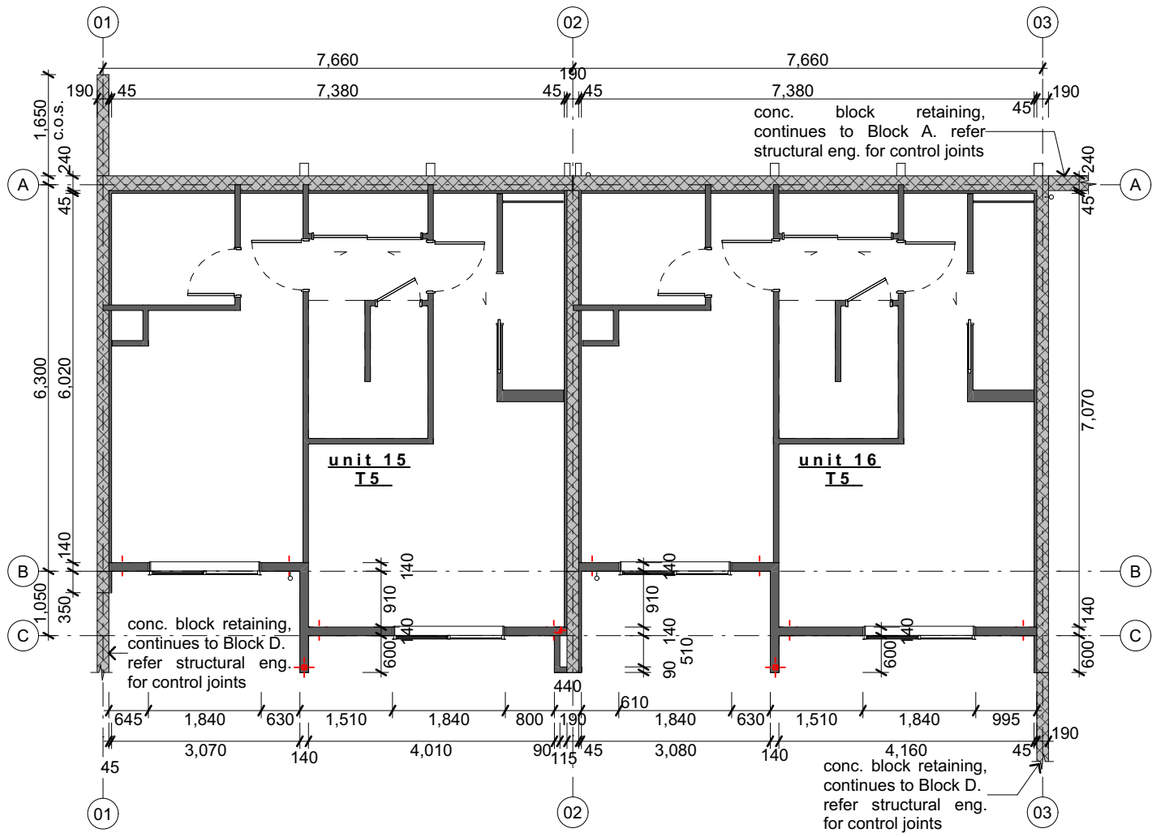
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AC1.14
plan: roof

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01 plan: dimensioned wall framing: ground
scale 1:100 @ A3

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

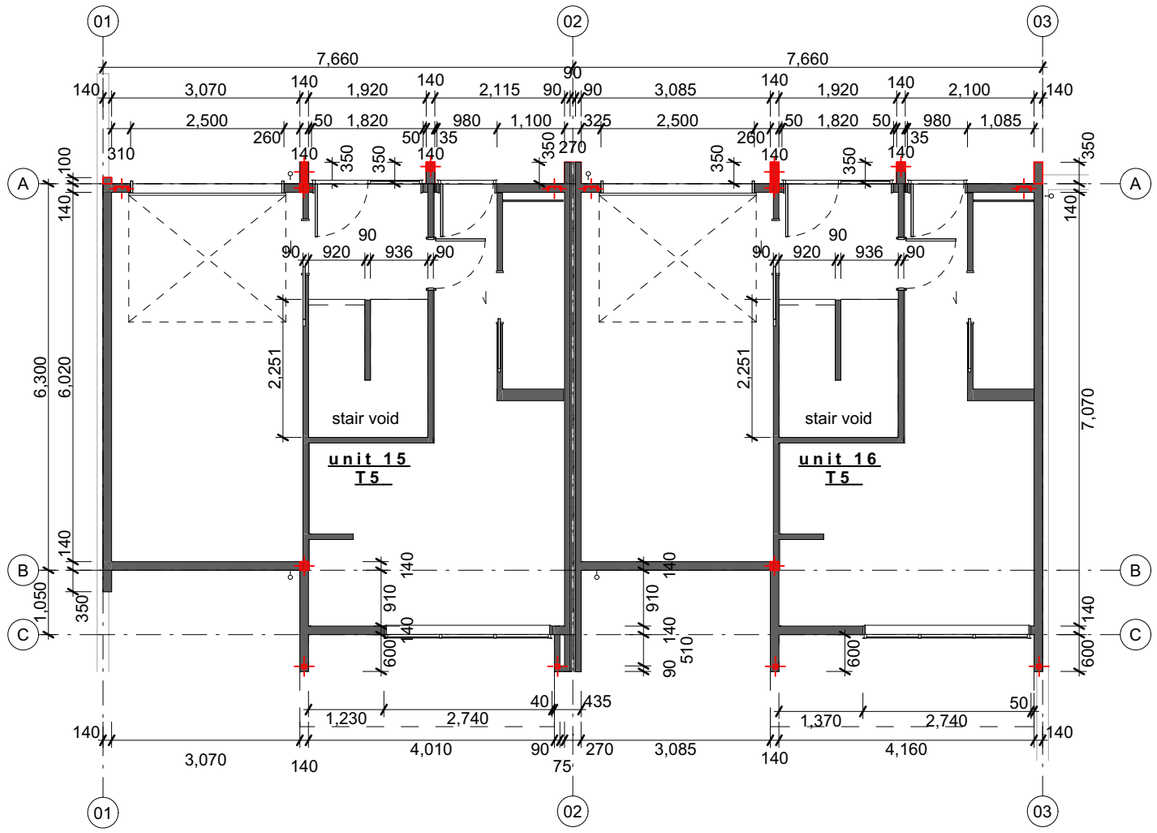
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AC1.21
plan: dimensioned wall framing: ground

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01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
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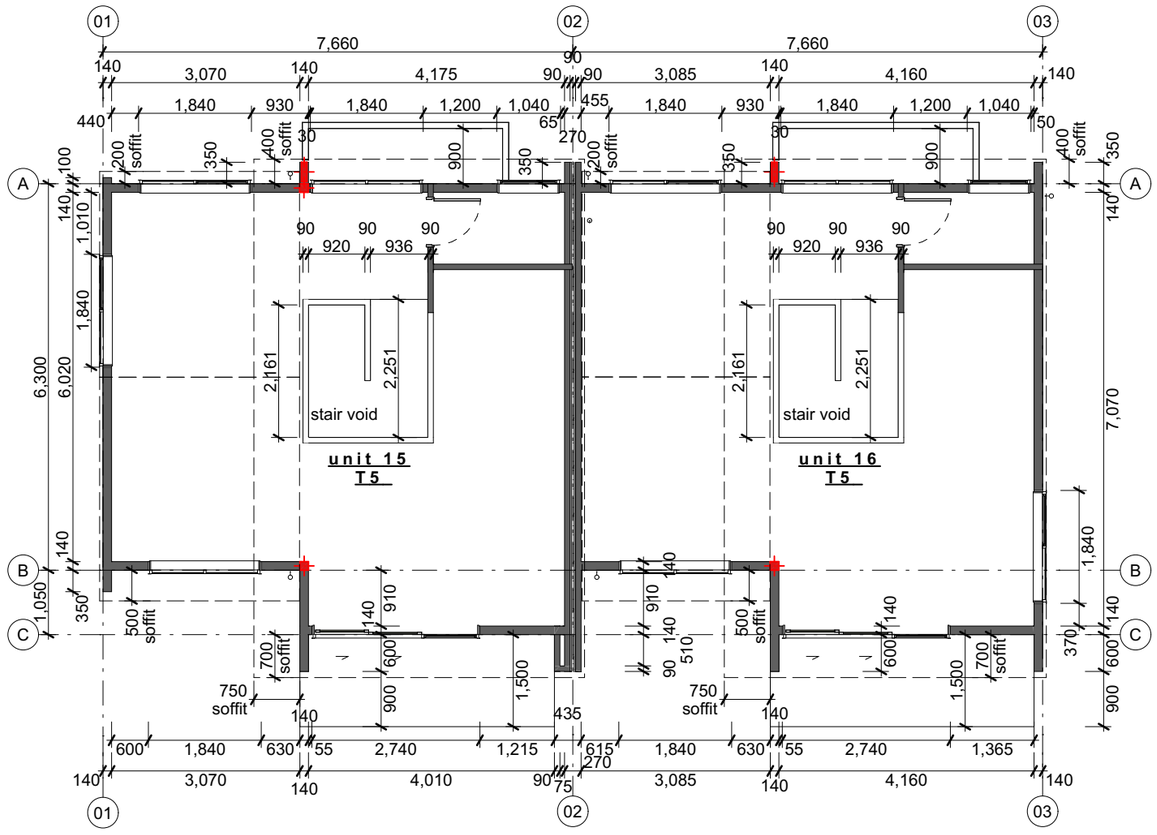
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AC1.22
plan: dimensioned wall framing: first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: second
scale 1:100 @ A3

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

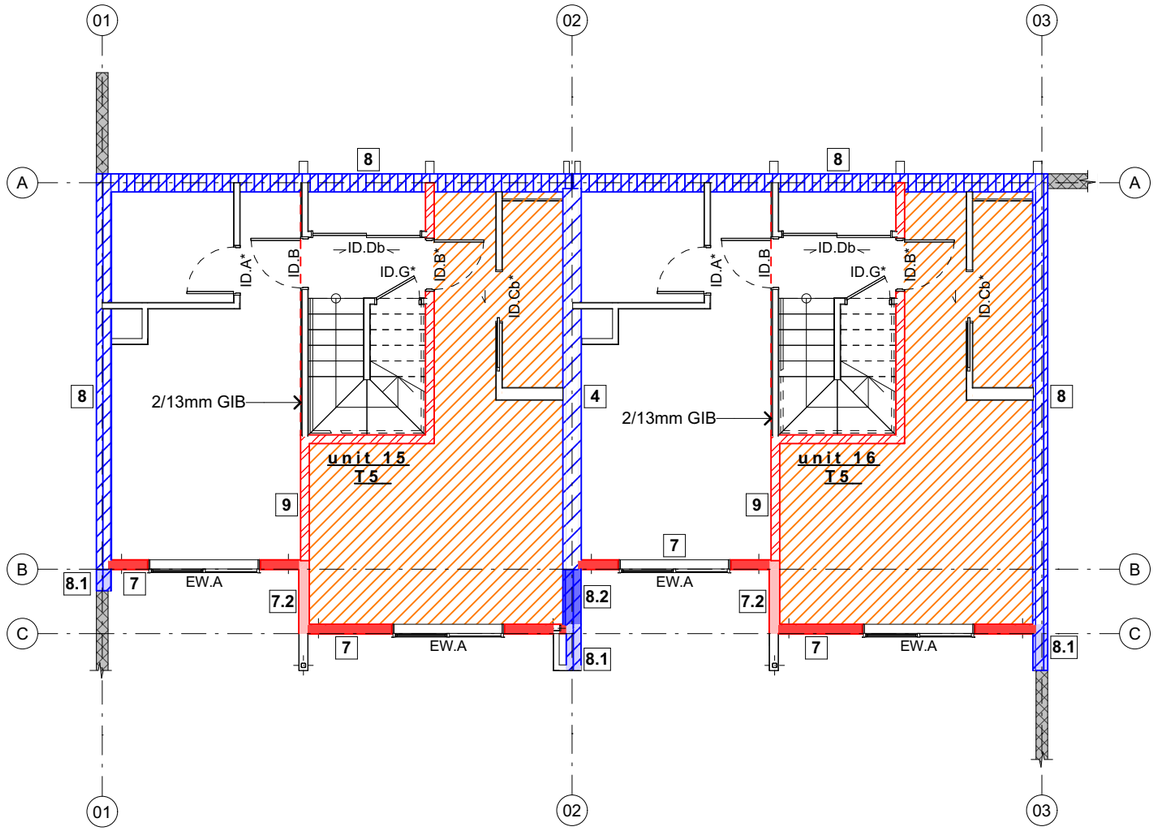
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

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a	3/11/2026	BUILDING CONSENT	

3796
AC1.23
plan: dimensioned wall framing: second

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01 plan: fire & acoustic: ground
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

(ceiling) (floor) (both)

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

fire & acoustic legend



interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

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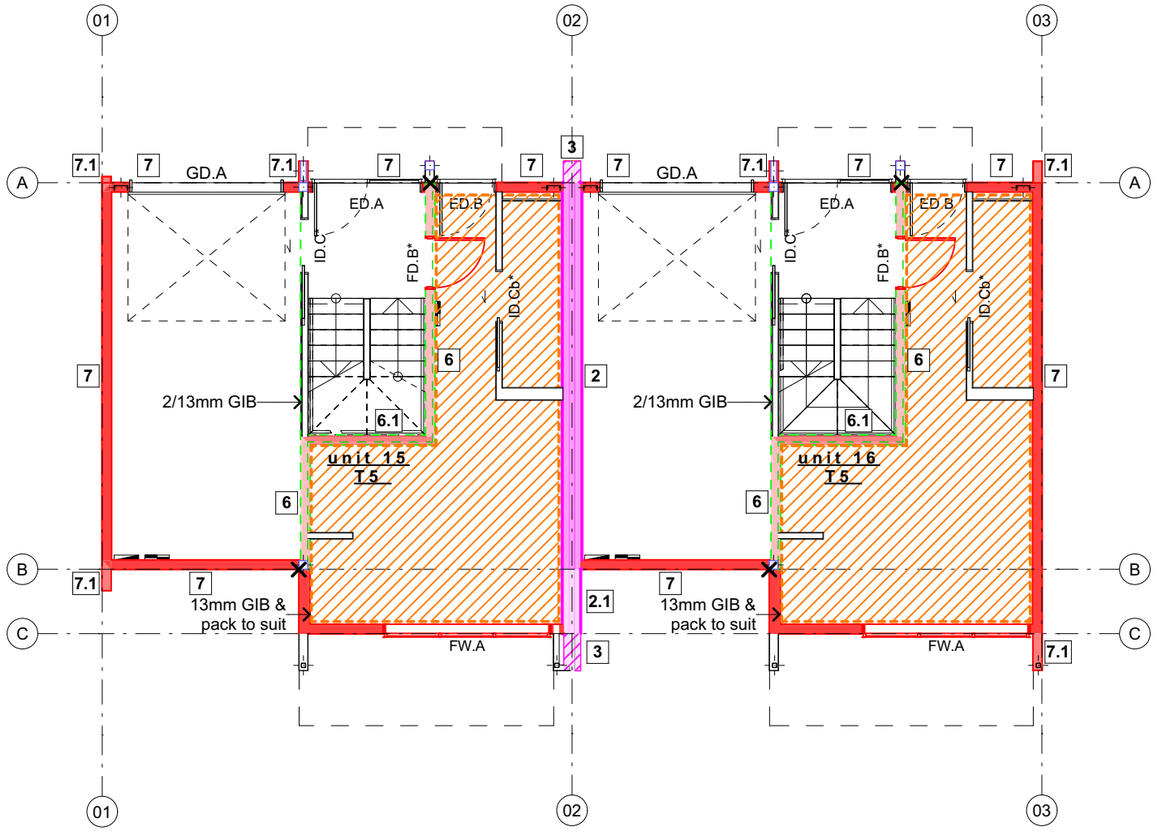
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AC1.31

plan: fire & acoustic: ground

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01 plan: fire & acoustic: first
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

fire & acoustic legend



exterior walls

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

6.1 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and additional layer 10mm GIB Noiseline & GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

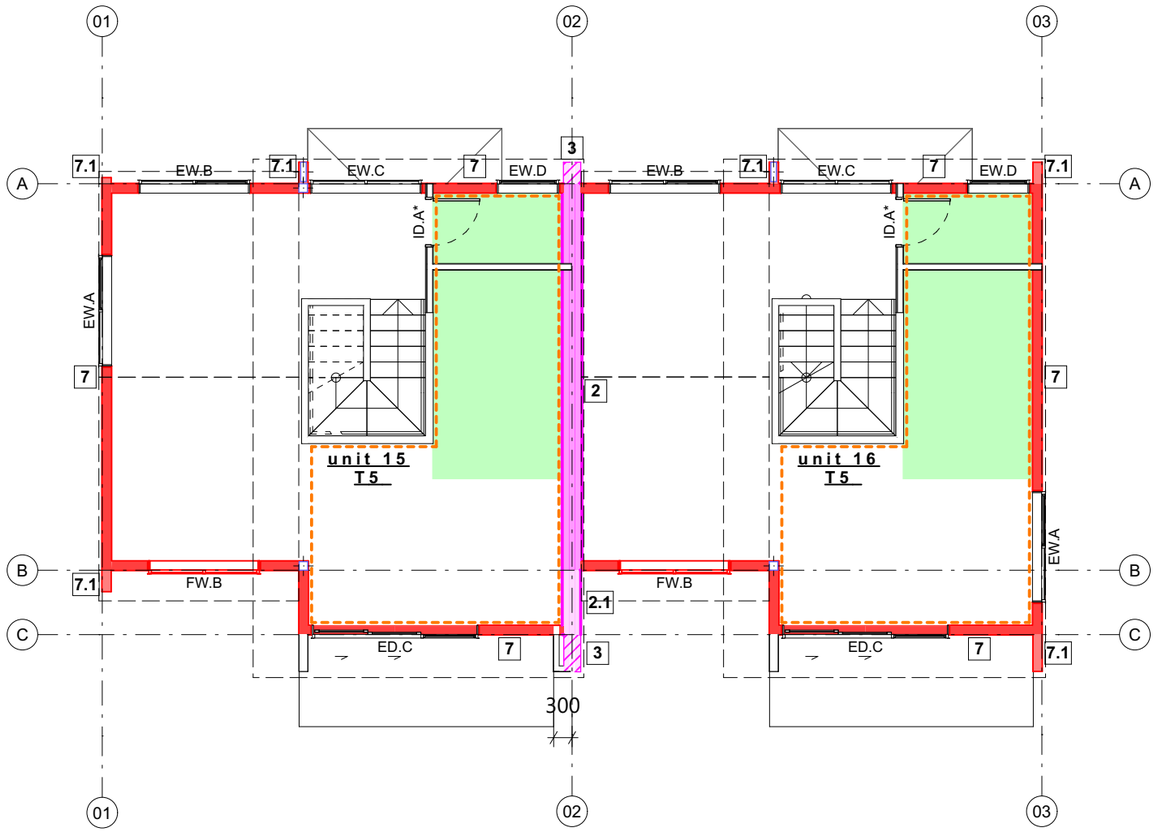
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AC1.32

plan: fire & acoustic: first

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01 plan: fire & acoustic: second
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Strucutral Eng drawings for bracing wall types, confirm all substitutions with manufacturer.

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

(ceiling) (floor) (both)

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

fire & acoustic legend



interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

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SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

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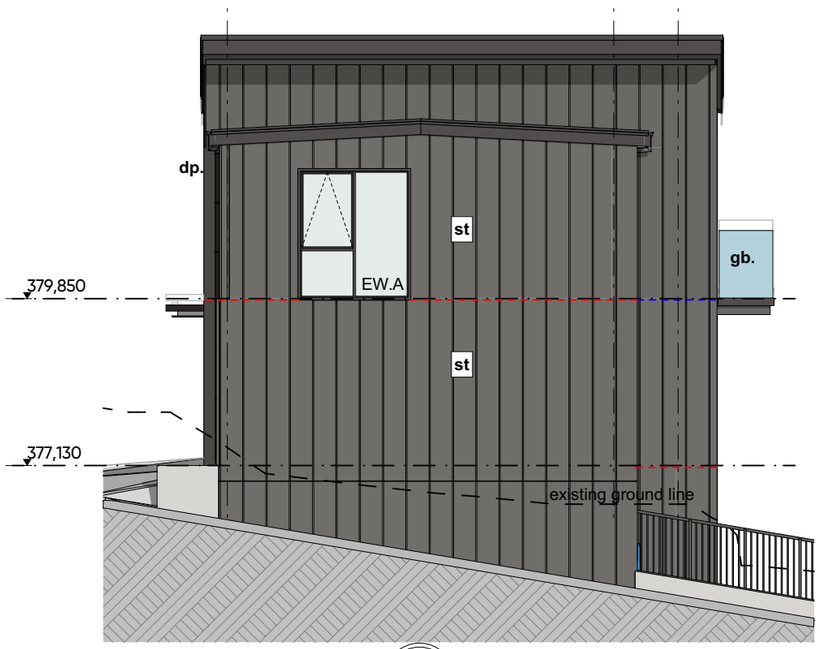
AC1.33

plan: fire & acoustic: second

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



C 01 Block C elevation 01 - -
scale 1:100 @ A3



C 02 Block C elevation 02 - -
scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block D (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

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AC2.01
elevations 01 & 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



C 03 Block C elevation 03 - -
scale 1:100 @ A3



C 04 Block C elevation 04 - -
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block C (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

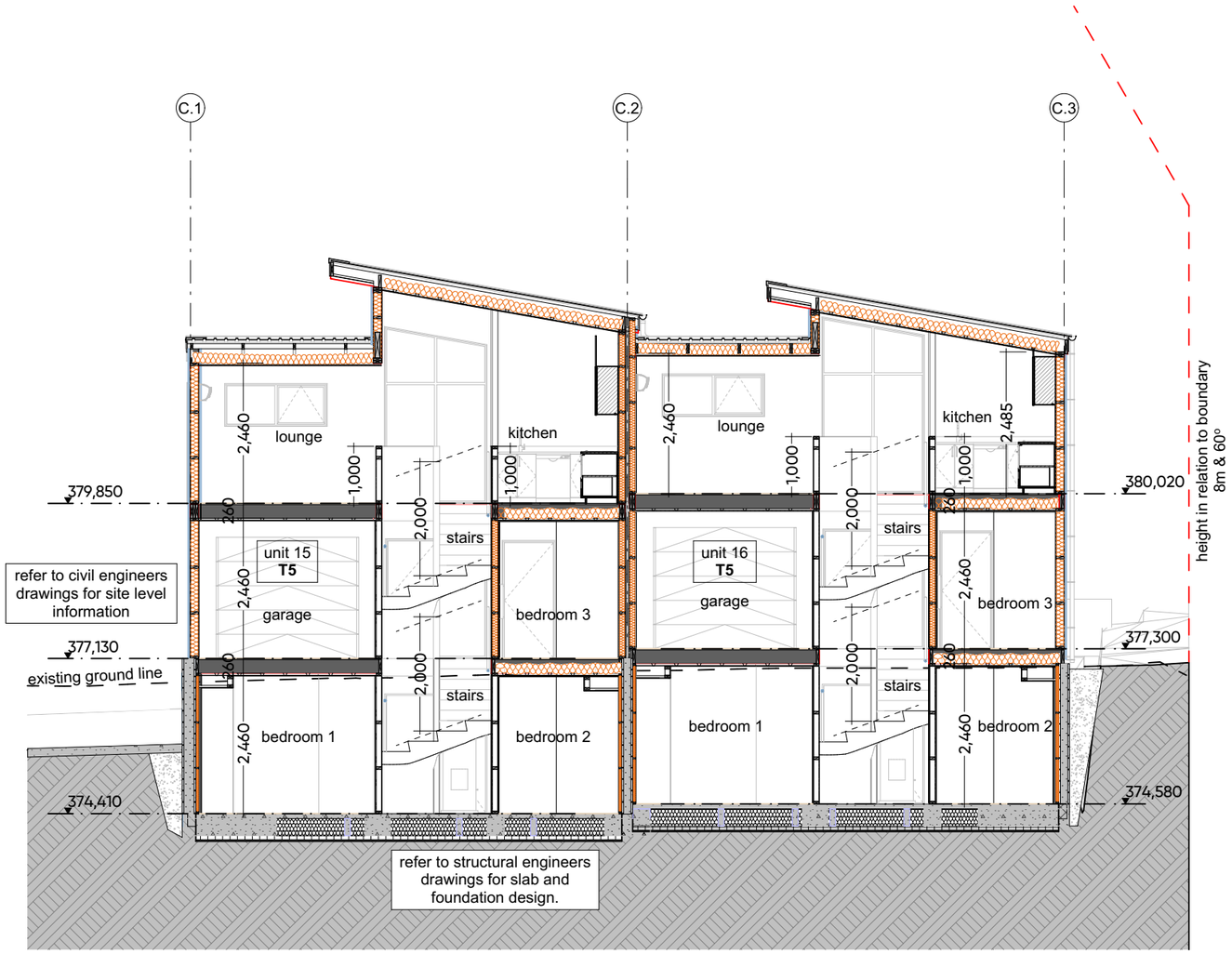
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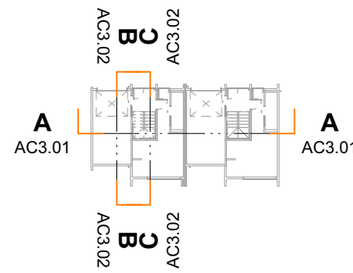
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3796
AC2.02
elevations 03 & 04

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



A section A: Block C
scale 1:100 @ A3



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8, 10 & 12 Anderson Heights Queenstown

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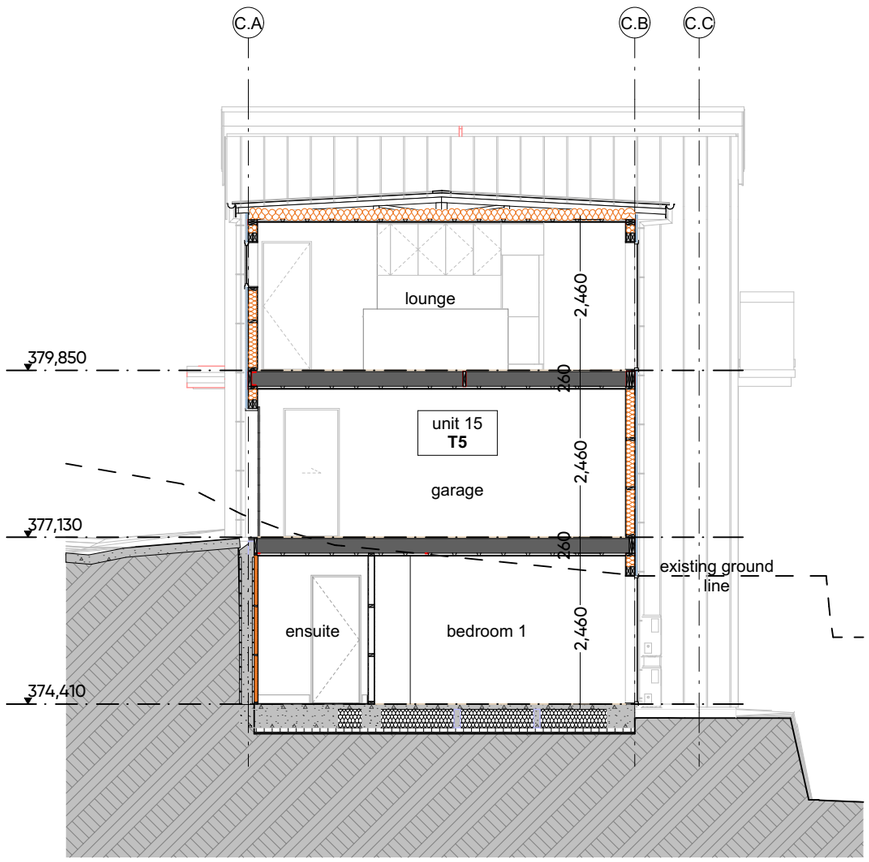
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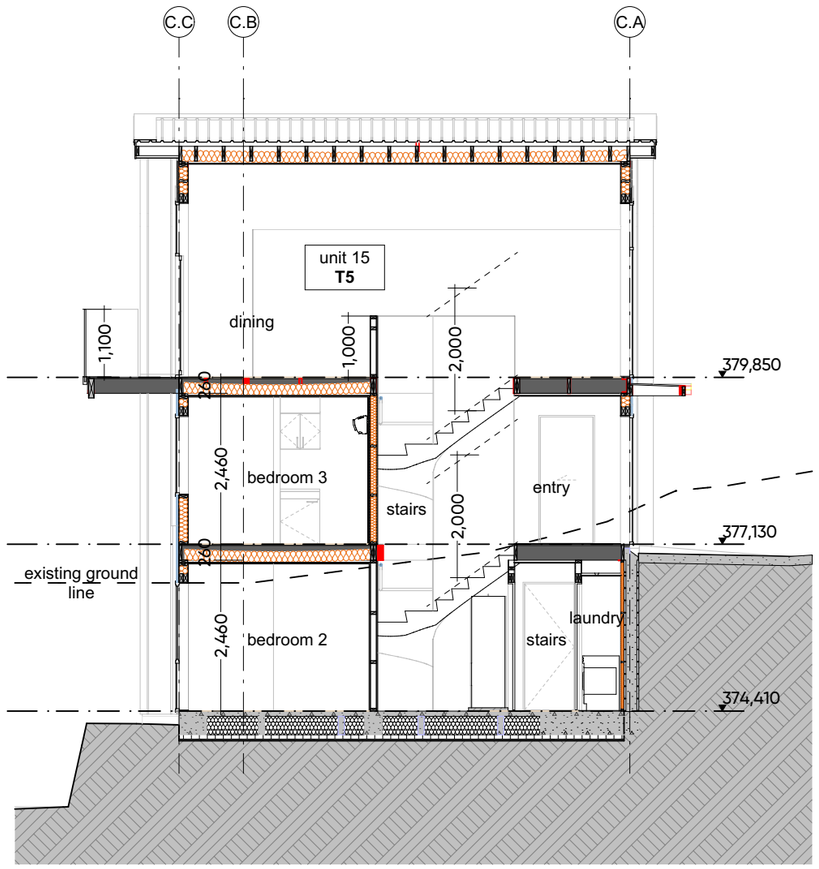
AC3.01

section A

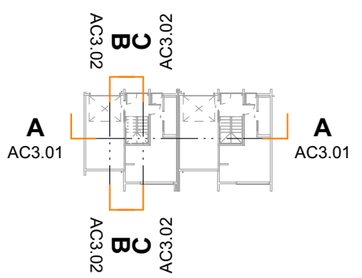
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B section B: Block C
scale 1:100 @ A3



C section C: Block C
scale 1:100 @ A3



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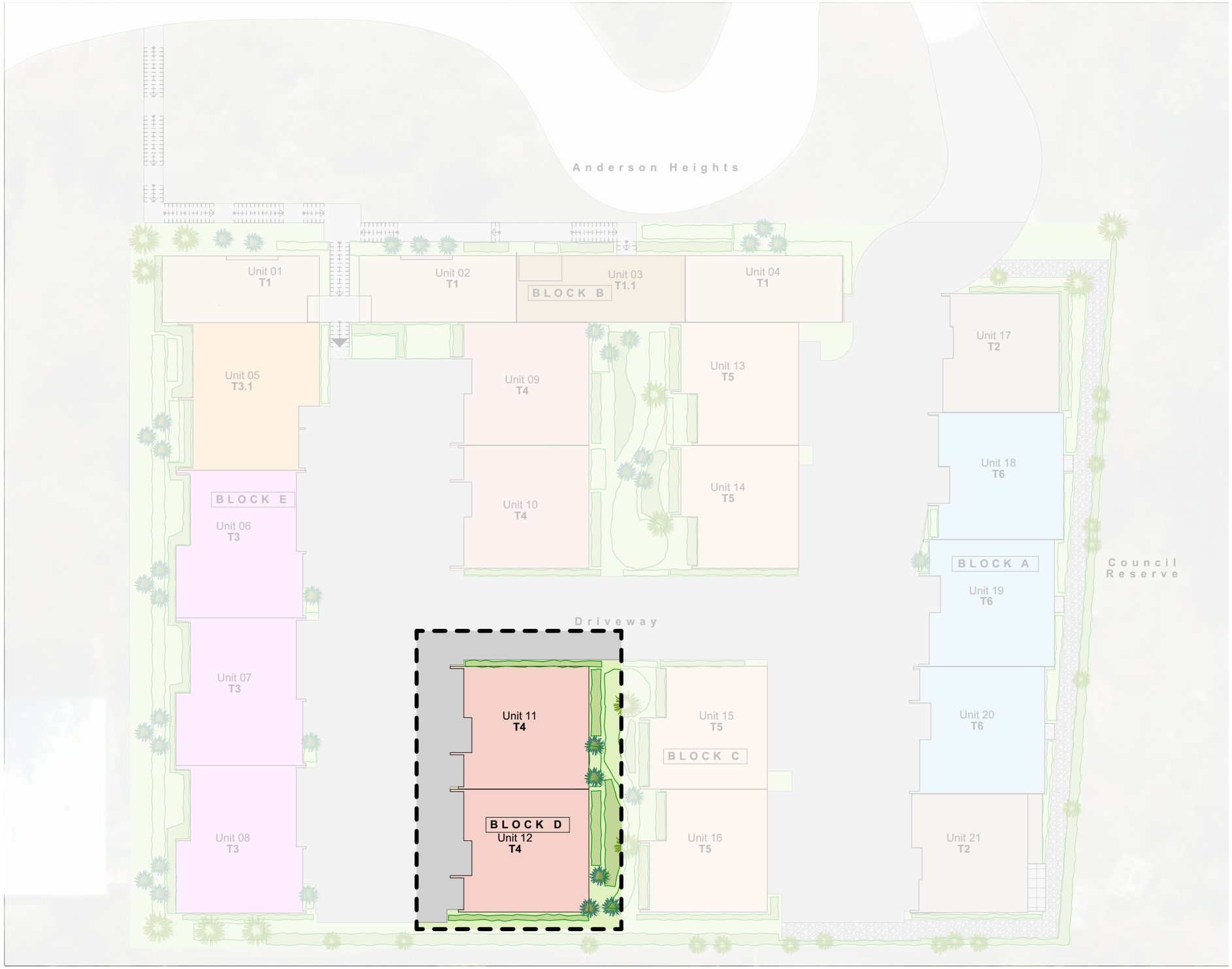
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AC3.02

sections B & C

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Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

01 plan: site reference -
scale 1:250 @ A3 -

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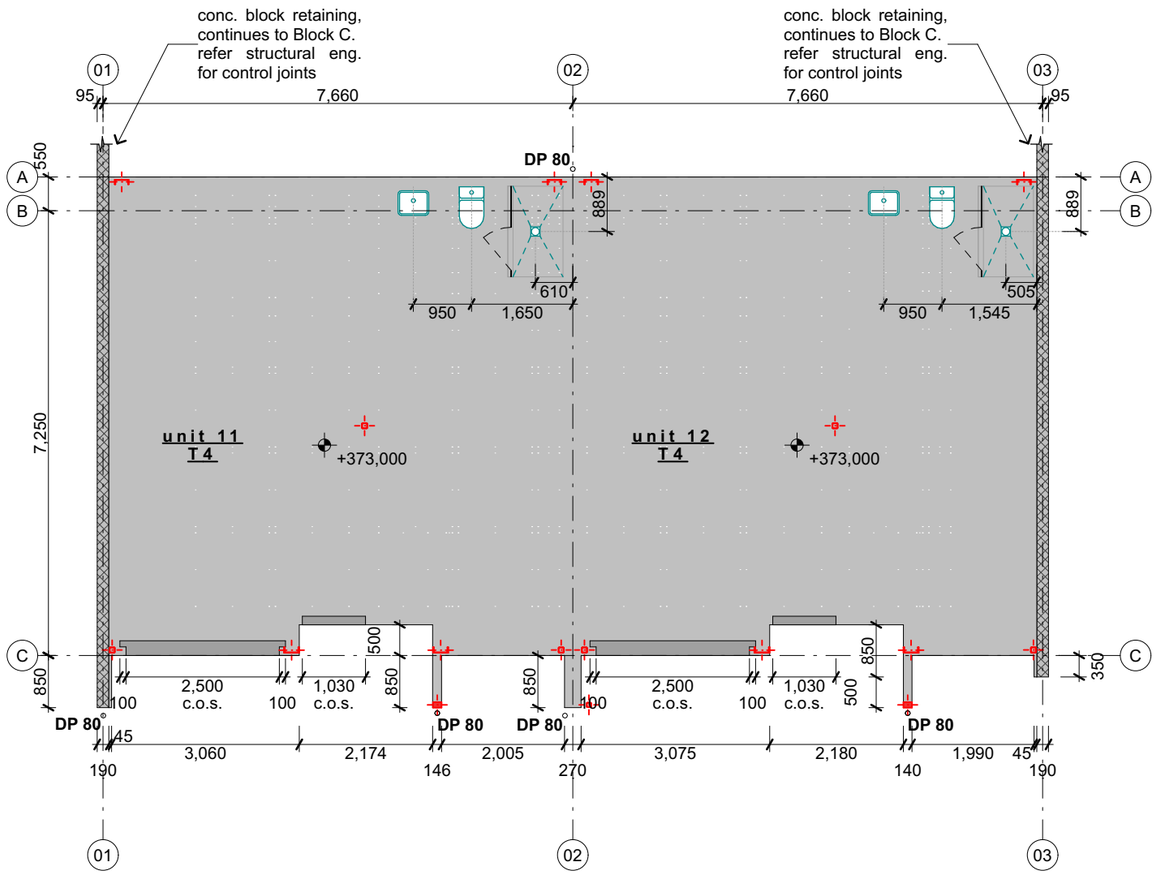
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AD0.01

plan: block location / region reference: Block D

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01 plan: slab: ground
scale 1:100 @ A3

legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors).
   Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

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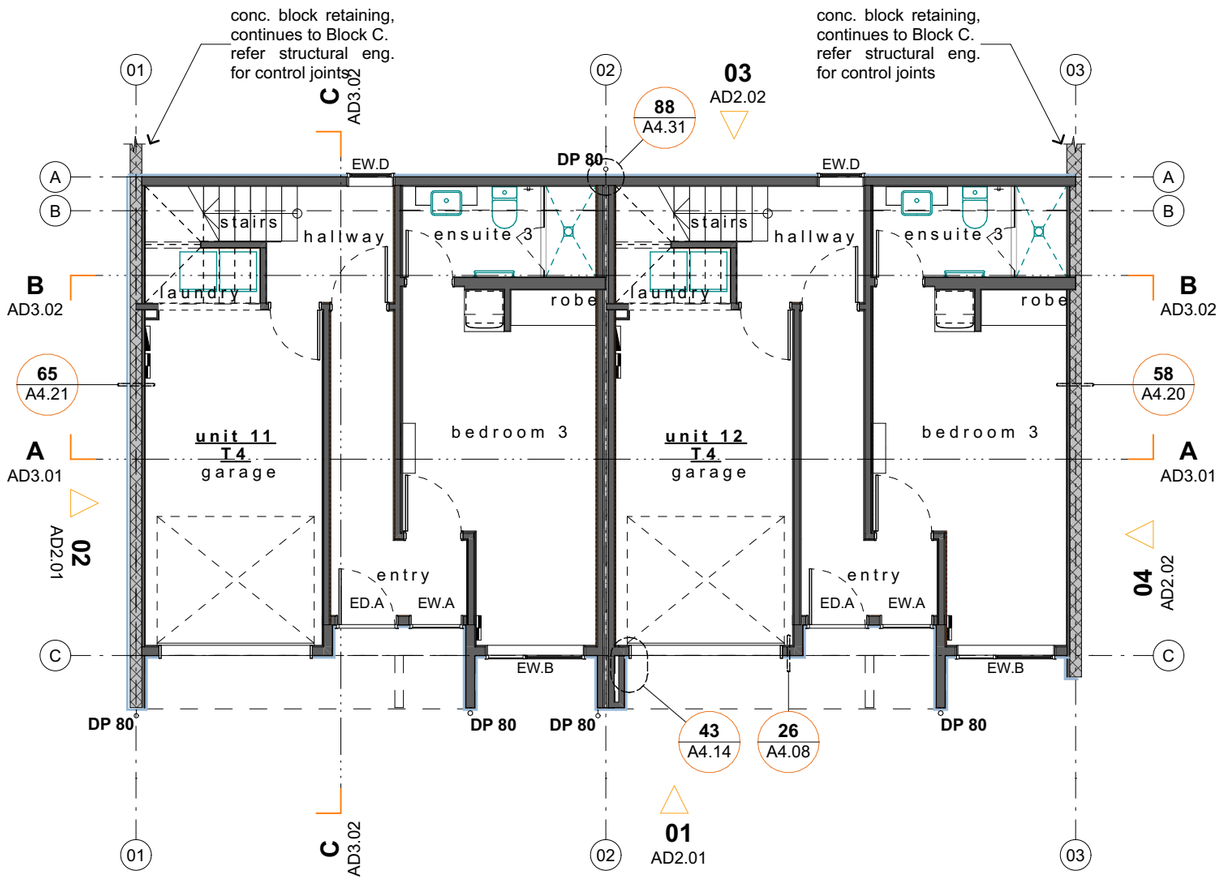
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AD1.01

plan: slab: ground

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01 plan: proposed ground
scale 1:100 @ A3

legend

- timber framed wall refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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AD1.11

plan: proposed ground

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01 plan: proposed first
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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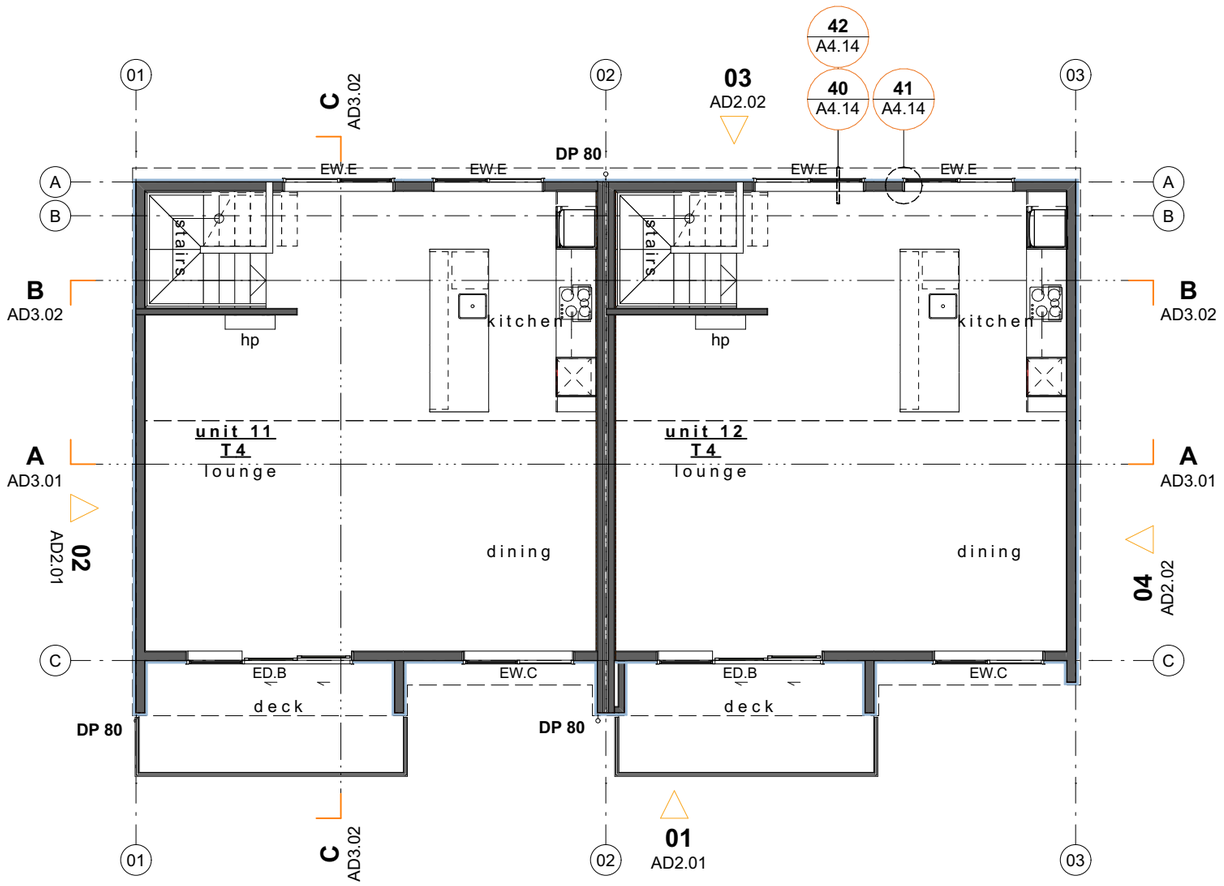
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AD1.12

plan: proposed first

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed second
scale 1:100 @ A3

legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls
- metal roofing

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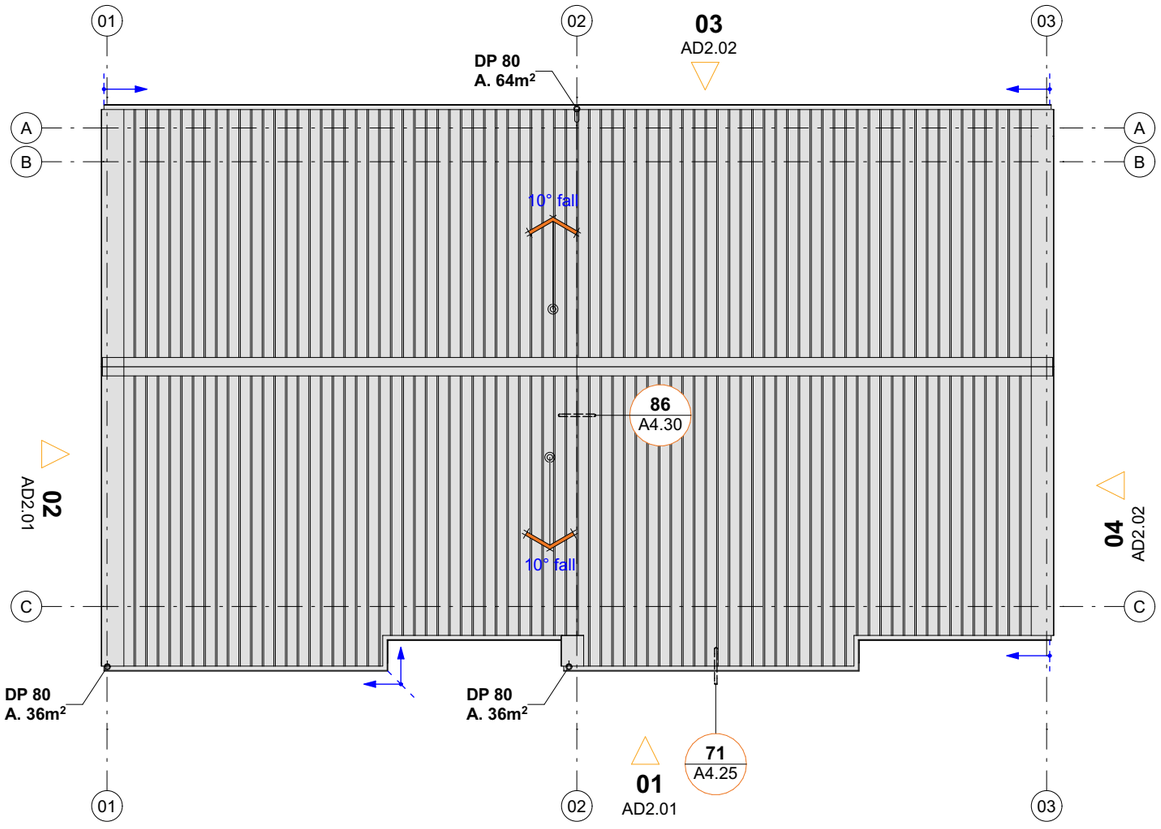
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AD1.13

plan: proposed second

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01 plan: roof
scale 1:100 @ A3

legend

- dv — drain vent, refer hydraulic eng.
- DP — down pipe
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- metal roofing
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls

roof material notes

metal roofing:
Dimond Veedek over purlins over self supporting roof underlay.

membrane roofing:
Viking Enviroclad TPO over min. 19mm CD grade H3.2 treated CCA structural plywood, with sanded C face upwards.

deck jack system:
Viking Buzon system with Viking 'U-PAD3' beneath each pedestal over Viking Enviroclad TPO membrane roofing system

downpipes:
Dimond 80mm dia. fixed back to cladding with colour matched stand off brackets.

fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
-Custom folded 100x100 colorsteel with external brackets

general notes

1. All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice.
2. All roof penetrations to be flashed by roofer. allow to coordinate with other trades.
3. Roof catchment areas to downpipes as per 'NZ Metal Roofing Manufacturer's COP'.

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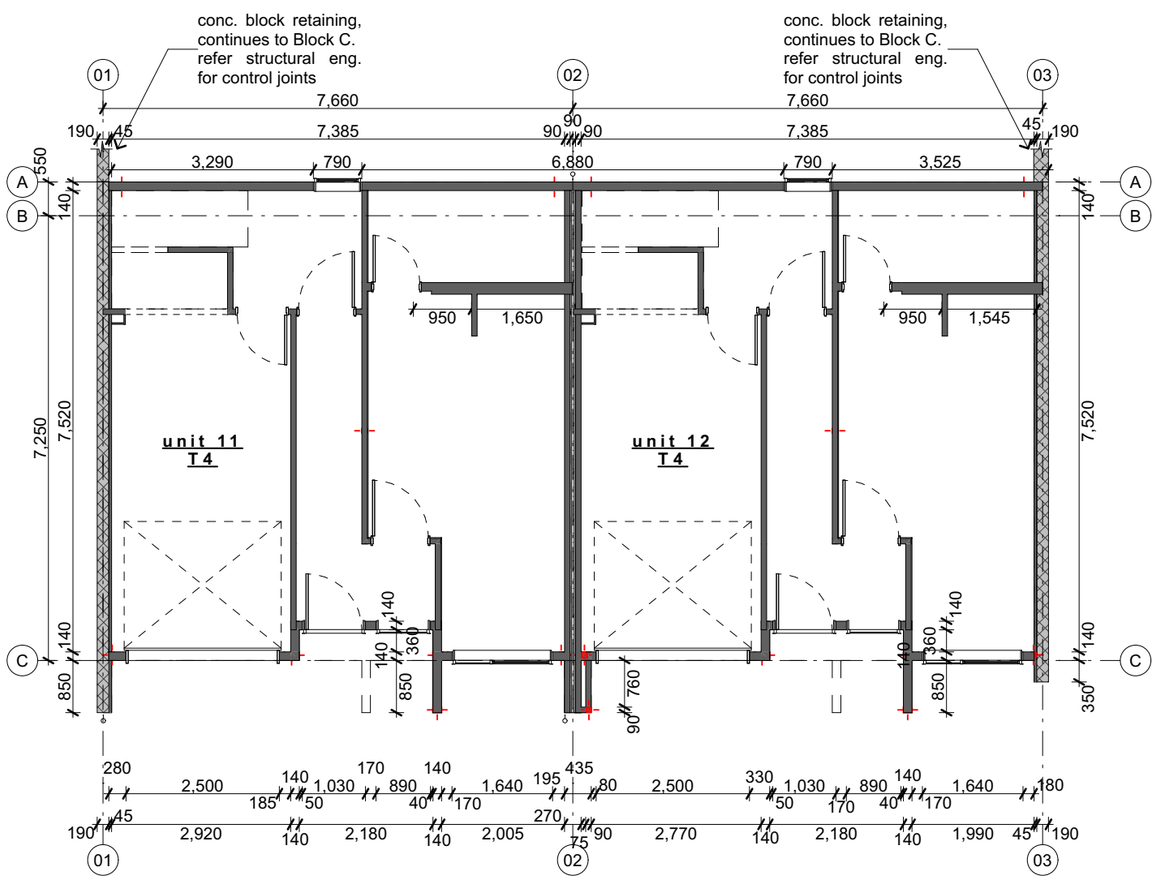
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AD1.14

plan: roof

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01 plan: dimensioned wall framing: ground
scale 1:100 @ A3

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

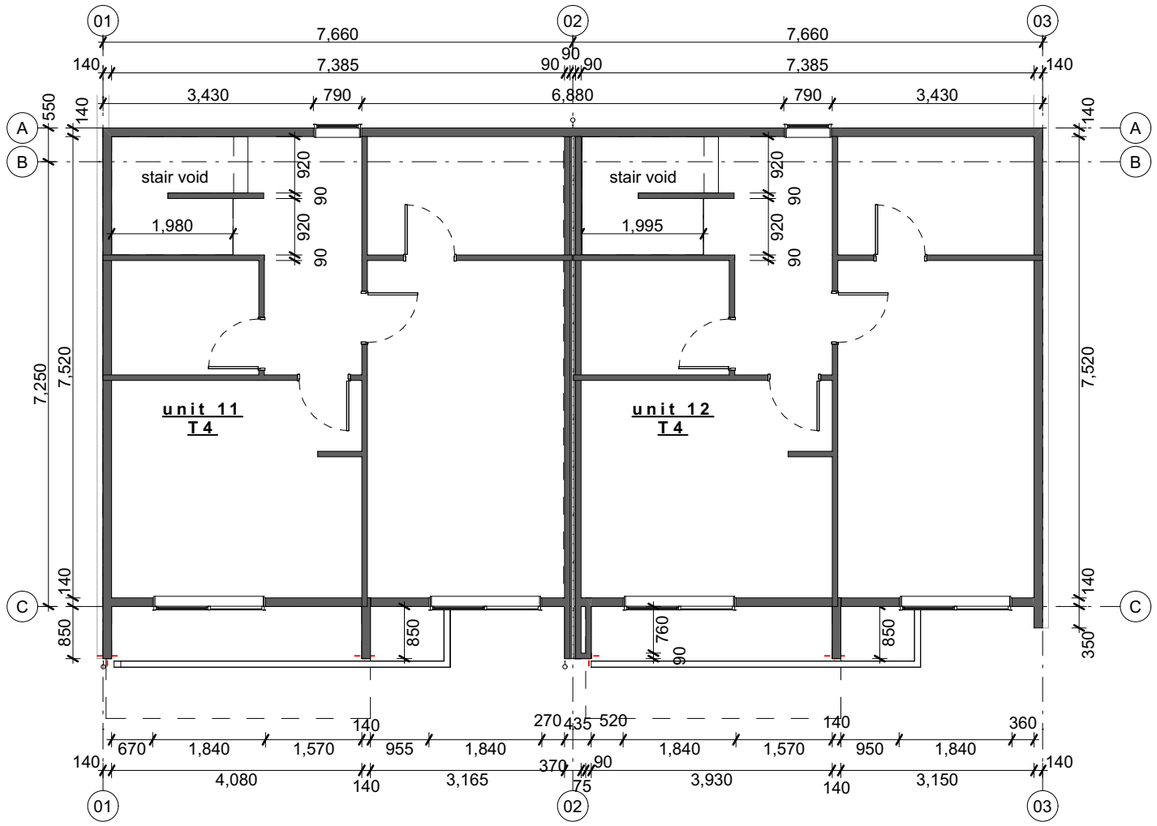
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AD1.21
plan: dimensioned wall framing: ground

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01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule



external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

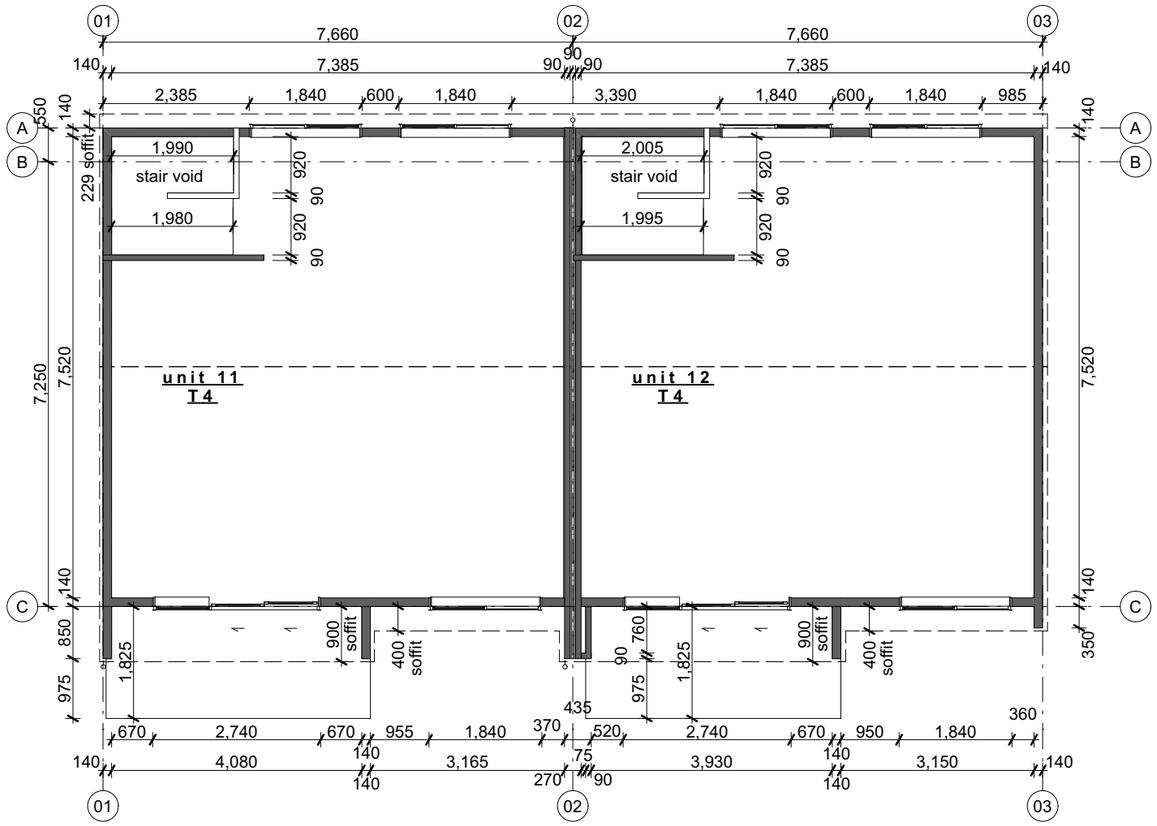
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AD1.22
plan: dimensioned wall framing: first

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01 plan: dimensioned wall framing: second
scale 1:100 @ A3 -

wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

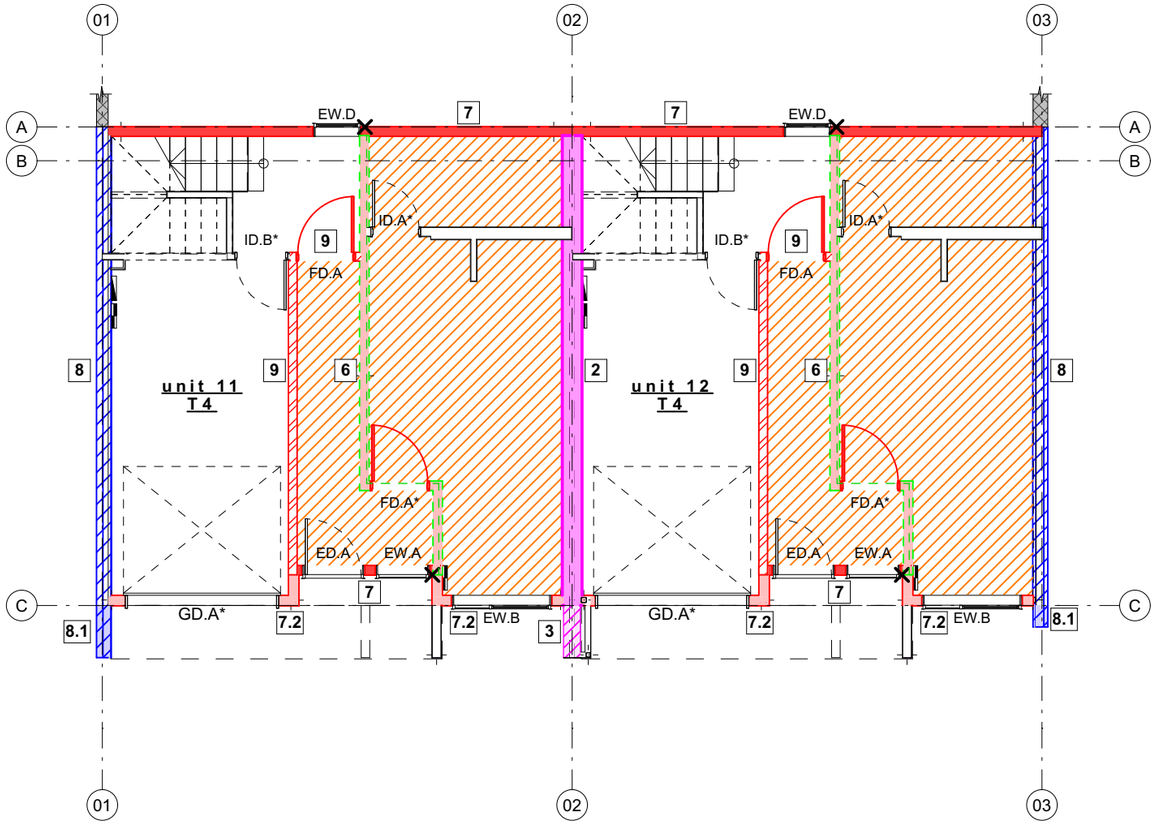
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AD1.23
plan: dimensioned wall framing: second

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01 plan: fire & acoustic: ground
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

(ceiling) (floor) (both)

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

fire & acoustic legend



interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

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8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

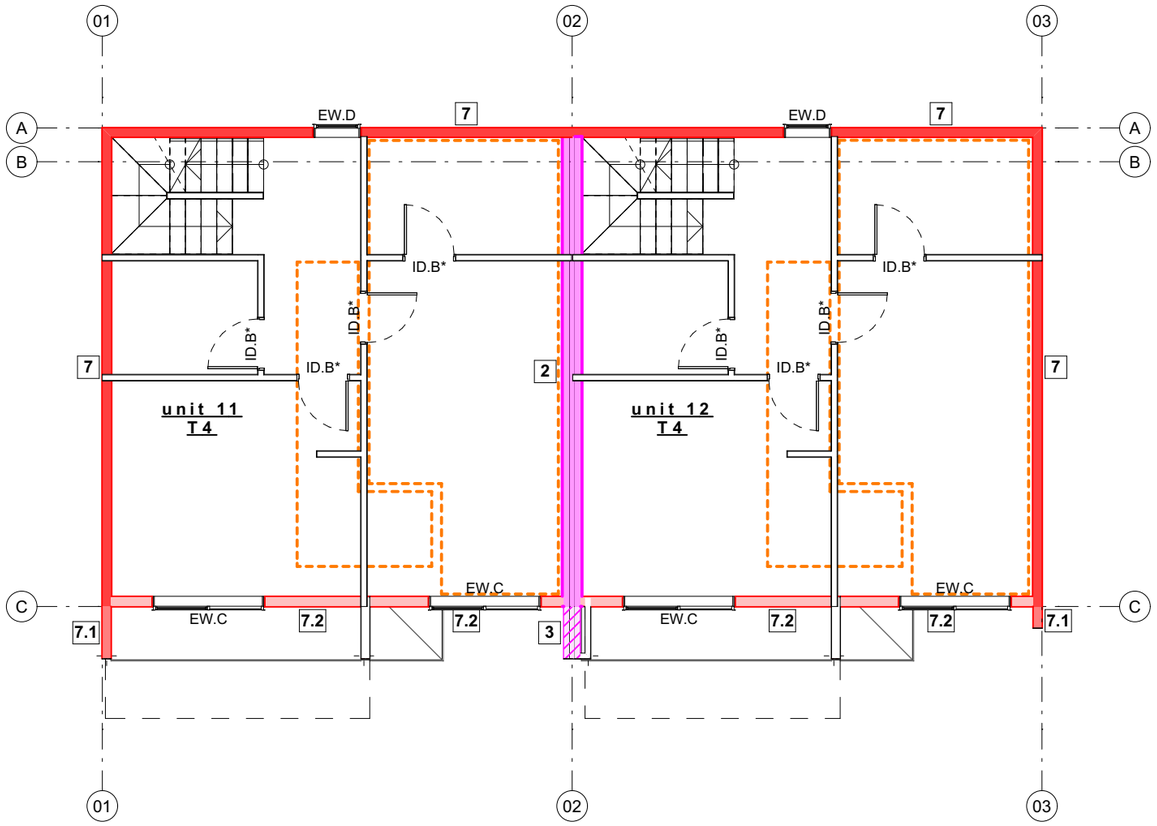
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AD1.31

plan: fire & acoustic: ground

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: fire & acoustic: first
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

fire & acoustic legend

exterior walls

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

(ceiling) (floor) (both)

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

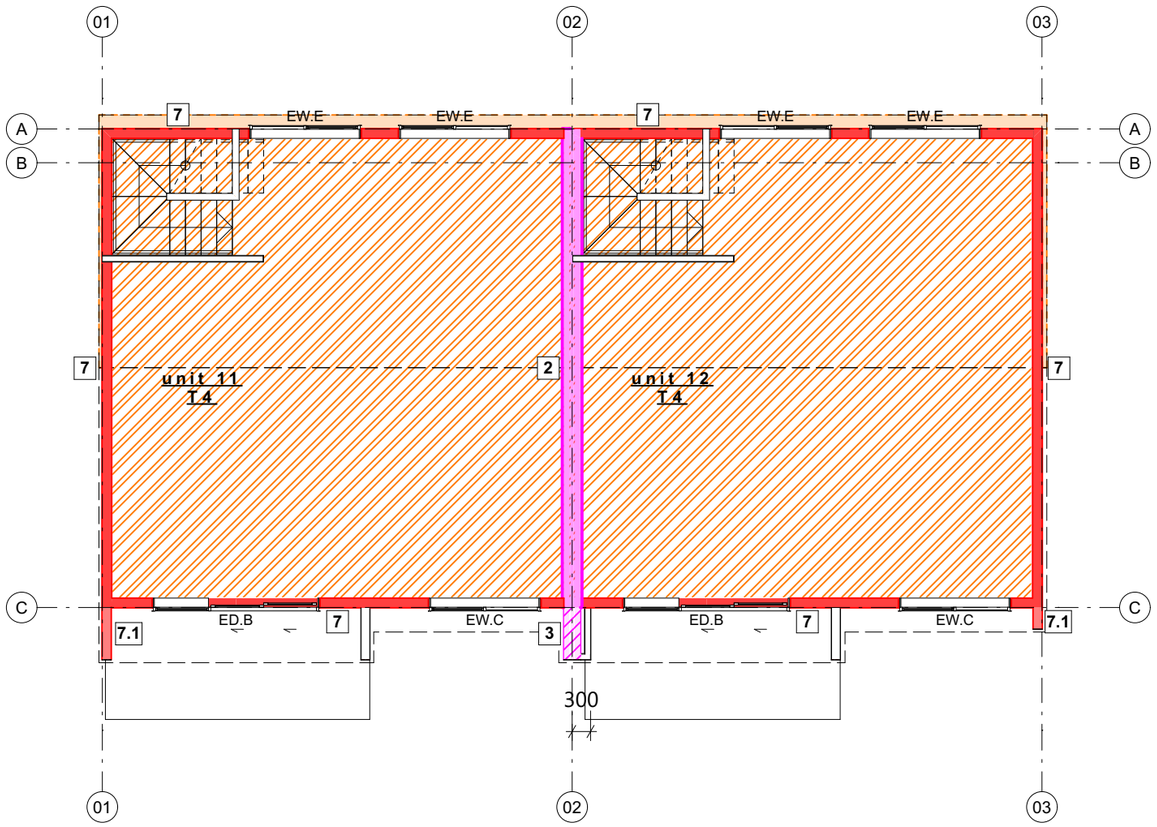
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AD1.32
plan: fire & acoustic: first

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01 plan: fire & acoustic: second
scale 1:100 @ A3

floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

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4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
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fire & acoustic legend

exterior walls

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FFR: 60/60/60
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FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

Fire Rated Floor/Ceiling - Internal
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

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FFR: 60/-/-
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exterior walls

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FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

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8, 10 & 12 Anderson Heights Queenstown
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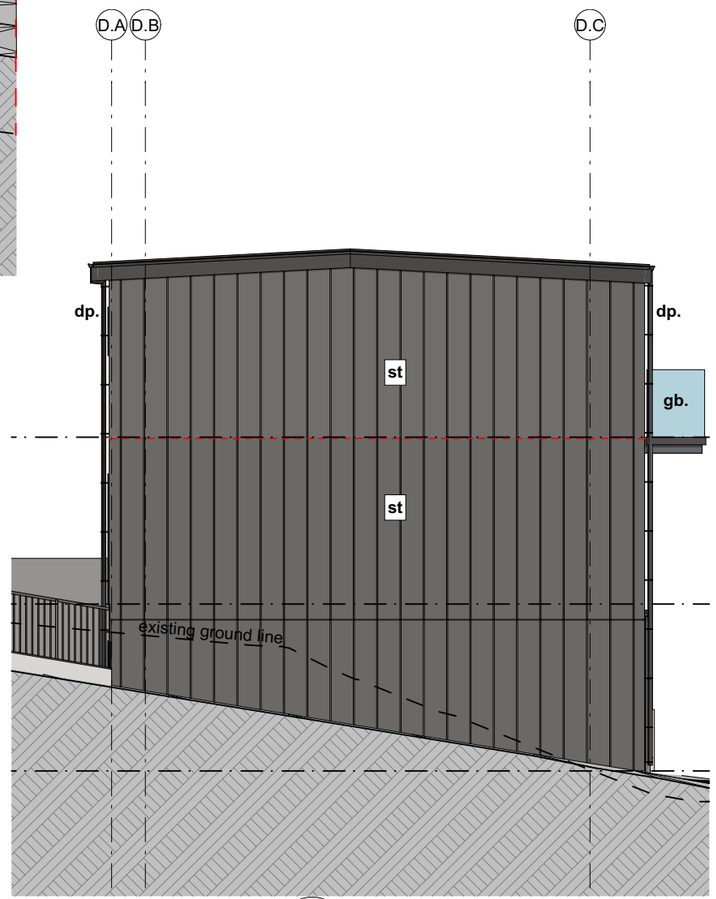
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AD1.33
plan: fire & acoustic: second

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



D 01 Block D elevation 01 - scale 1:100 @ A3 -



D 02 Block D elevation 02 - scale 1:100 @ A3 -

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX

Block D (all elevations)

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**14**

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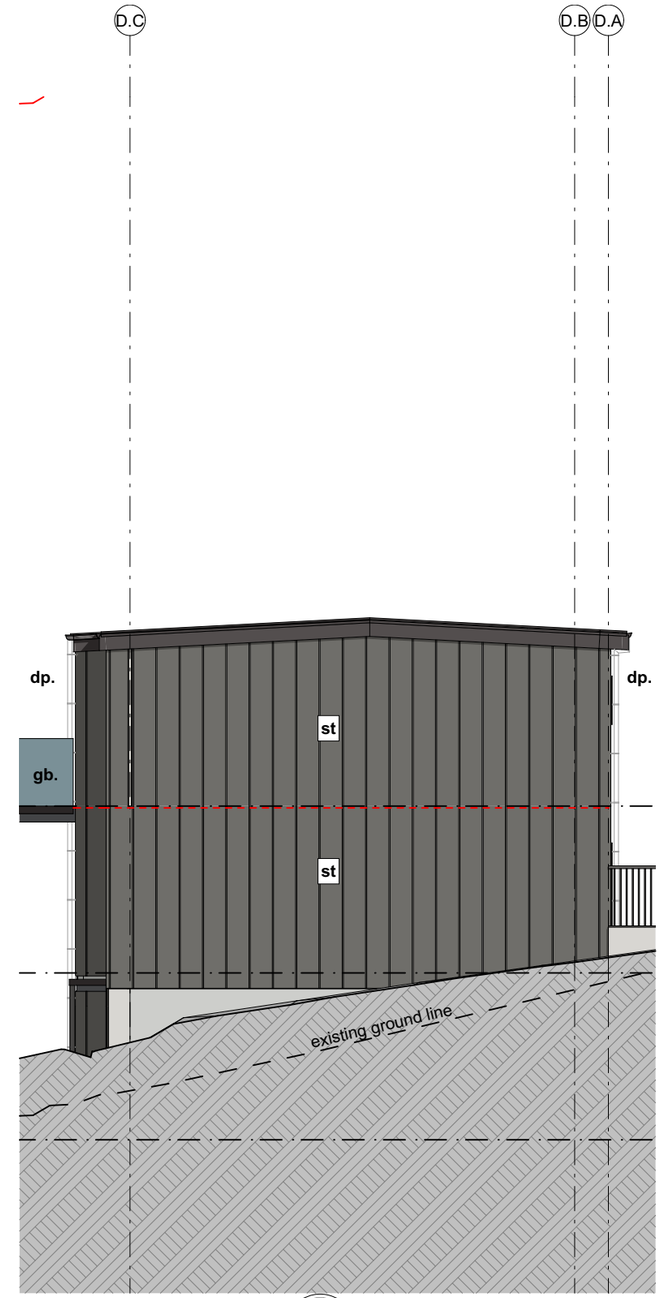
AD2.01

elevations 01 & 02

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D 03 Block D elevation 03 - scale 1:100 @ A3



D 04 Block D elevation 04 - scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
- **mb** Selected membrane, refer to roof plan.
- **st** Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obh** Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **obv** Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

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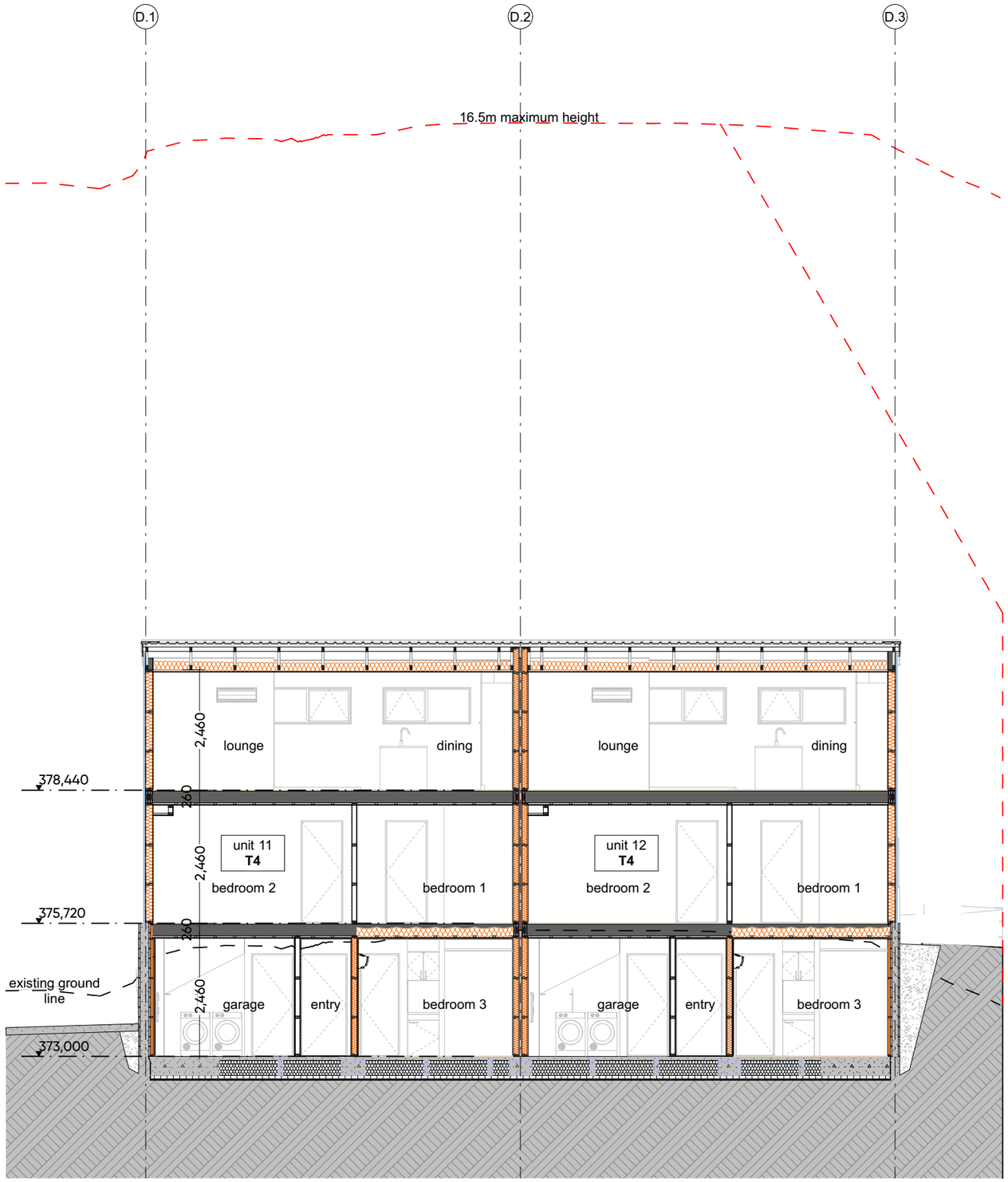
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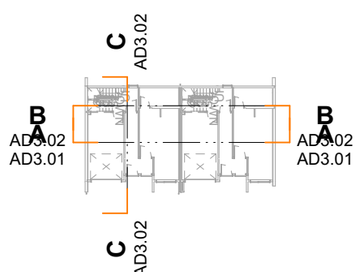
AD2.02

elevations 03 & 04

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A section A: Block D
scale 1:100 @ A3



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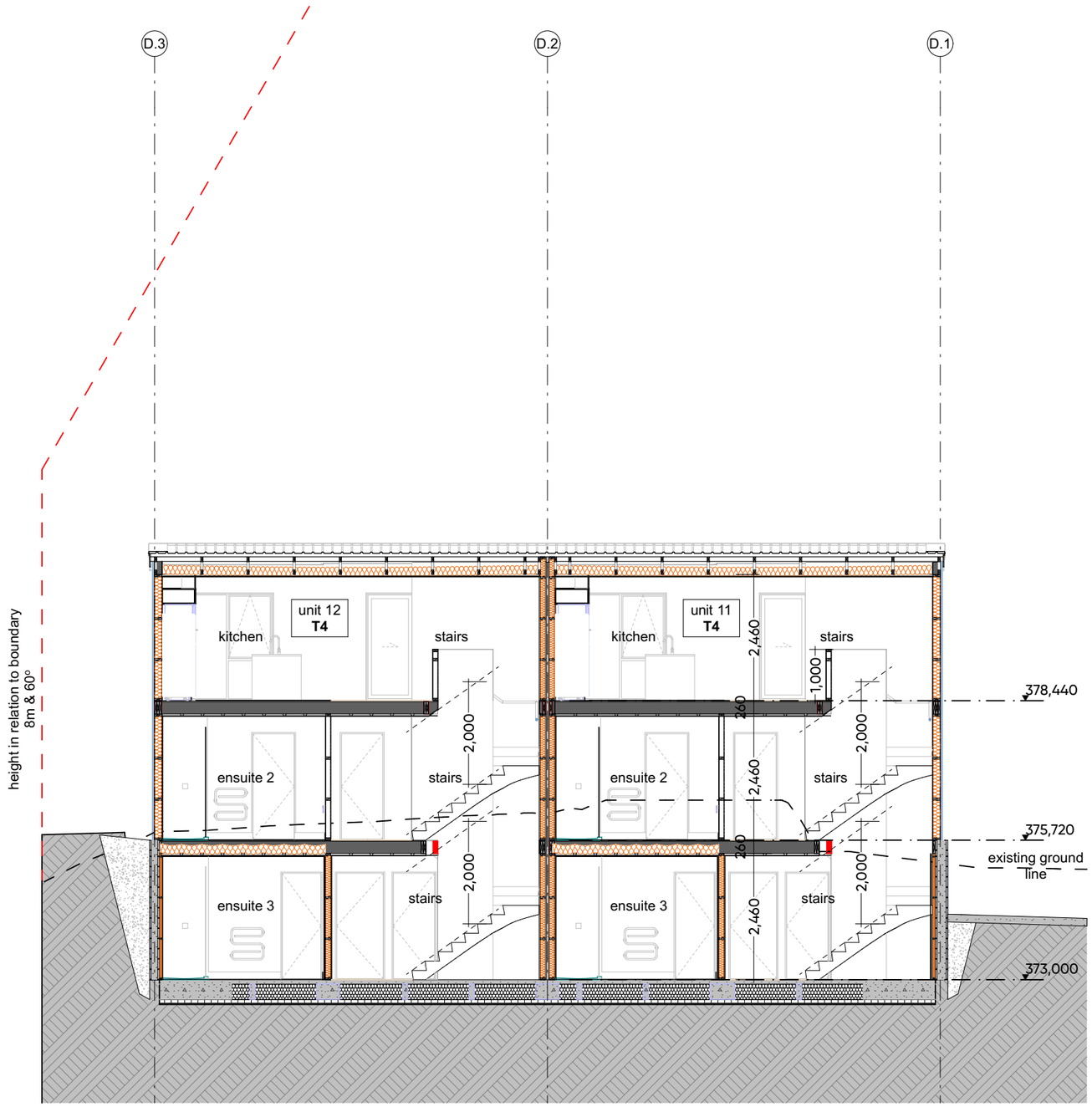
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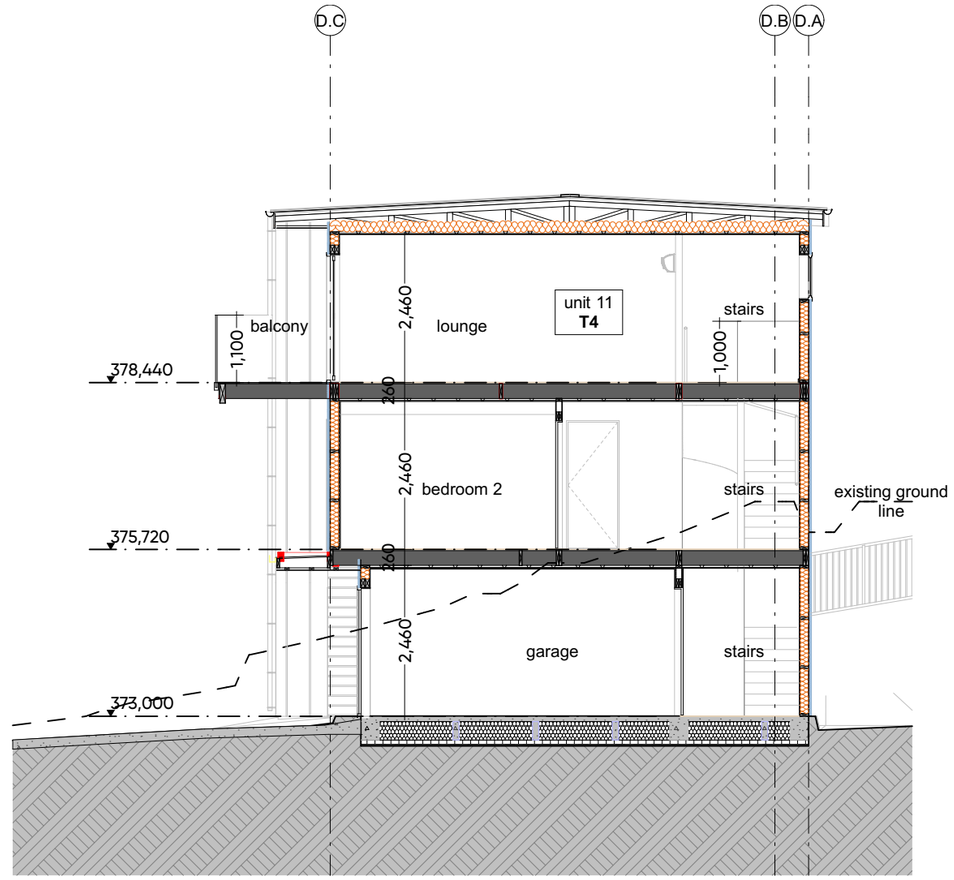
AD3.01

section A

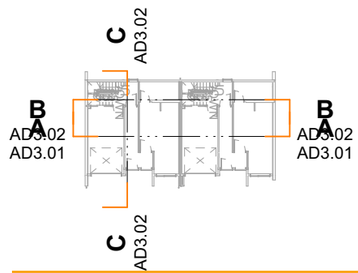
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



B section B: Block D
scale 1:100 @ A3



C section C: Block D
scale 1:100 @ A3



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AD3.02

sections B & C

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Unit Type Key

T1	Typology 1 (x3 units)
T1.1	Typology 1.1 (x1 units)
T2	Typology 2 (x2 units)
T3	Typology 3 (x3 units)
T3.1	Typology 3.1 (x1 units)
T4	Typology 4 (x4 units)
T5	Typology 5 (x4 units)
T6	Typology 6 (x3 units)

01 plan: site reference
scale 1:250 @ A3

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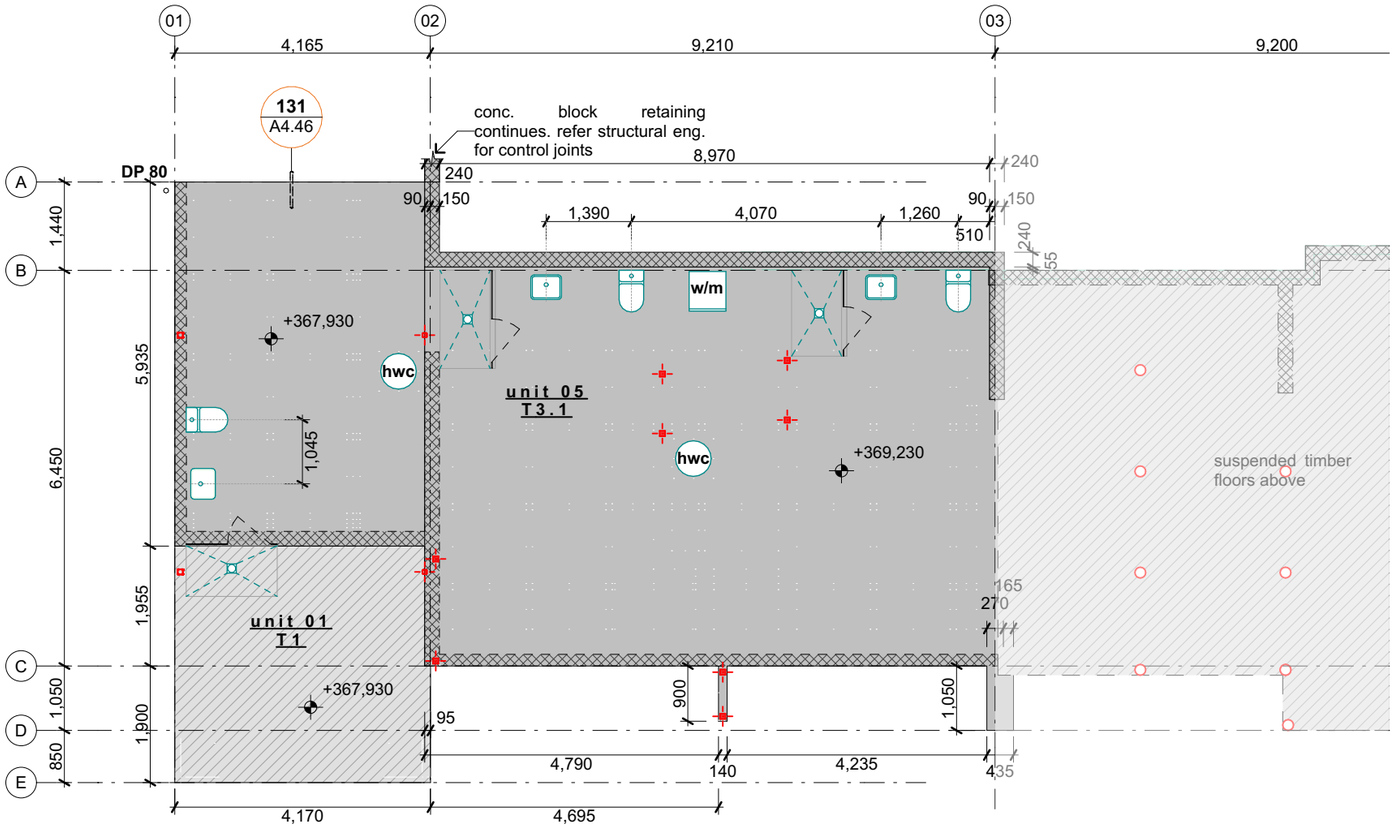
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a	3/11/2026	BUILDING CONSENT	

3796

AE0.01

plan: block location / region reference: Block E

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: slab/floor framing: lower ground
scale 1:100 @ A3

legend

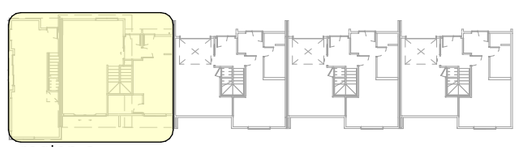
- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors). Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.


region a

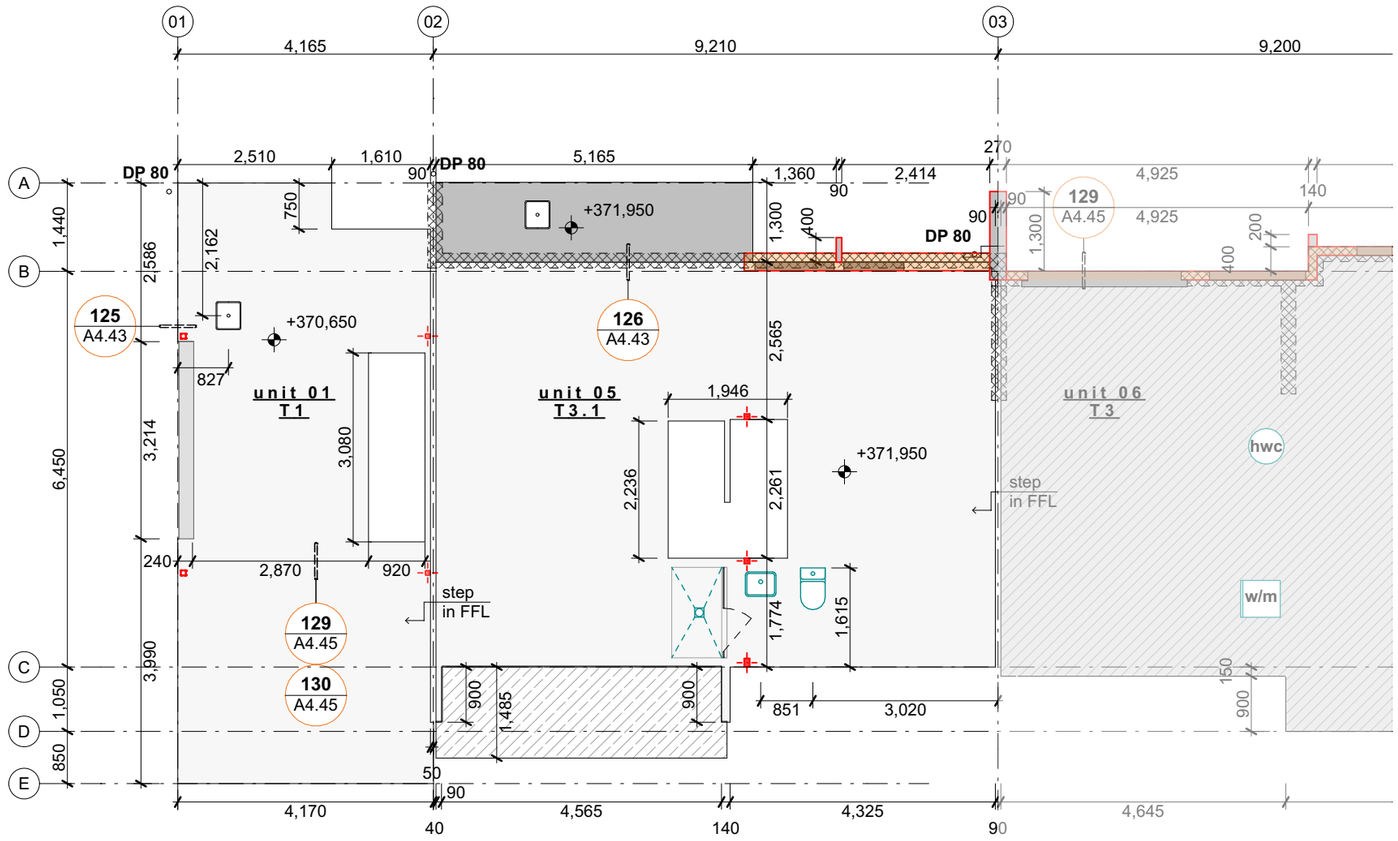
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3796
AE1.01
plan: slab: lower ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: slab/floor framing: ground
scale 1:100 @ A3

legend

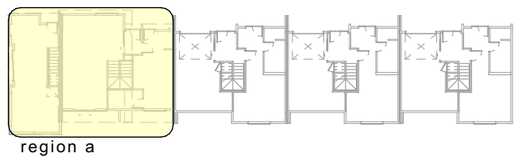
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4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors).
   Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.


region a

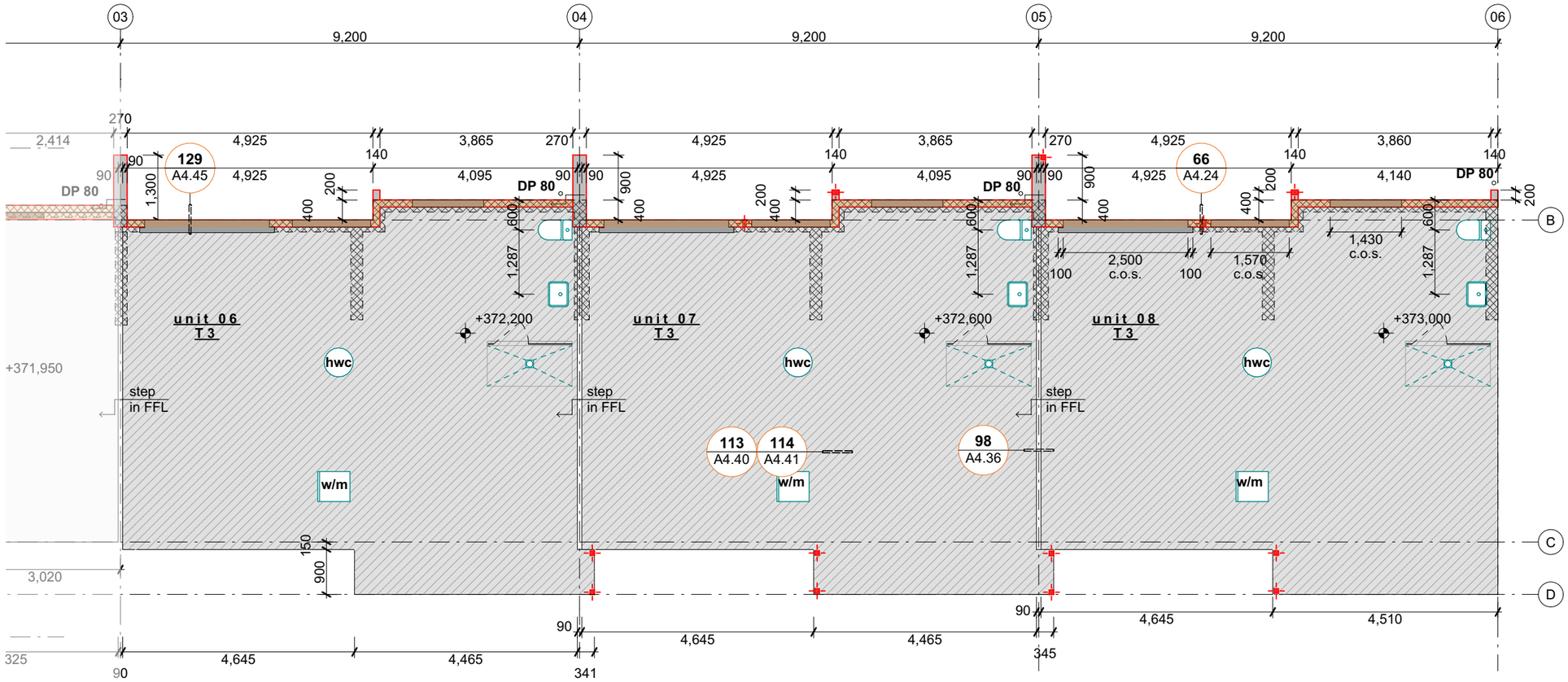
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8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

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3796
AE1.02
plan: slab: ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

- Floor slab, refer Structural Eng
- Suspended timber floor, refer Structural Eng
- Timber mid-floor, refer Structural Eng
- Concrete nib wall/concrete wing wall footing, refer Structural Eng
- Joinery rebate to conc slab/timber floor (confirm dims. with manufacturer)
- Masonry retaining, refer Structural Eng
- Masonry retaining / underpinning (below slab/floor), refer Structural Eng
- +375,950 Finished slab/suspended timber floor level
- Structural column, refer Structural Eng.

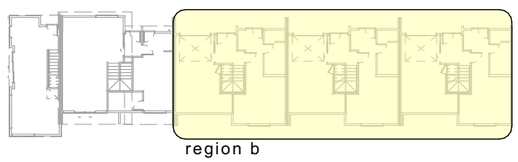
floor framing notes

1. All timber floor and deck joists to be minimum grade sg8.
2. Double framing members (e.g. 2/140 x 45) to be well nailed together in accordance with clause 2.4.4.7 of NZS 3604: 2011.
3. Provide lateral support to floor joists as per section 7.1.2 of NZS 3604: 2011.
4. Provide double joists under all load bearing walls.
5. Install polythene over ground and tape to side of piles if the distance from the ground to the underside of the bearers is 300mm or less.
6. Refer to structural engineers drawings for steel beam sizes, beam to beam, and beam to post connection details.

slab notes

1. Rebated external aluminium joinery units (sliding doors, hinged doors).
   Confirm required depth and width of rebate with joinery manufacturer.
2. Refer to electrical engineers documentation for undertile heating requirements.
3. Refer to structural engineers documentation for piling layout, reinforcing requirements, slab details, foundations and footing details.
4. Refer to plumbing and drainage engineers documentation for foul waste details.
5. Allow for fixture wastes when pouring slabs and allow to duct services through footings. Confirm setout before proceeding, read in conjunction with floor plans & detailed plans.
6. Confirm the use of any curing or waterproofing agents on the slab with the flooring sub contractor.
7. The structural engineer is to be notified if any unstable or soft ground is encountered during excavation.

01 plan: slab/floor framing: ground
scale 1:100 @ A3


region b

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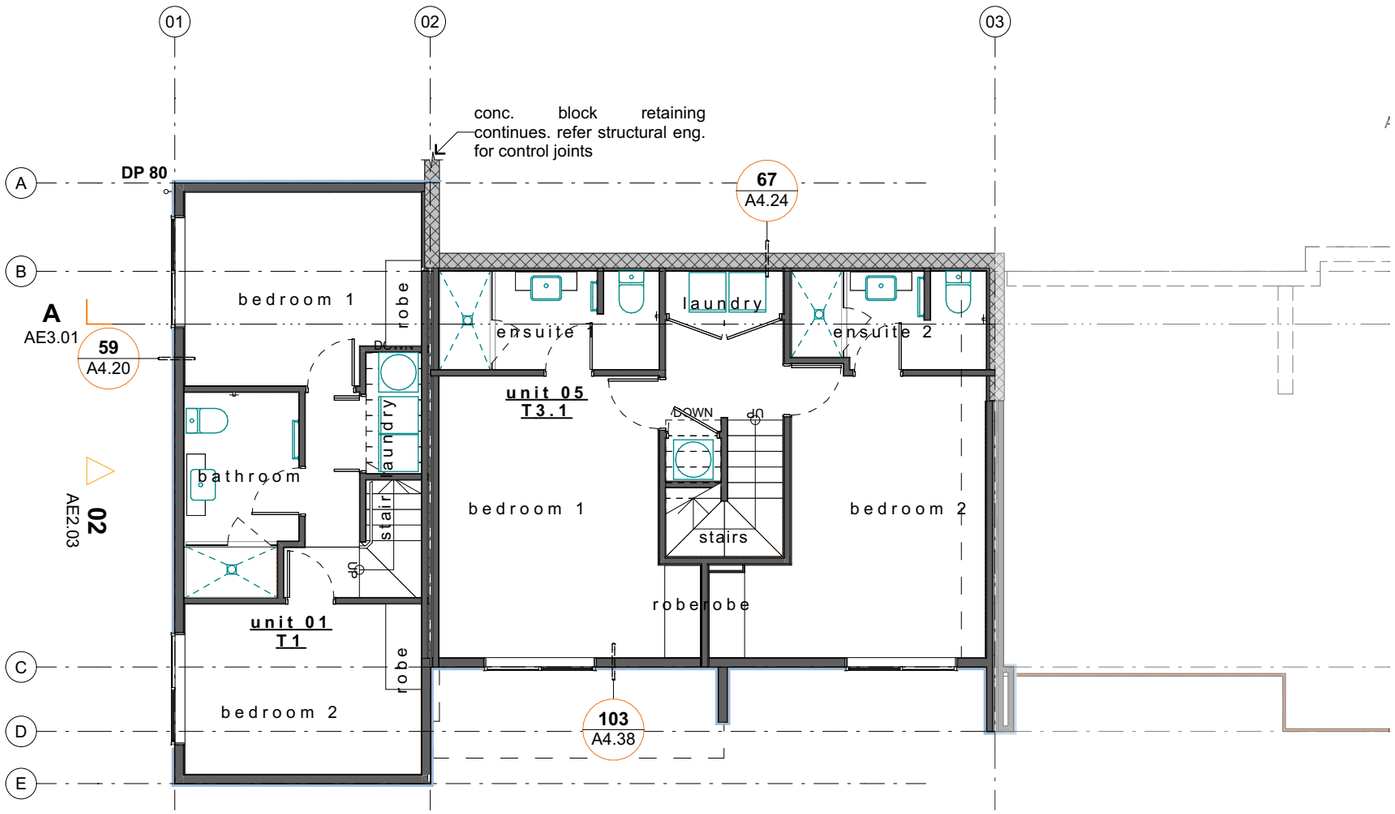
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AE1.03

plan: slab: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



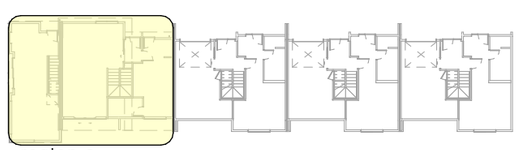
legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

01 plan: proposed lower ground
scale 1:100 @ A3



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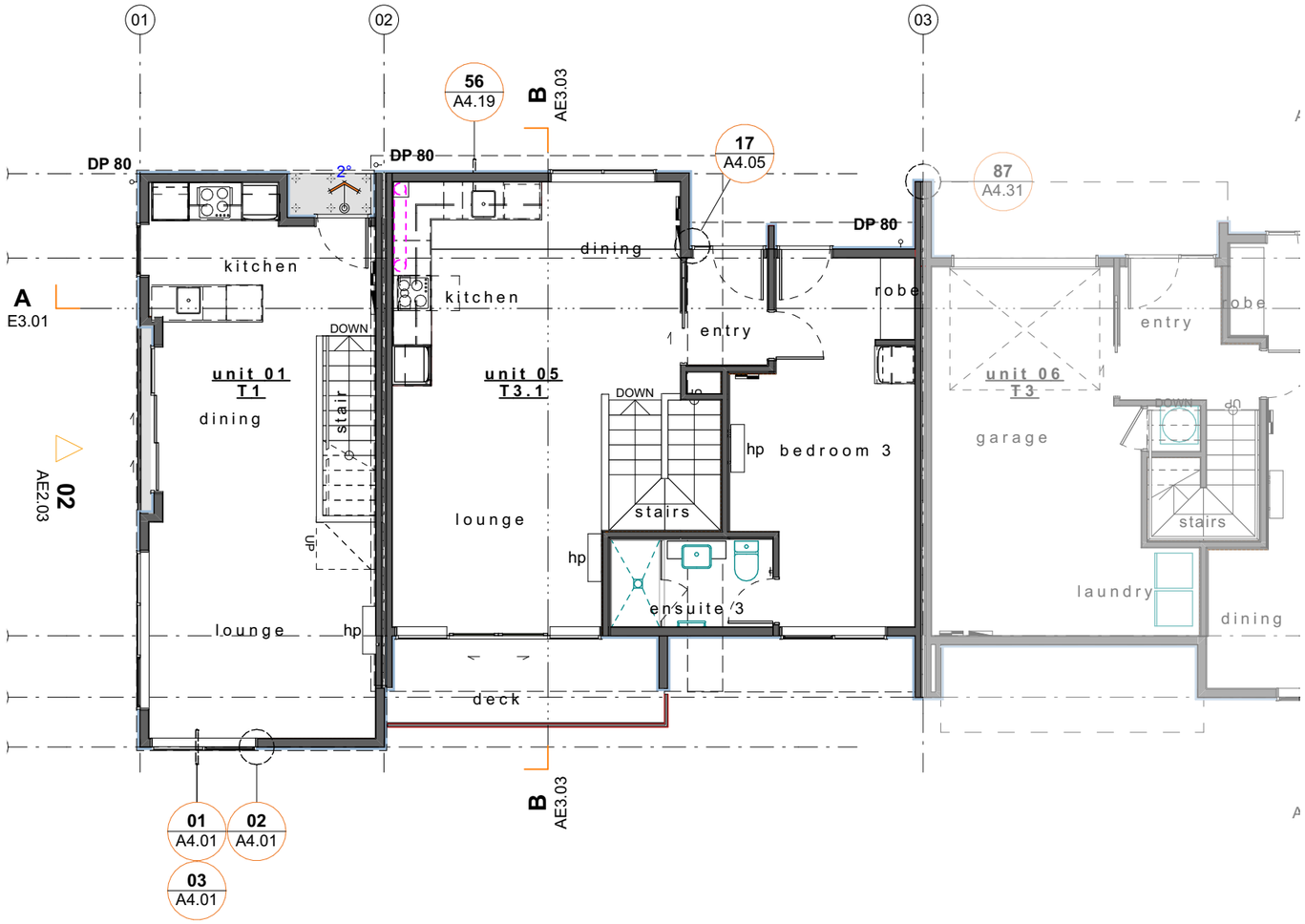
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AE1.11

plan: proposed lower ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

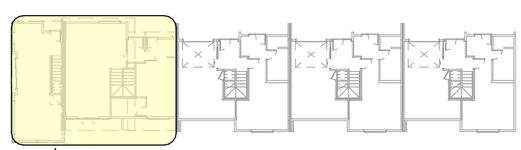


- timber framed wall
  refer to dimensioned framing plan
- concrete block wall.
  refer to structural engineers drawings
- concrete block wall with strap and lining.
  Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

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3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
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5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

01 plan: proposed ground
scale 1:100 @ A3



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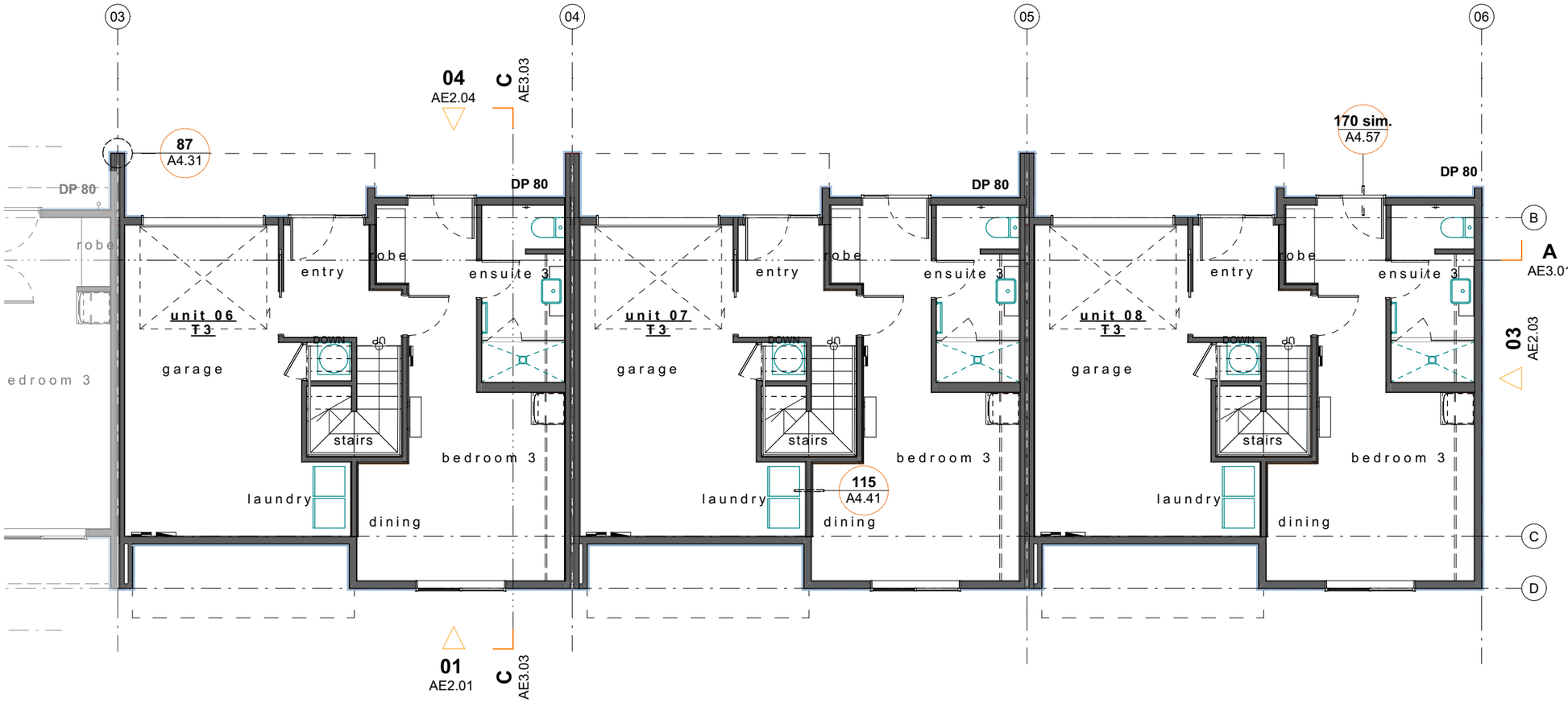
rev.	date	issue	description
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AE1.12

plan: proposed ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



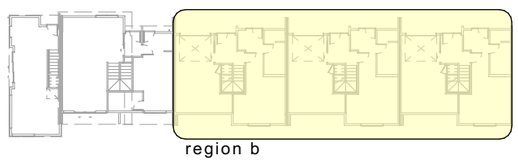
legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. — Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
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3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

01 plan: proposed ground — scale 1:100 @ A3



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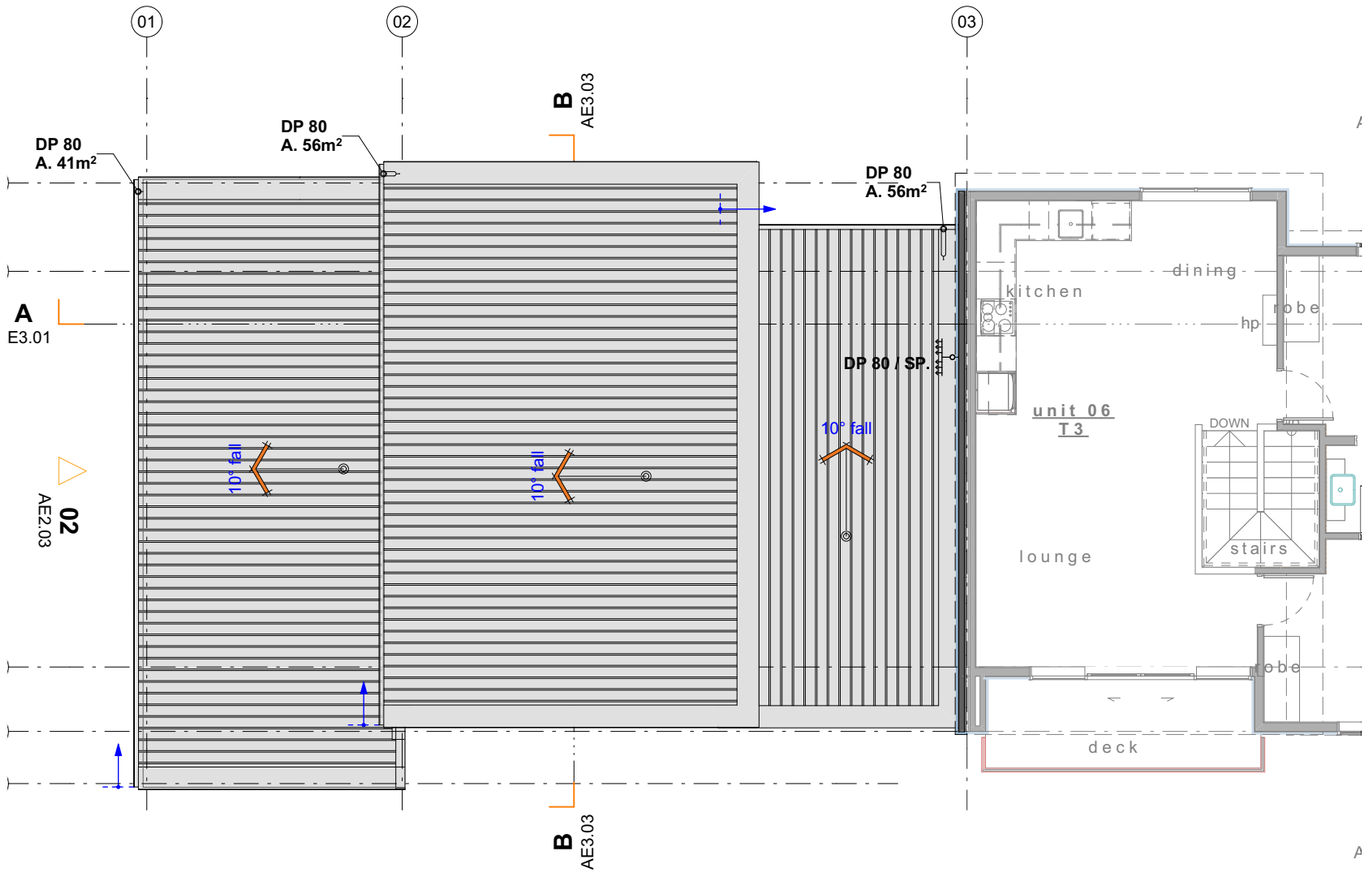
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AE1.13

plan: proposed ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: proposed first - scale 1:100 @ A3

legend

- timber framed wall, refer to dimensioned framing plan
- concrete block wall. refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

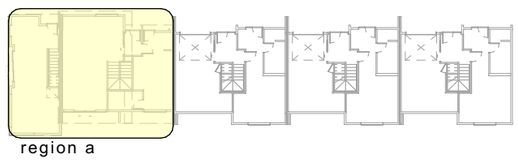
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3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall



region a

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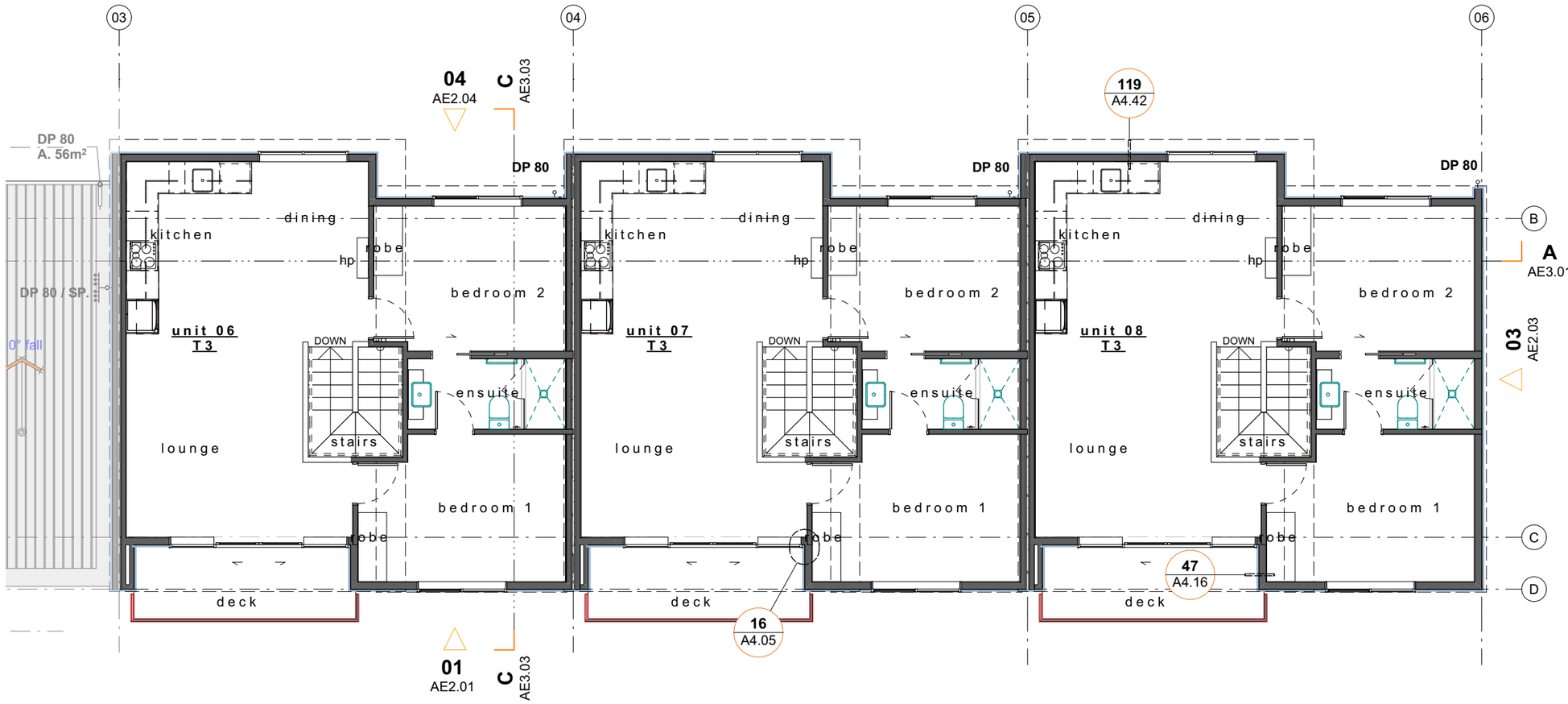
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AE1.14

plan: proposed first/roof: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

- timber framed wall — refer to dimensioned framing plan
- concrete block wall. — refer to structural engineers drawings
- concrete block wall with strap and lining. Refer to structural engineers drawings & dimensioned framing plan
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.
- ED.A, ID.A FD.A — external door & window numbers
- dp ○ — downpipe
- hp — heatpump

general notes

1. All work to be carried out in accordance with the NZBC, NZS3604, other relevant NZ standards, local authority by laws, and manufacturer's details and instructions.
2. All workmanship and materials shall be of the highest quality, current trade practice, and of the best description.
3. Drawings are to be read in conjunction with the architectural specification and other consultants documentation where appropriate.
4. All alternative products to be approved by owner/architect.
5. Confirm all material selection with owners before construction.
6. Refer to structural engineers drawings for further construction details and notes.

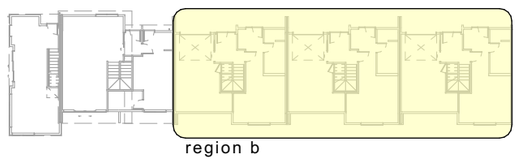
roofing notes

1. Refer to roofing plan for roofing material notes and general notes

roofing legend

- ○dv — drain vent, refer hydraulic eng.
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall

01 plan: proposed first — scale 1:100 @ A3


region b

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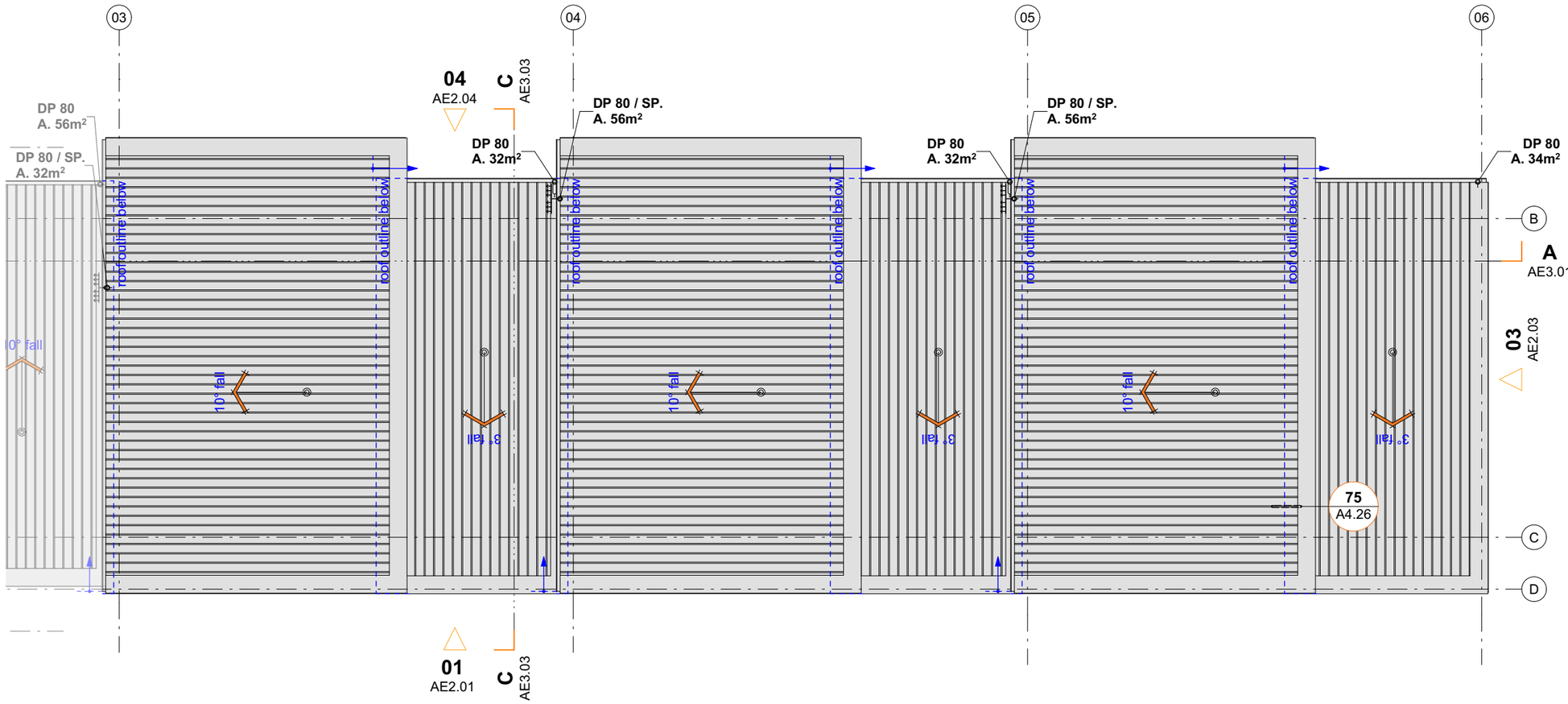
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AE1.15

plan: proposed first: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

- dv — drain vent, refer hydraulic eng.
- DP — down pipe
- SP — down pipe with spreader to lower level roof
- RWH — rain water head
- high point of gutter, arrow indicated directon of min. 1:500 fall
- arrow indicates direction of roof fall
- metal roofing
- membrane roofing
- membrane roofing with selected deck jack system (deck jack positions shown indicatively, refer to manufacturer for setout requirements & confirm on site)
- internal gutter membrane roofing / falls

roof material notes

metal roofing:
Dimond Veedek over purlins over self supporting roof underlay.

membrane roofing:
Viking Enviroclad TPO over min. 19mm CD grade H3.2 treated CCA structural plywood, with sanded C face upwards.

deck jack system:
Viking Buzon system with Viking 'U-PAD3' beneath each pedestal over Viking Enviroclad TPO membrane roofing system

downpipes:
Dimond 80mm dia. fixed back to cladding with colour matched stand off brackets.

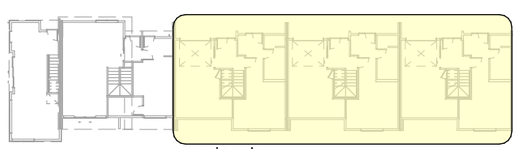
fascia & barge:
James Hardie Oblique Weatherboard fixed horizontally.

gutters:
-Dimond 150 Half Round, snow straps.
-Custom folded 100x100 colorsteel with external brackets

general notes

1. All roofing to be installed as per manufacturers instructions and in accordance with the NZBC and the NZ metal roof and wall cladding code of practice.
2. All roof penetrations to be flashed by roofer. allow to coordinate with other trades.
3. Roof catchment areas to downpipes as per 'NZ Metal Roofing Manufacturer's COP'.

01 plan: roof
scale 1:100 @ A3



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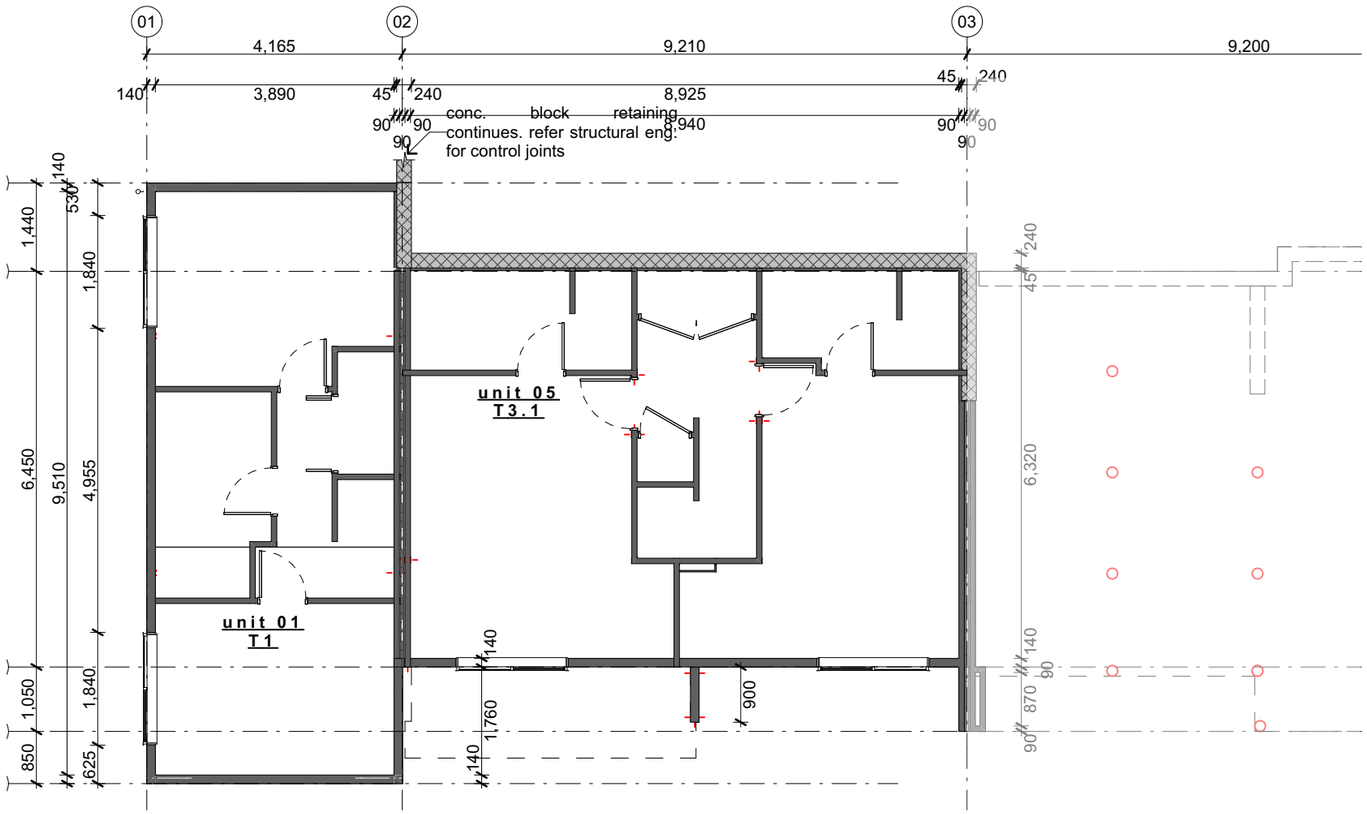
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AE1.16

plan: roof: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: lower ground
scale 1:100 @ A3 -

wall framing schedule

external walls:

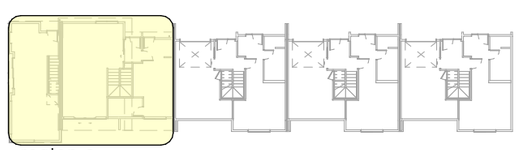
- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.


region a

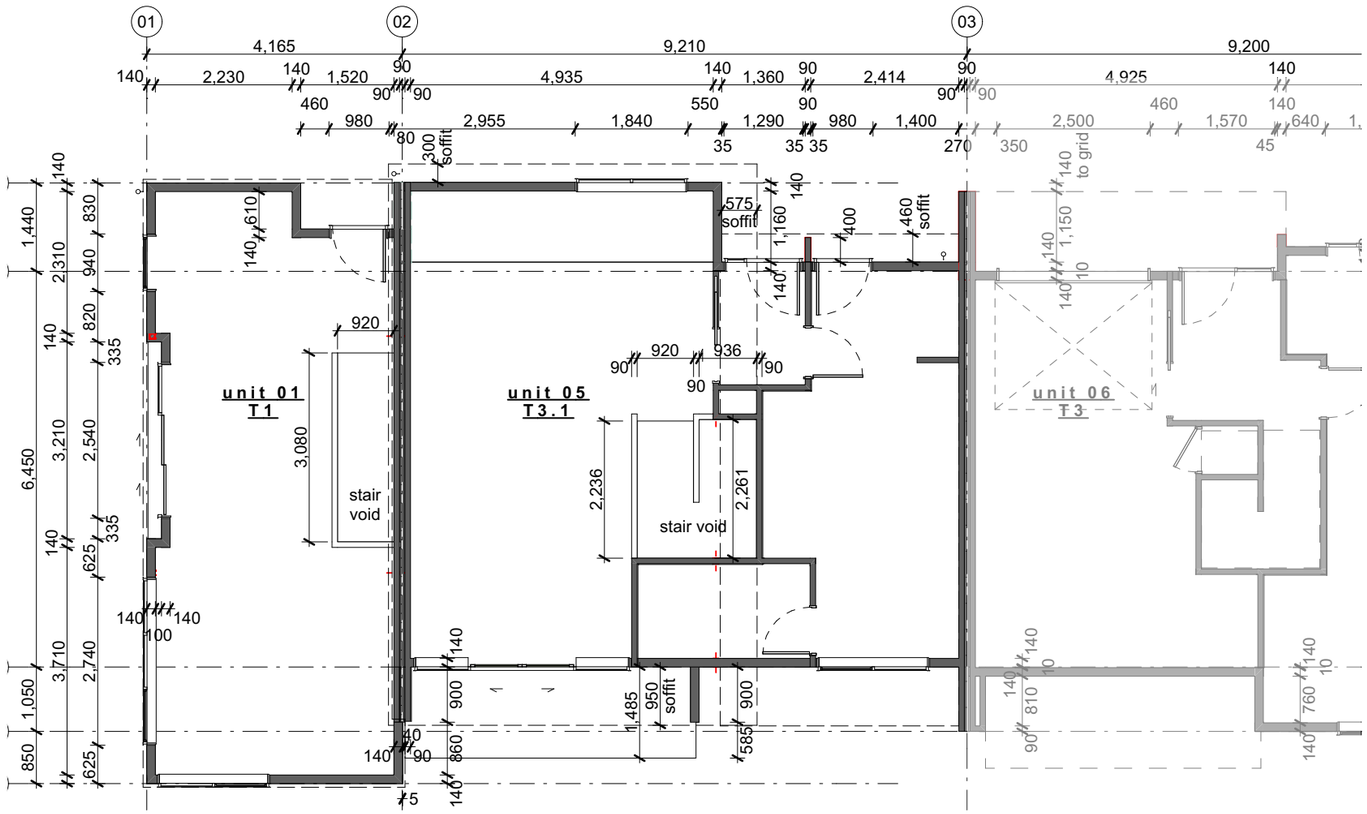
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3796
AE1.21
plan: dimensioned wall framing: lower ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: ground
scale 1:100 @ A3

wall framing schedule

external walls:

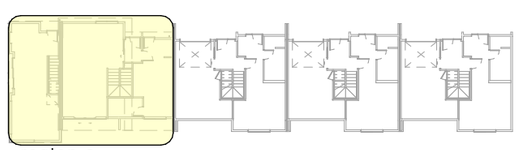
- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.


region a

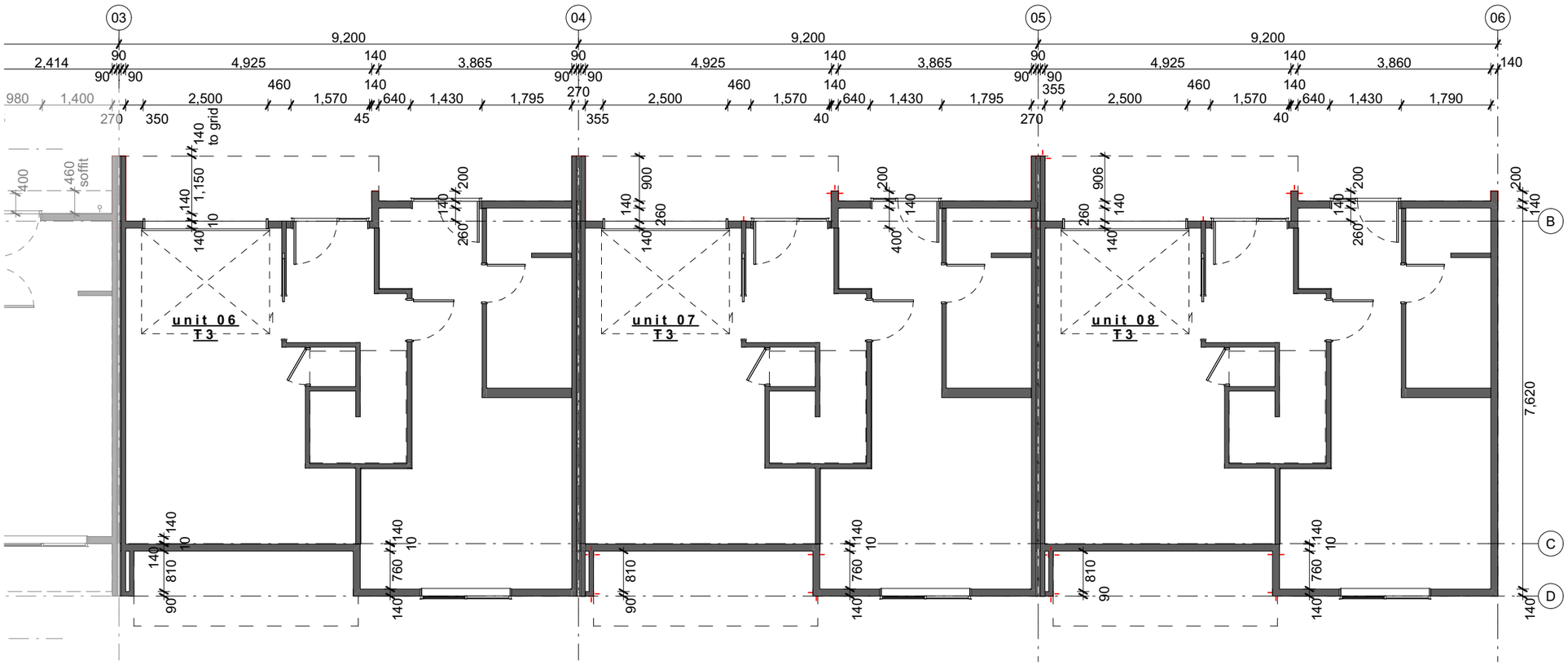
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AE1.22
plan: dimensioned wall framing: ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



wall framing schedule

external walls:

- 140 x 45mm H1.2 sg8, refer structural documentation for stud spacing & refer cladding documentation for dwang spacing.
- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

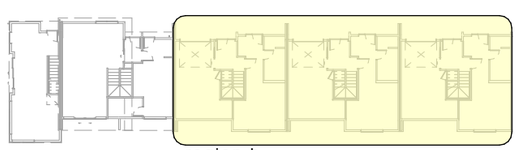
internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.

01 plan: dimensioned wall framing: ground
scale 1:100 @ A3



region b

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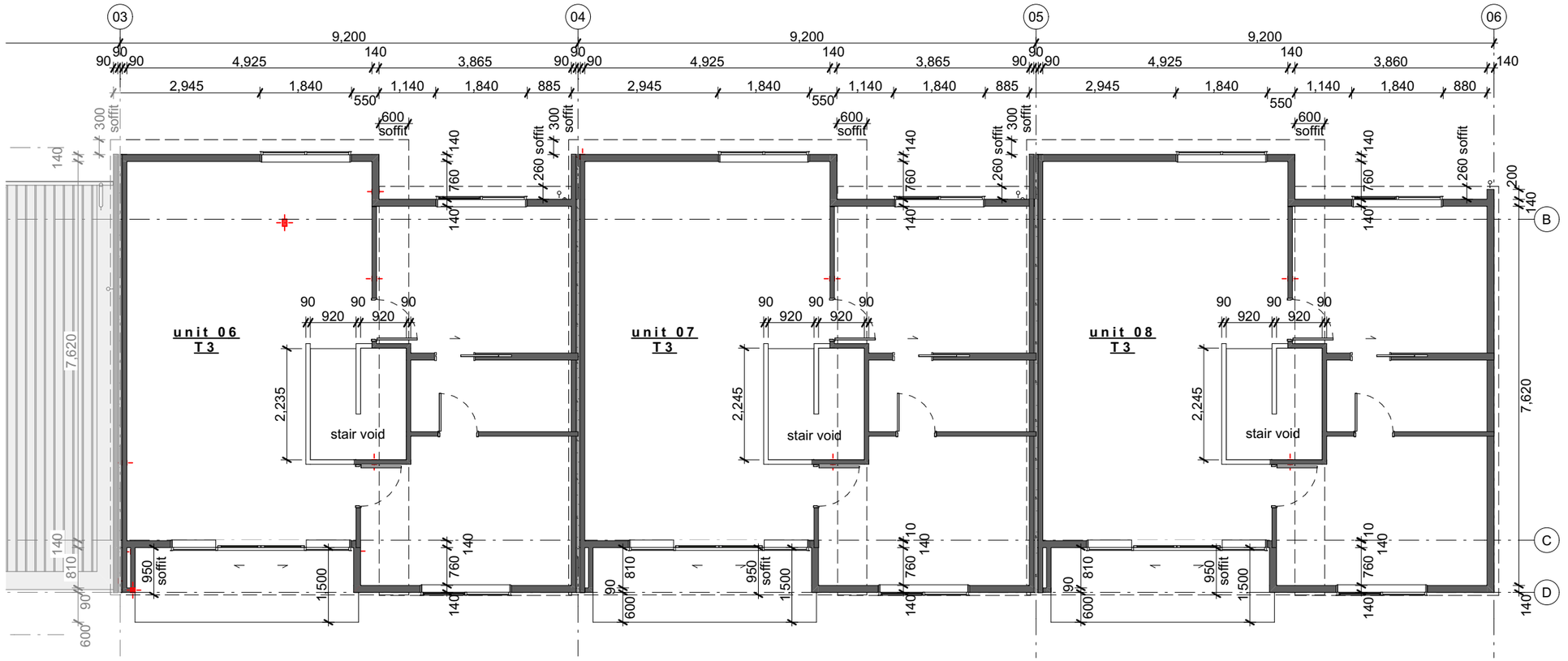
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AE1.23

plan: dimensioned wall framing: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 plan: dimensioned wall framing: first
scale 1:100 @ A3

wall framing schedule

external walls:

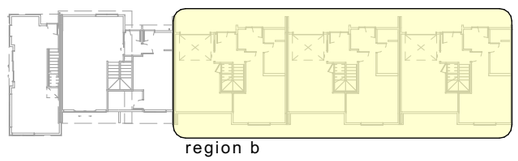
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- concrete block wall, refer to structural engineers drawings
- concrete block wall, refer to structural engineers drawings
  45mm H1.2 sg8 strap and lining @ 600crs.
- 90 x 45mm H1.2 sg8, 20mm air gap, both sides of 50mm integra panel.

internal walls:

- H1.2 sg8 studs @ 600crs, dwangs @ 800crs. Refer typology plans for stud sizes
- 90 x 45mm H1.2 sg8, half height wall.

general notes

1. Refer structural engineers documentation for stud spacing requirements.
2. Refer fire and acoustic plan for intertenancy wall make ups.
3. Refer to A5 series typology plans for internal wall framing dimensions.
4. Confirm aluminium joinery unit sizes with manufacturer before ordering wall framing. Rough opening dimensions include 20mm shim space around door/window joinery to allow for air seal + fire rated wall linings returned into openings - refer to A4 series for construction details.



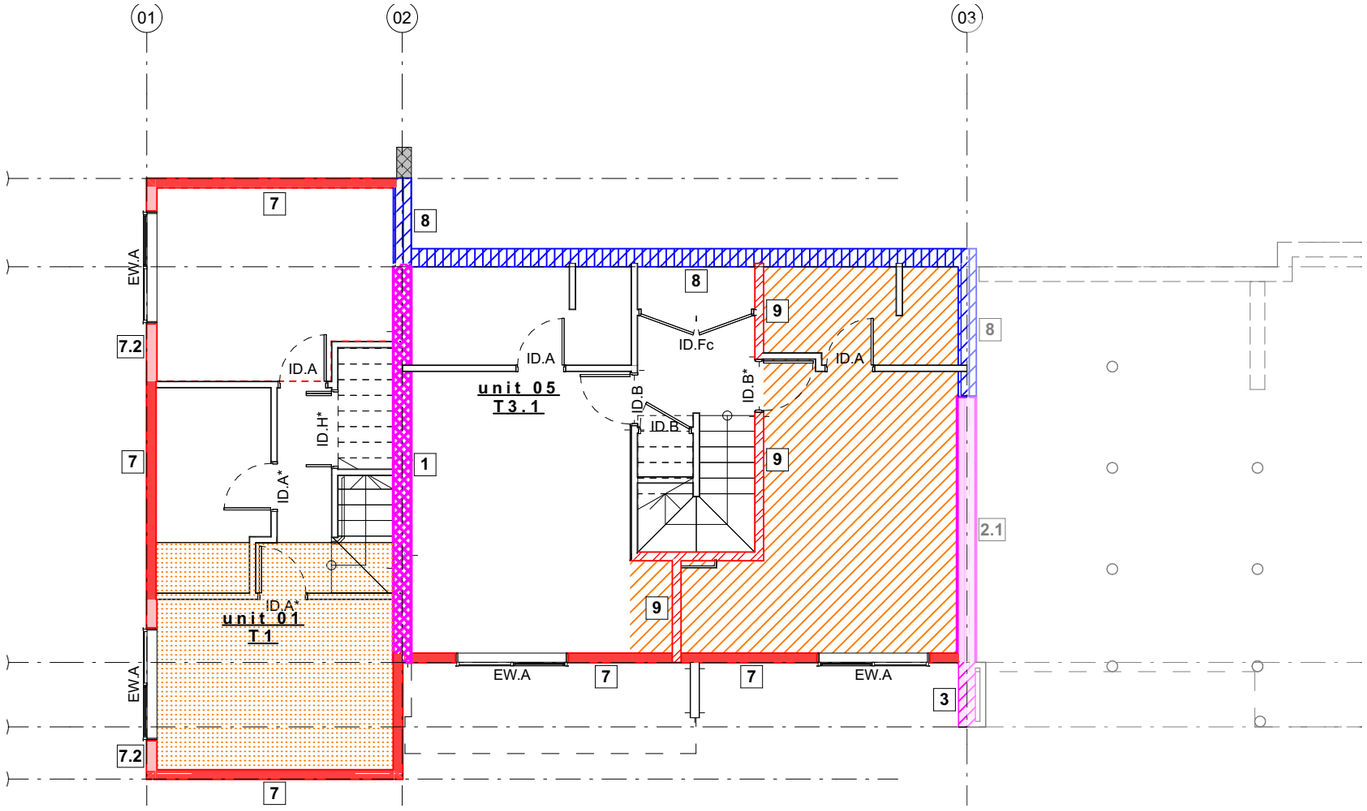
region b

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AE1.24
plan: dimensioned wall framing: first: region b



fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: lower ground - / scale 1:100 @ A3 -

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

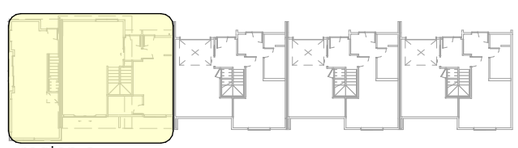
× Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing



region a

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

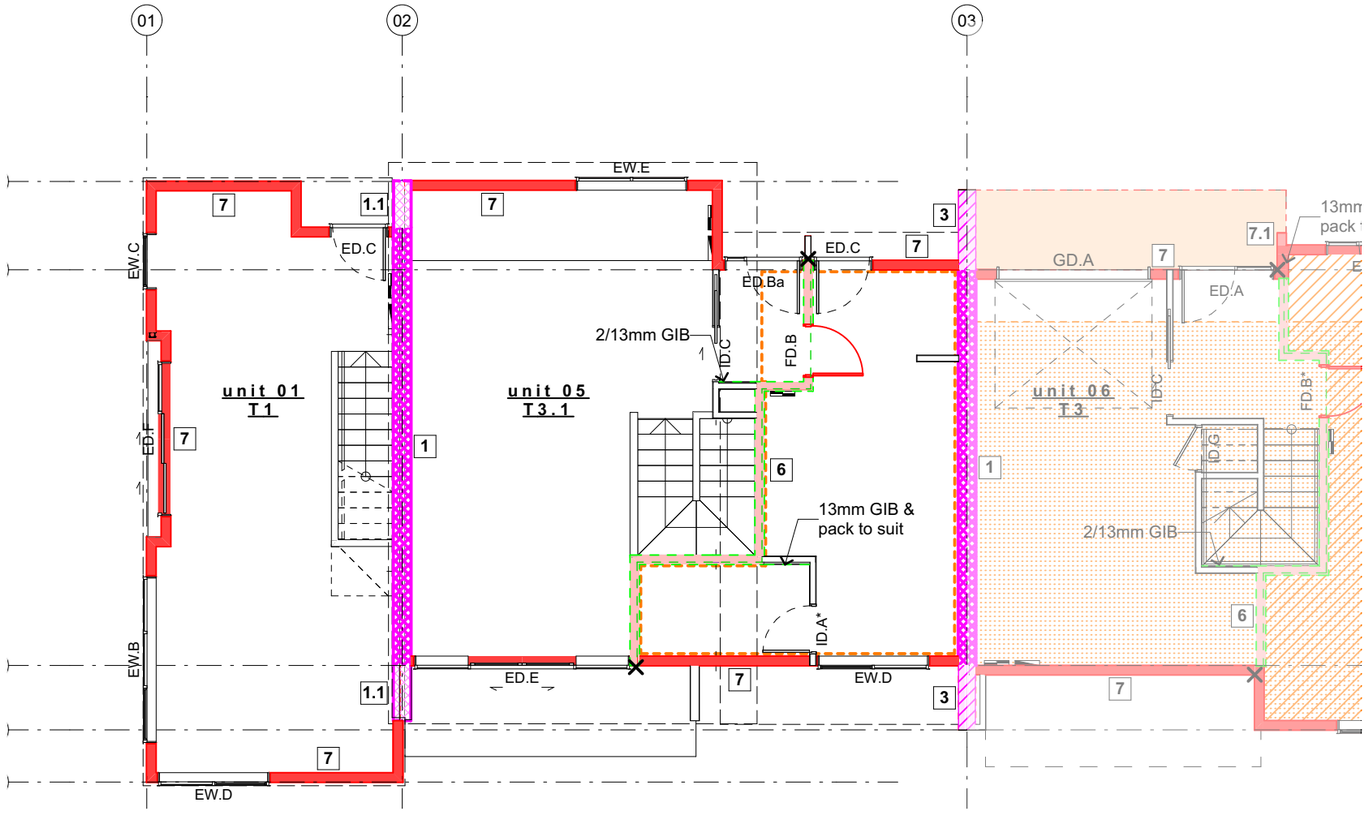
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AE1.31

plan: fire & acoustic: lower ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: ground — scale 1:100 @ A3

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

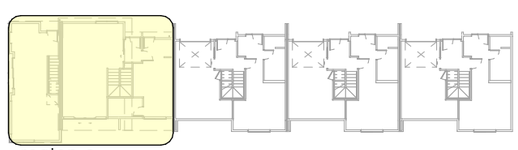
Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.



region a

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

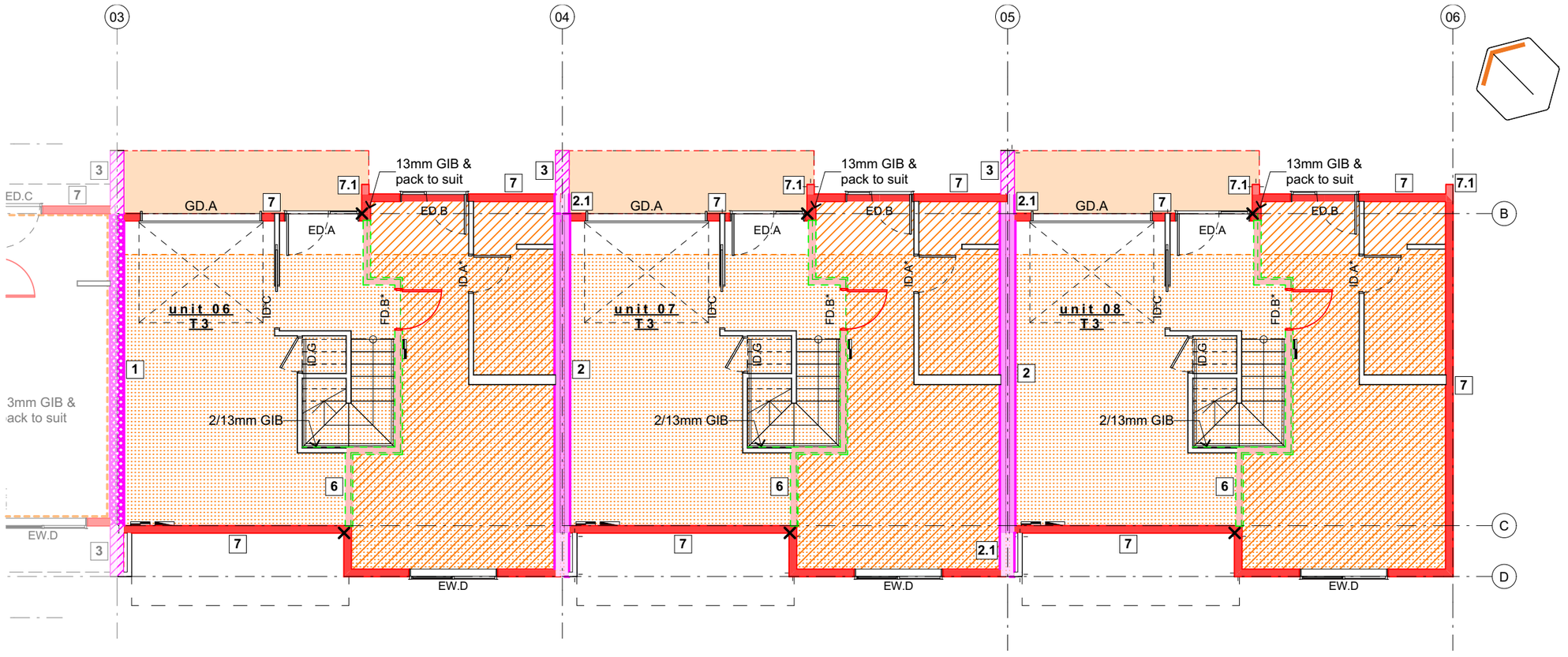
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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plan: fire & acoustic: ground: region a

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: ground
scale 1:100 @ A3

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.

floors

(ceiling) (floor) (both)
FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

soffits

Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

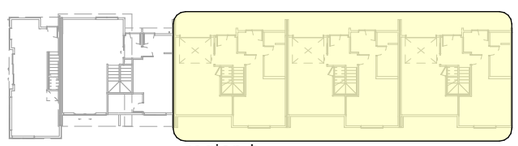
Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

structural steel

FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

general notes

1. Adhere strictly to fire engineer's documentation. Any discrepancies between the consultants documentation is to be brought to the attention of the architect.
2. Wall types with a FRR rating shall extend from the floor to the underside of the slab over or underside of roofing over.
3. All fire rated walls shall extend to the fascia line within the soffit.
4. Where wet area walls are fire rated substitute GIB Fyreline with GIB Aqualine.
5. Refer to *GIB Fire Rated Systems September 2024* and *GIB Noise Control Systems September 2017* and *James Hardie Fire & Acoustic Design Manual* for further details and information.
6. Ensure that any penetrations, junctions, gaps etc in sheets of fire rated walls are sealed with a fire rated mastic capable of achieving the required FRR.
7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing



region b

FOLEY GROUP

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8, 10 & 12 Anderson Heights Queenstown

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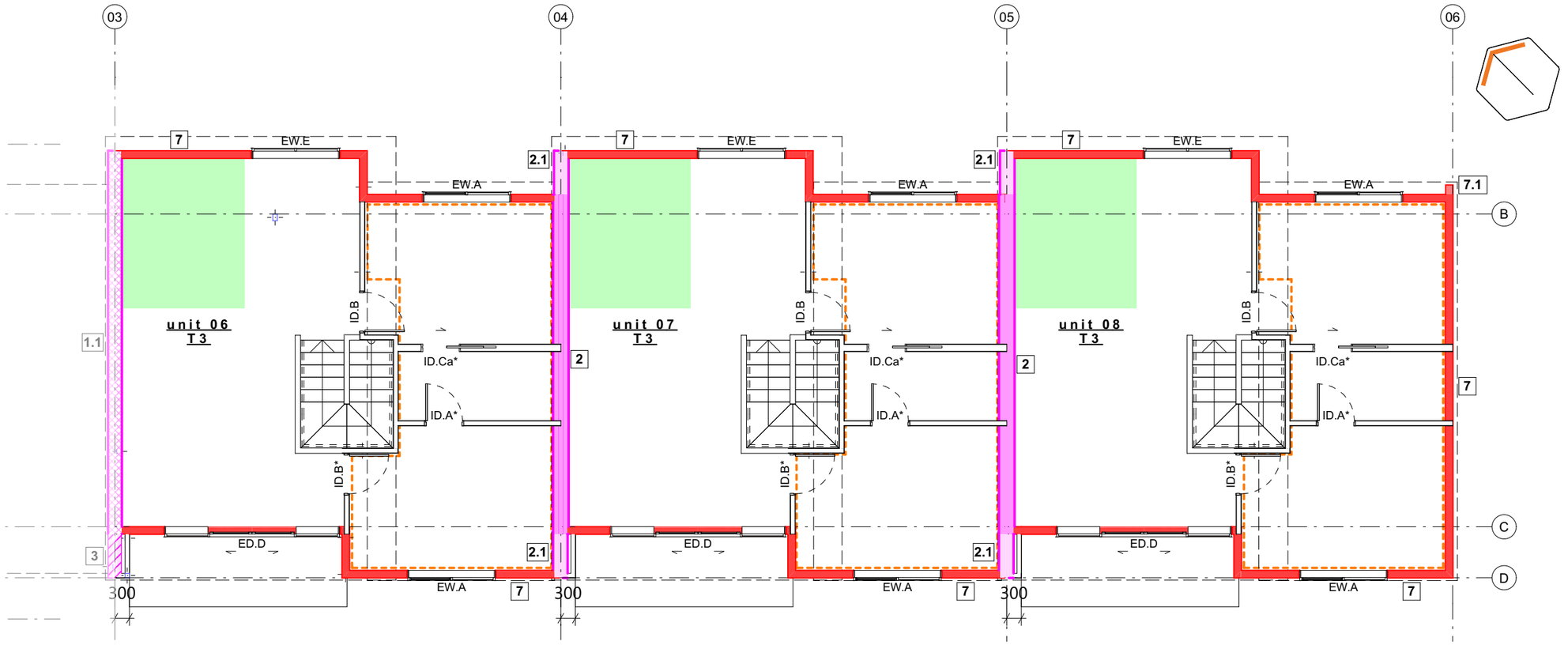
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

AE1.33

plan: fire & acoustic: ground: region b

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floors

(ceiling) (floor) (both)

FFR: 60/60/60
STC: 57
19mm plywood on joists (25mm to garage floors), with R1.8 Pink Batts & 2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

ceilings

Fire Rated Ceiling
FFR: 60/60/60
2/13mm GIB Fyreline over Rondo metal ceiling battens, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

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Fire Rated Soffit
FFR: 60/60/60
2/13mm GIB Weatherline to underside of framing, with 6mm Villaboard soffit, in accordance with **GIB GBDFA 60b** of the GIB Fire Rated Systems.

legend

Fire Rated Door/Window
FFR: 60/60/60
Refer window & door schedule for details

Location of Ryanfire Ryanmesh ventilated cavity closers installed vertically to fire rated junctions.

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FRR protection of steel structural elements shall be encased in 2/13mm GIB Fyreline, in accordance with the Fire Engineer's Specification and **GBCBS 60** of the GIB Fire Rated Systems .

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7. Drawings are to be read in conjunction with Structural & Acoustic Engineers documentation.
8. Refer to Structural Eng drawings for bracing

fire & acoustic legend

interior walls

1 Intertenancy Wall
FFR: 60/60/60
STC: 64
10mm GIB Standard on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

2 Intertenancy Wall
FFR: 60/60/60
STC: tbc
2/13mm GIB Fyreline on 90mm timber framing and 20mm cavity, either side of 50mm Integra panel in accordance with the Integra intertenancy wall system, GIB fixings in accorance with manufacturer's requirements

4 Fire & Acousitc Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining both sides unless otherwise noted. Refer Structural documentation for block sizing.

01 plan: fire & acoustic: first — scale 1:100 @ A3

interior walls

6 (rail side) Fire Rated Timber Framed Wall
FFR: 60/60/60
STC: 55
2/13mm GIB Noiseline both sides, on timber framed wall with R2.2 Pink Batts glasswool insulation and GIB rail system to one side, in accordance with **GIB GBTLA 60r** of the GIB Noise Control Systems.

9 Fire Rated Timber Framed Wall
FFR: 60/-/-
2/13mm GIB Fyreline on timber framing, lined both sides, in accordance with **GIB GBTL 60 2S** of the GIB Fire Rated Systems.

exterior walls

1.1 Intertenancy Wall
FFR: 60/60/60
STC: 64
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 10mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

exterior walls

2.1 Intertenancy Wall
FFR: 60/60/60
STC: tbc
90mm timber framing and 20mm cavity, either side of 50mm Integra panel, with 2/13mm GIB Standard on one side and selected cladding on 20mm cavity on RAB the other, in accordance with **INTA120a** of the Integra intertenancy wall system.

3 Intertenancy Wall
FFR: 60/60/60
Selected cladding system on 20mm vented cavity on selected rigid air barrier on 90mm timber framing and 20mm cavity, over 50mm Integra panel in accordance with **INTA120a** of the Integra intertenancy wall system.

7 Fire Rated Timber Framed Wall
FFR: 60/60/60
13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

exterior walls

7.1 Fire Rated Timber Framed Wall
FFR: 60/60/60
6mm James Hardie RAB & selected James Hardie Cladding, both sides timber framing, in accordance with James Hardie fire rated systems.

7.2 Fire Rated Timber Framed Wall
FFR: 60/60/60
2/13mm GIB Fyreline on timber framing with R3.2 wool, with 6mm James Hardie RAB & selected James Hardie Cladding, in accordance with James Hardie fire rated systems.

8 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC, with Glass Wool insulation & 10mm lining one side unless otherwise noted. Refer Structural documentation for block sizing.

8.1 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC & RAB one side. Refer Structural documentation for block sizing.

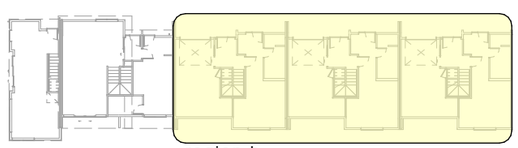
exterior walls

8.2 Fire Rated Block Wall
FFR: 60/60/60
20/25 Series blockwall, with 45mm strapping on DPC on both sides & RAB one side & with Glass Wool insulation & 10mm lining one side unless otherwise noted . Refer Structural documentation for block sizing.

floors

Acoustic Floor
STC:
'Phonestar' overlay system, refer acoustic engineers documentation for details.

Fire Rated Floor - External
FFR:
Selected fibre cement sheet lining over 13mm GIB Weatherline to underside of suspended timber floor framing.



region b

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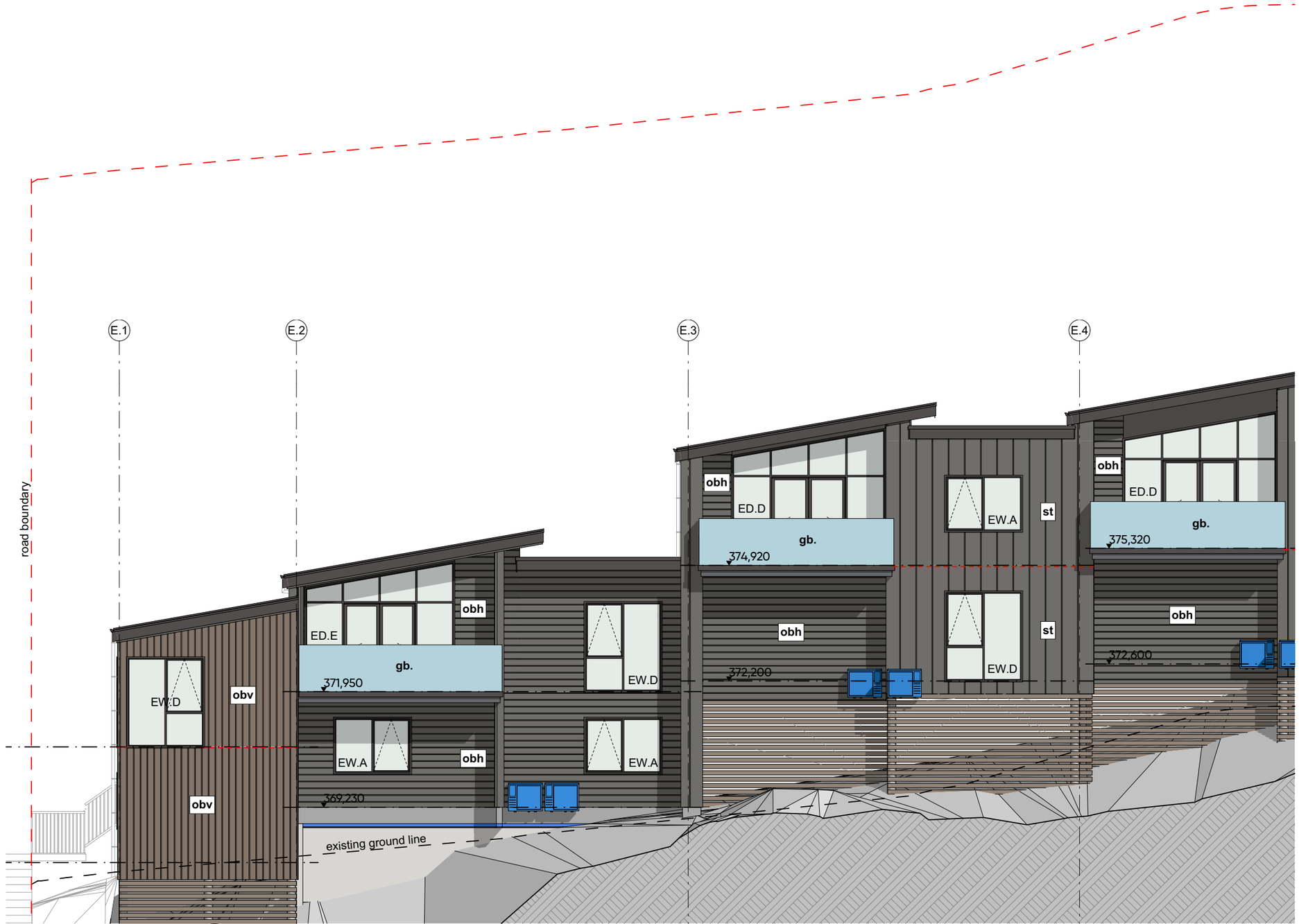
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AE1.34

plan: fire & acoustic: first: region b

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E 01 Block E elevation 01
scale 1:100 @ A3

legend

tr	Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
mb	Selected membrane, refer to roof plan.
st	Selected paint finish over James Hardie Vertical Stria over 20mm H3.1 cavity battens over selected rigid air barrier.
obh	Selected paint finish over James Hardie Horizontal Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
obv	Selected paint finish over James Hardie Vertical Oblique Weatherboard over 20mm H3.1 cavity battens over selected rigid air barrier.
gb	Glass balustrade
dp	Down pipe
rwh	Rain water head
- - - -	Trimline flashing
- - - -	Custom flashing

general notes

1. Refer specification for selected rigid air barrier.
2. Read legend in conjunction with the manufacturers' product information.
3. All exterior door / window joinery to be double-glazed powdercoated aluminium unless otherwise noted.
4. Restrictor stays required to all opening windows with a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it.

BUILDING ENVELOPE RISK MATRIX		
Block E (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**18**

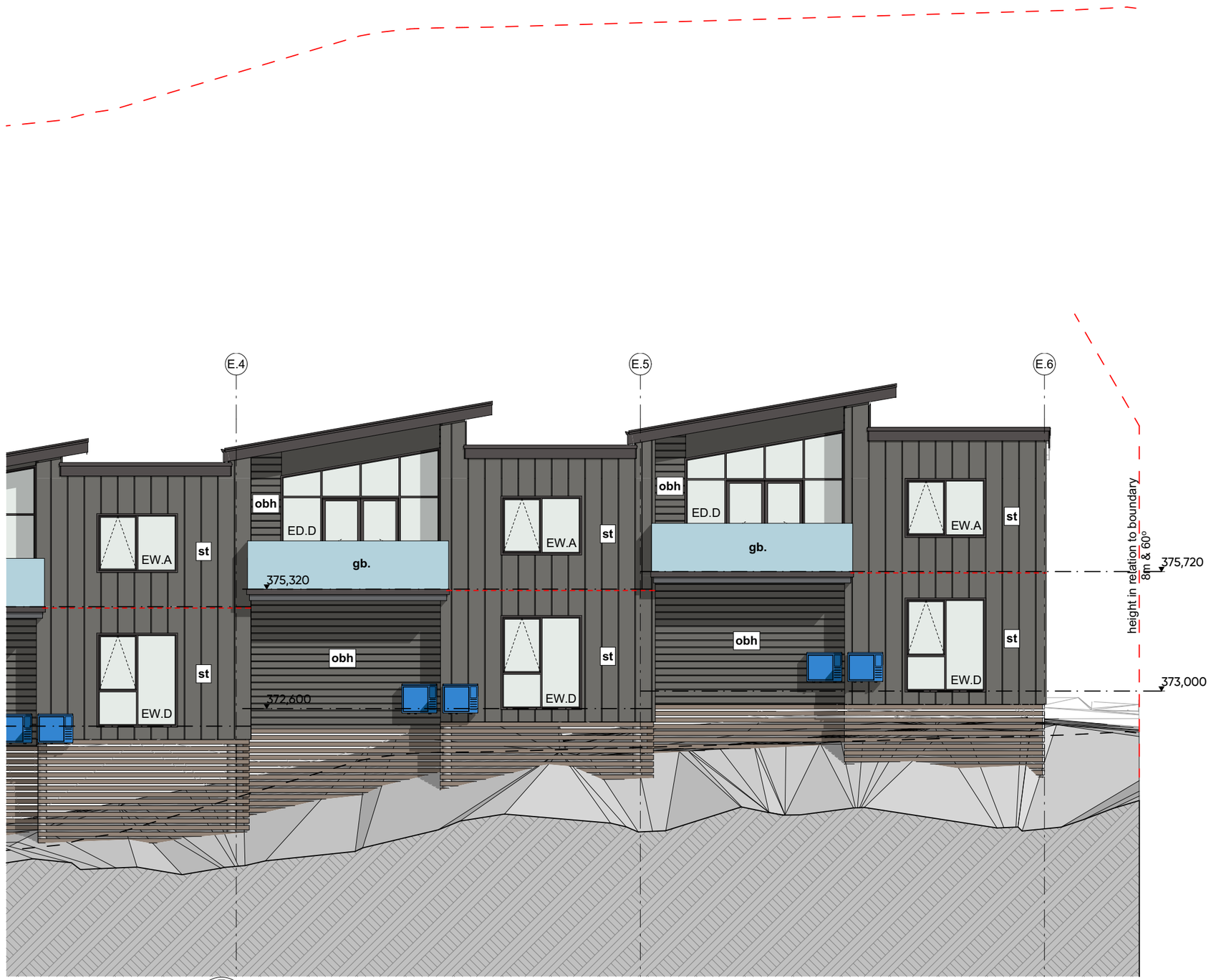
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AE2.01
elevations 01

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E 01 Block E elevation 01 scale 1:100 @ A3 - -

legend

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- **dp** Down pipe
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- Trimline flashing
- Custom flashing

general notes

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BUILDING ENVELOPE RISK MATRIX		
Block E (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**18**

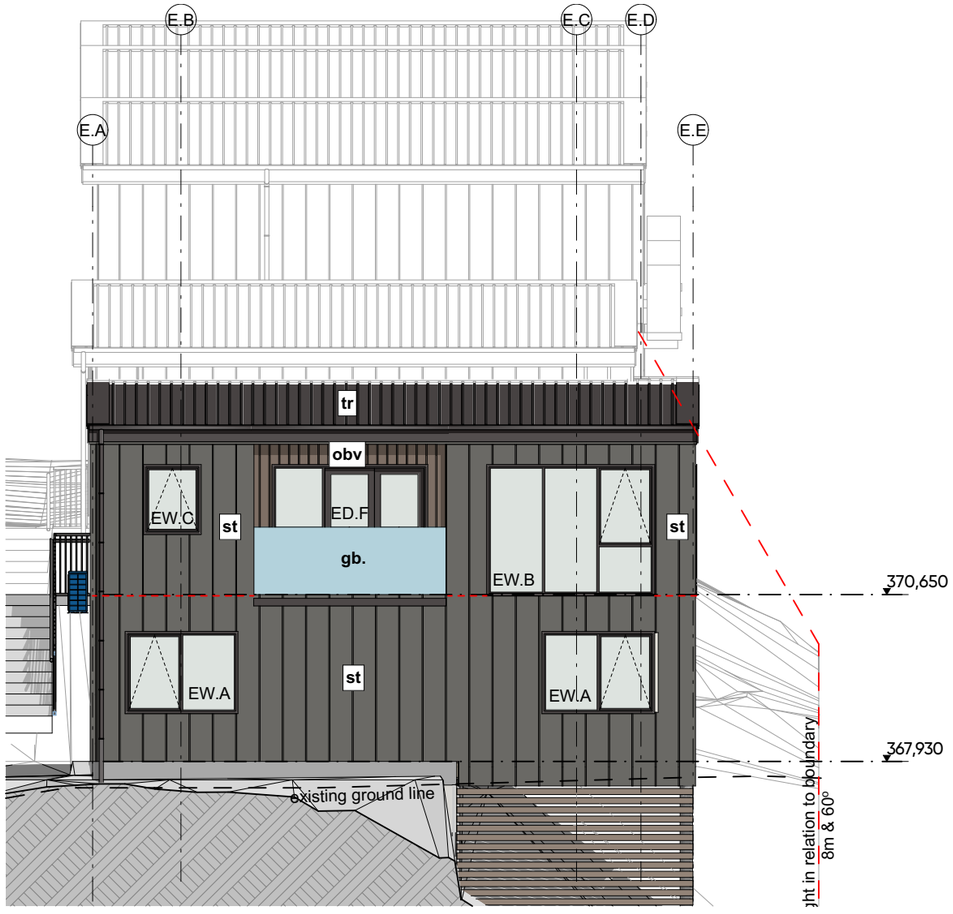
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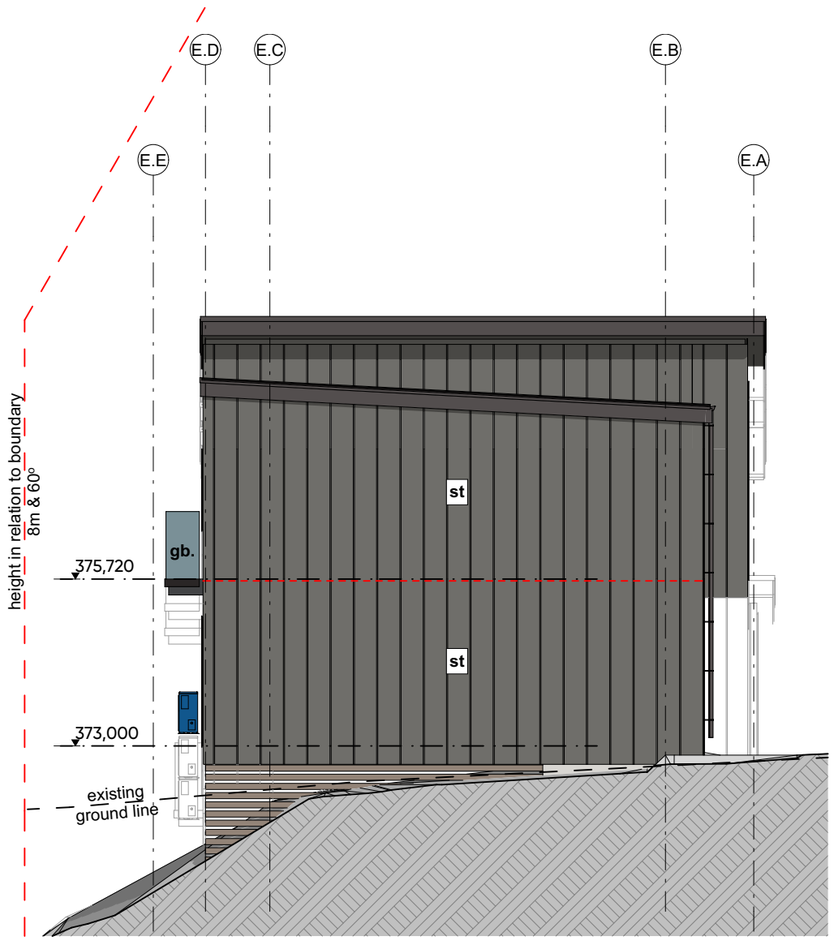
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AE2.02
elevations 01

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E 02 Block E elevation 02
scale 1:100 @ A3



E 03 Block E elevation 03
scale 1:100 @ A3

legend

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- **gb** Glass balustrade
- **dp** Down pipe
- **rwh** Rain water head
- Trimline flashing
- Custom flashing

general notes

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BUILDING ENVELOPE RISK MATRIX		
Block E (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**18**

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AE2.03
elevations 02 & 03

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E 04 Block E elevation 04 - -
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
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Block E (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Very high risk	4
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Medium risk	2
Total Risk Score:		**18**

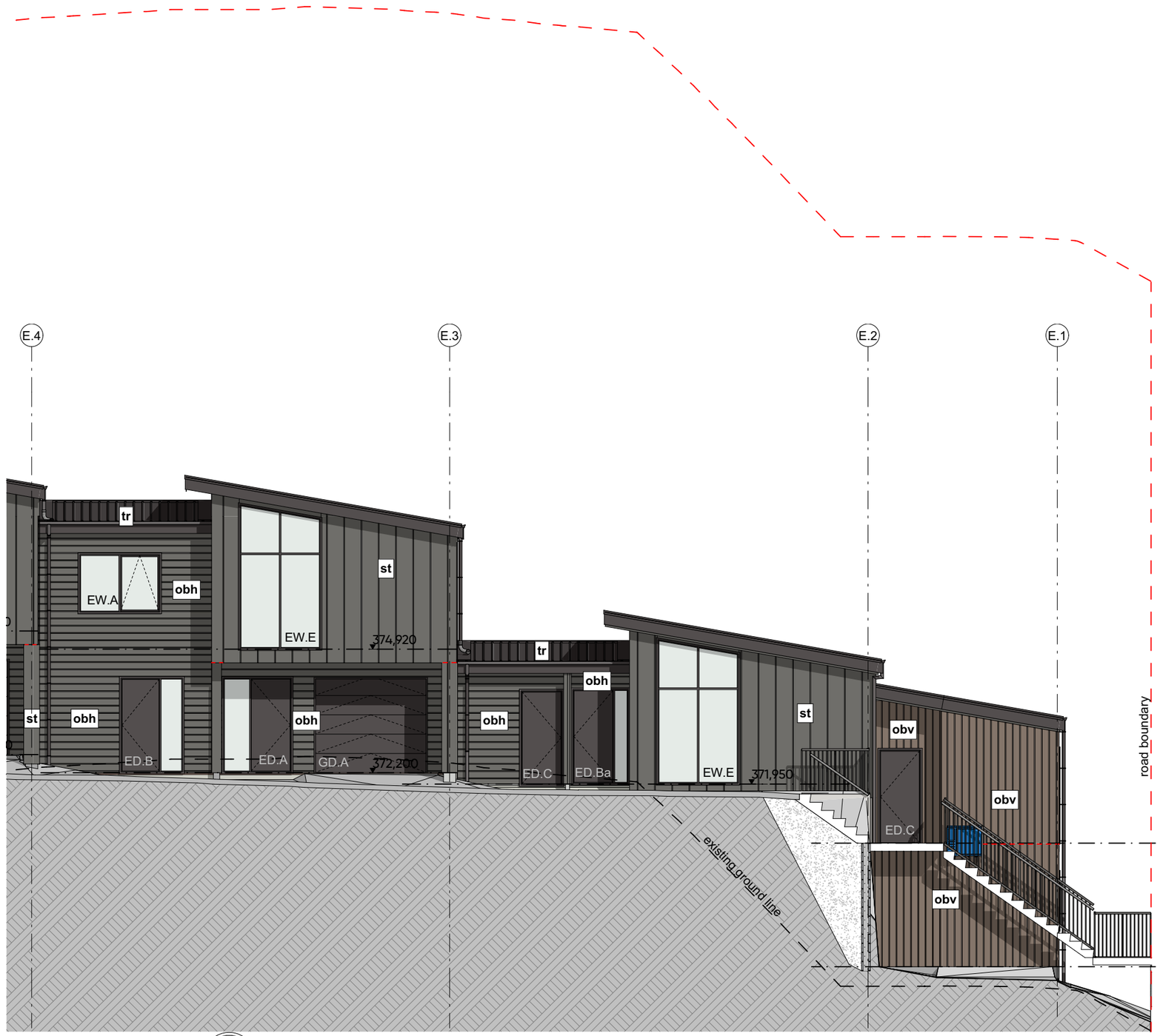
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AE2.04
elevations 04

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E 04 Block E elevation 04
scale 1:100 @ A3

legend

- **tr** Selected trapezoidal long run Colorsteel roofing over selected roof underlay, refer to roof plan.
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BUILDING ENVELOPE RISK MATRIX		
Block E (all elevations)		
Risk Factor	**Risk Severity**	**Risk Score**
Wind zone (per NZS 3604)	High risk	1
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Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
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Total Risk Score:		**18**

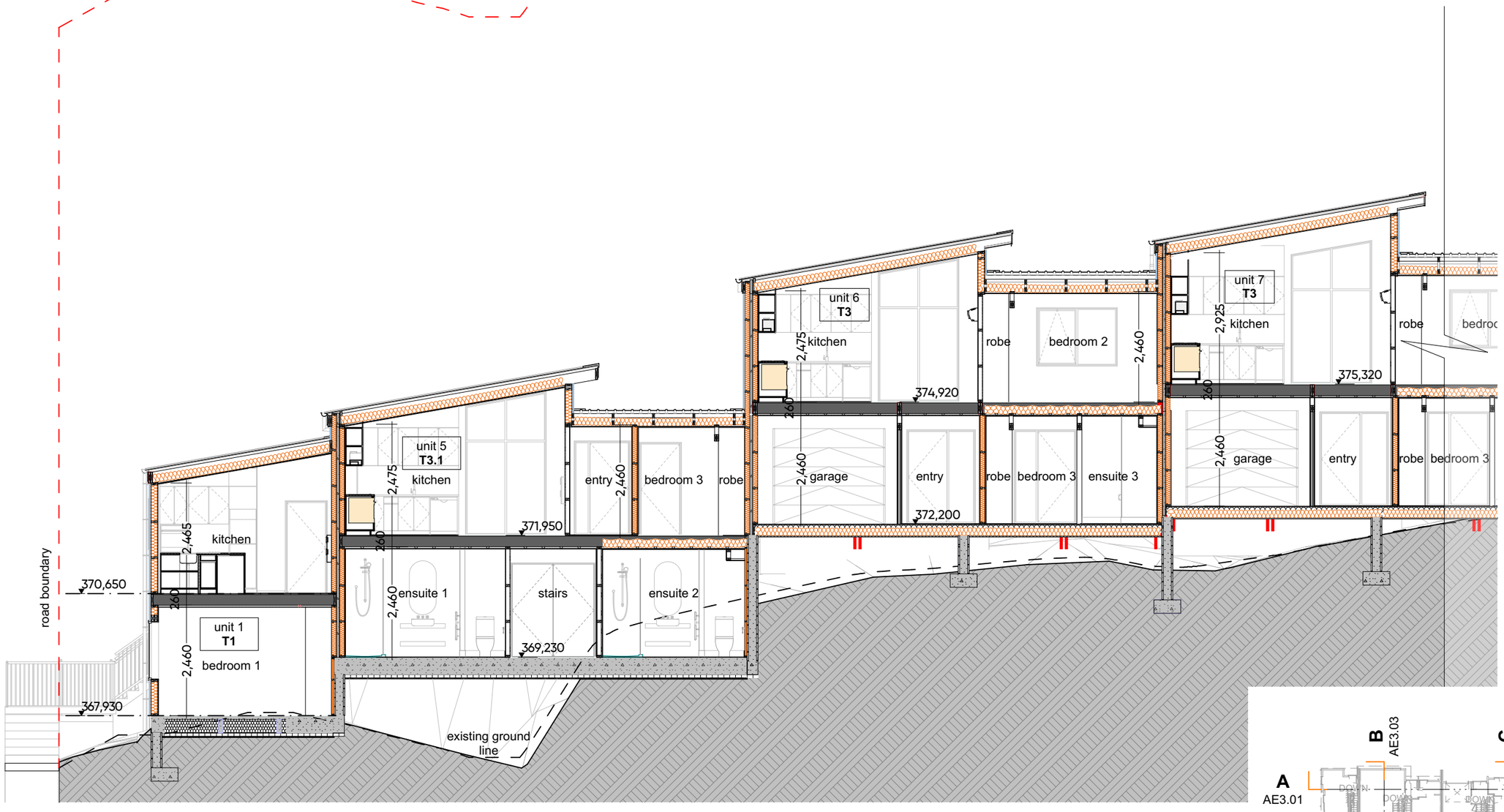
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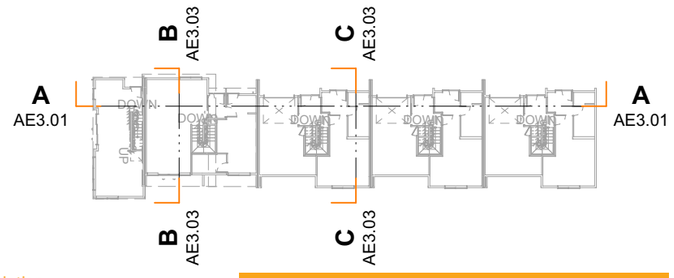
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AE2.05
elevations 04

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A section A: Block E
scale 1:100 @ A3

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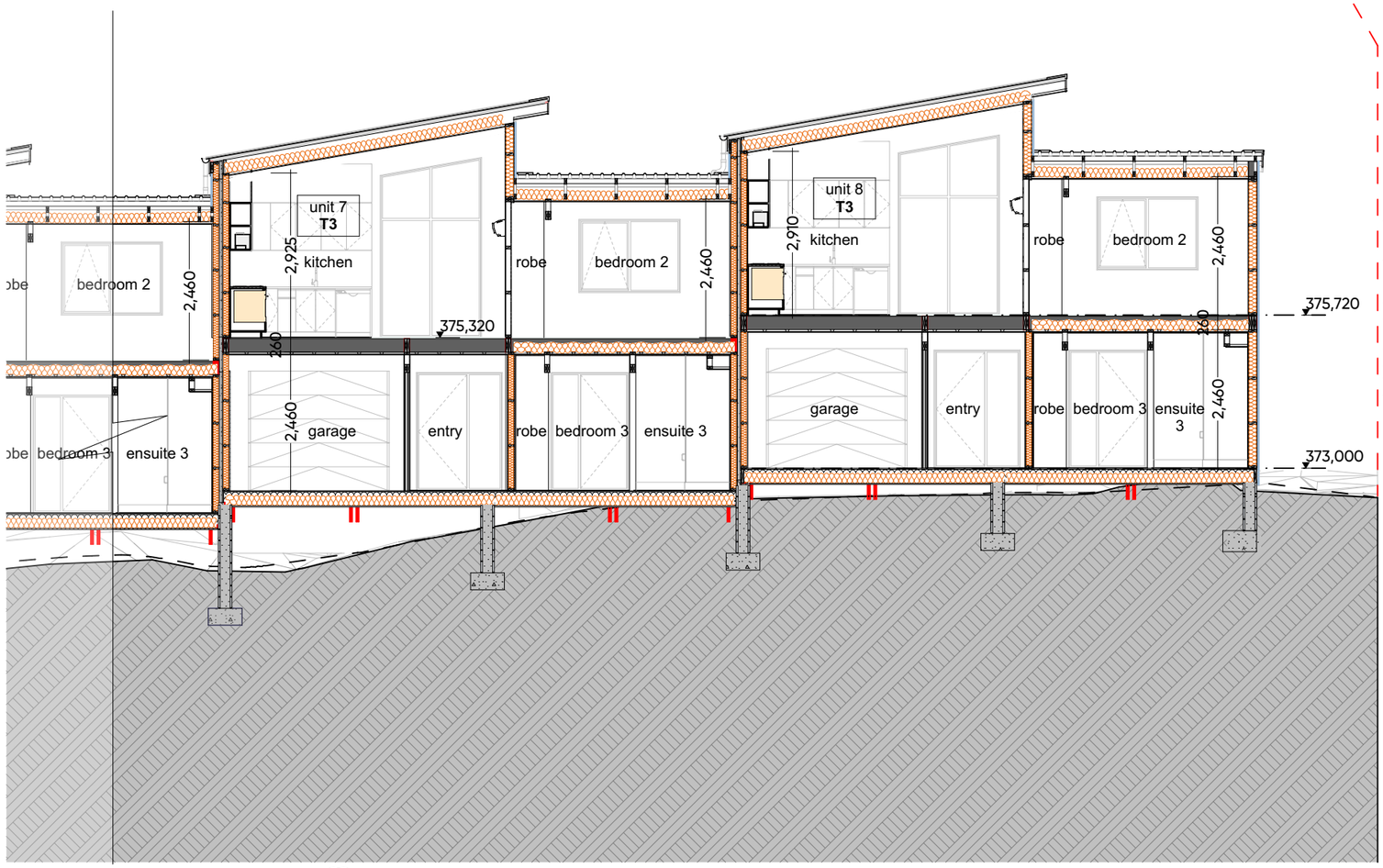
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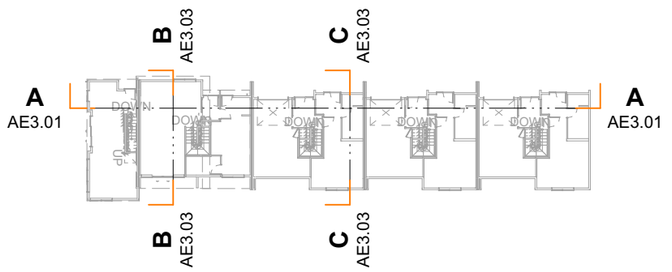
AE3.01

section A

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A section A: Block E
scale: 1:100 @ A3



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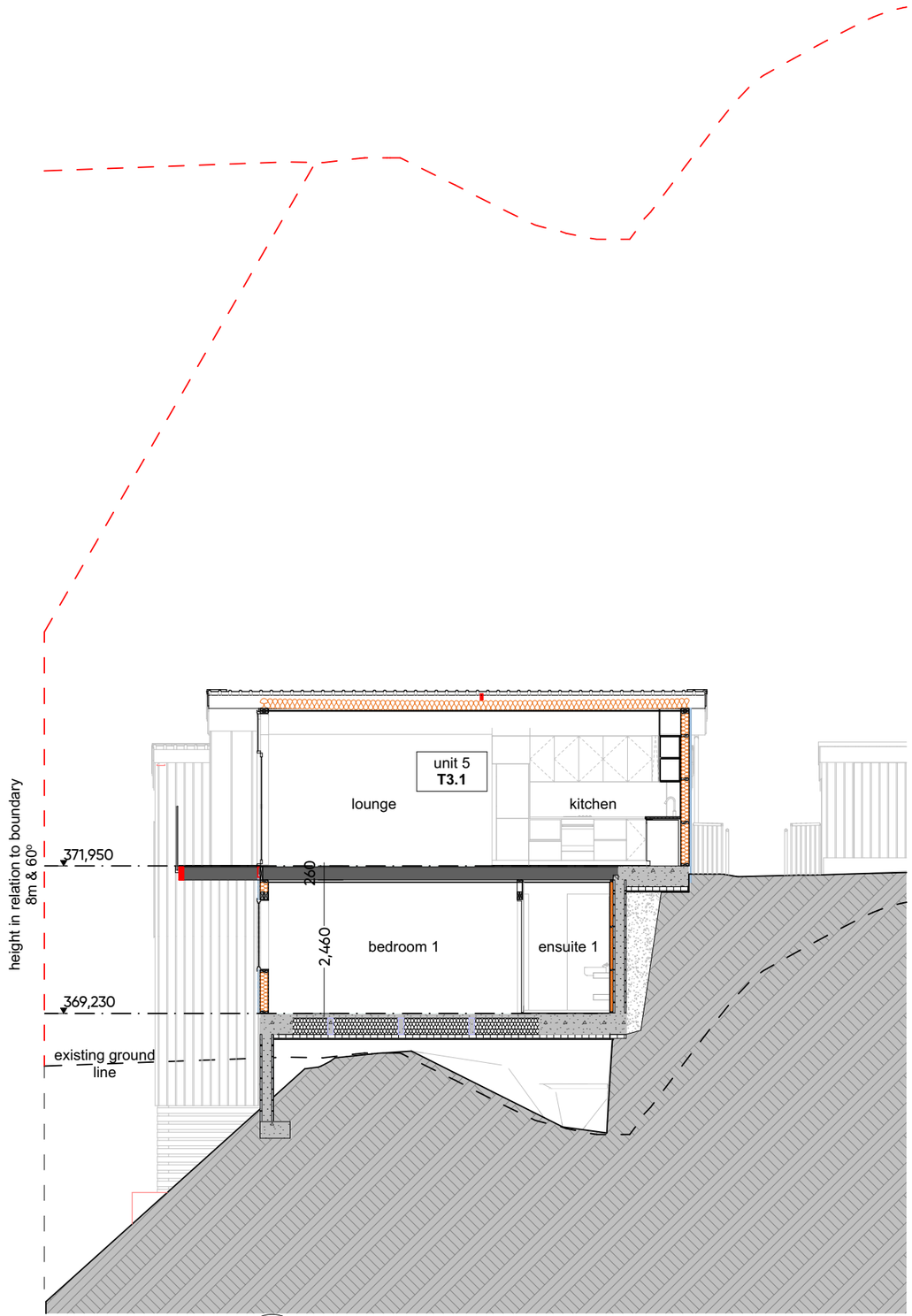
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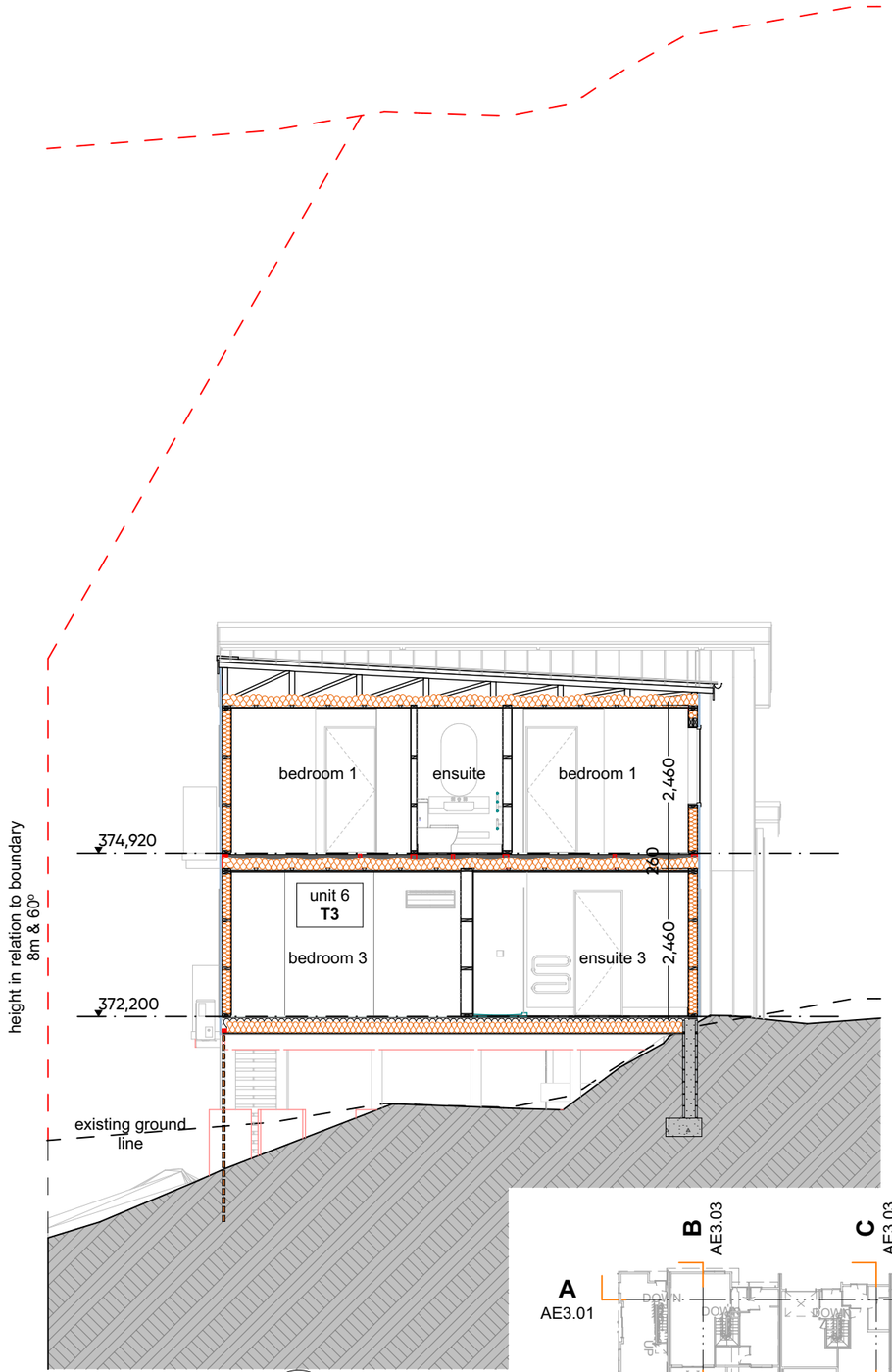
AE3.02

section A

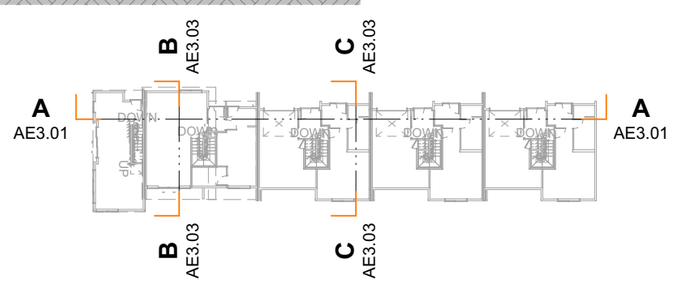
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B section B: Block E
scale 1:100 @ A3



C section C: Block E
scale 1:100 @ A3



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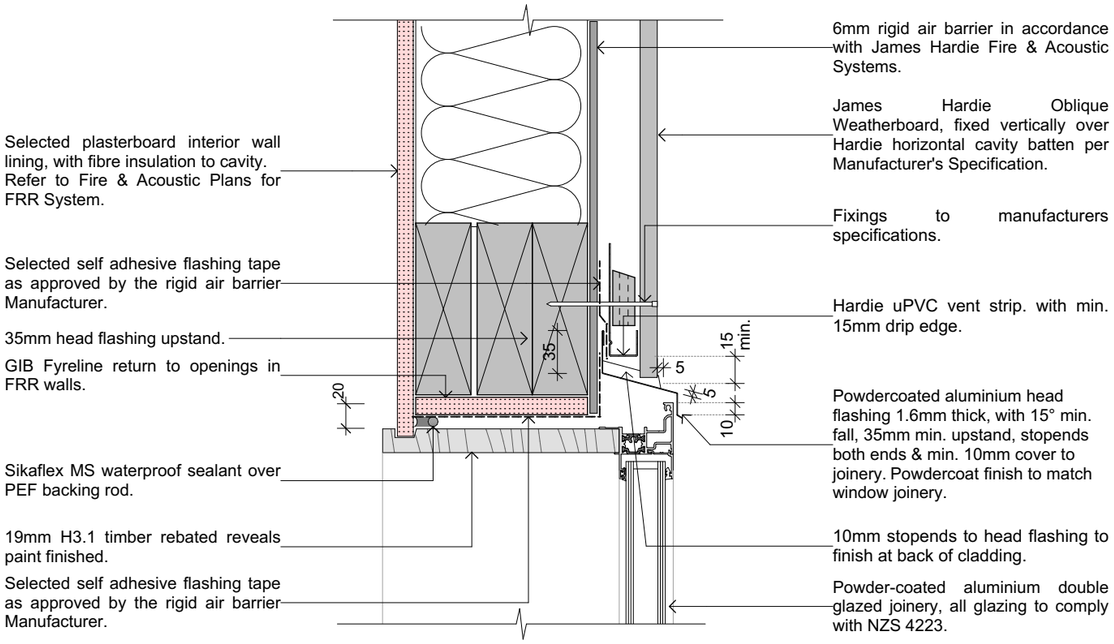
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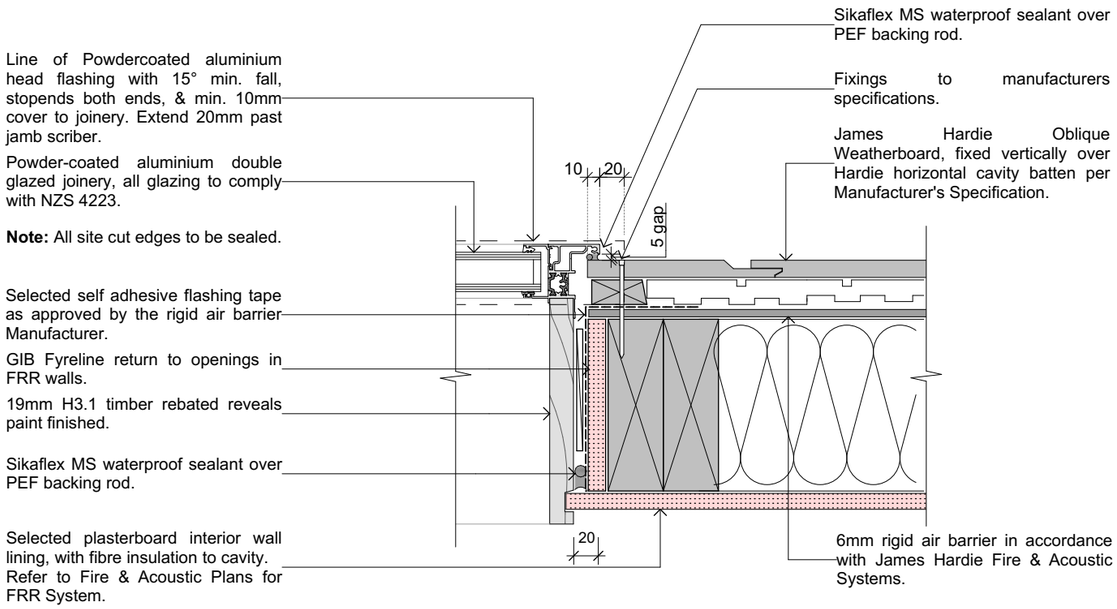
AE3.03

sections B & C

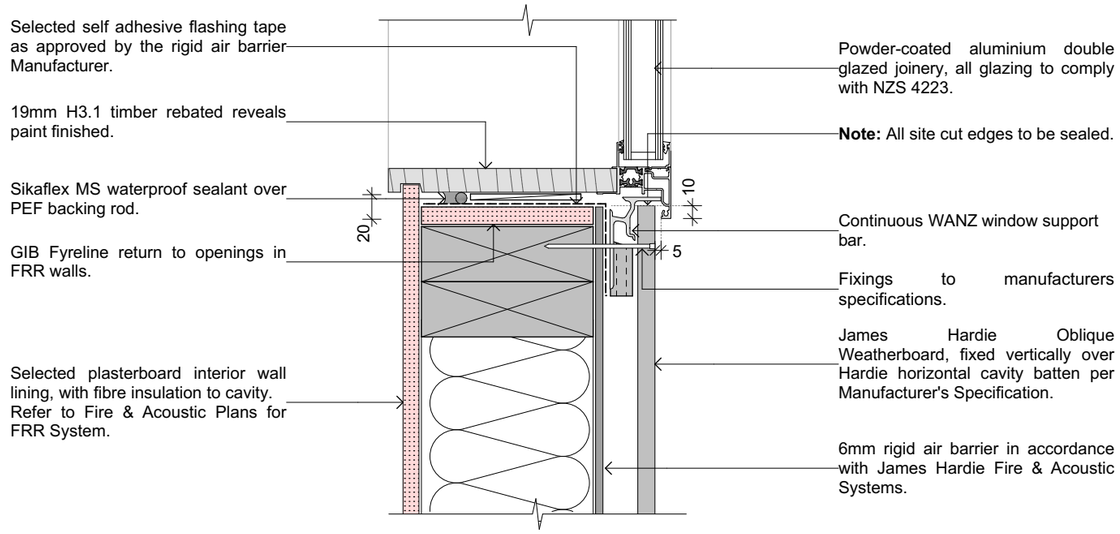
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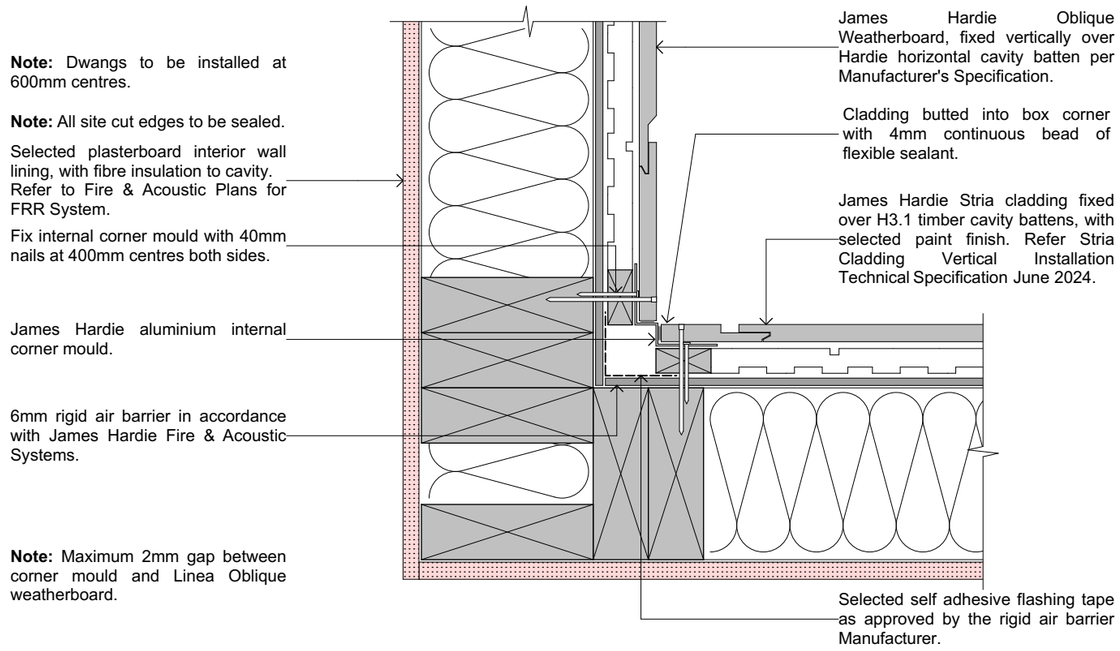
01 detail: Oblique: vertical: window: head
scale: 1:5 @ A3 — AE1.12



02 detail: Oblique: vertical: jamb
scale: 1:5 @ A3 — AE1.12



03 detail: Oblique: vertical: sill
scale: 1:5 @ A3 — AE1.12



04 detail: Oblique: vertical: internal corner junction: Stria
scale: 1:5 @ A3 — - / AA1.13

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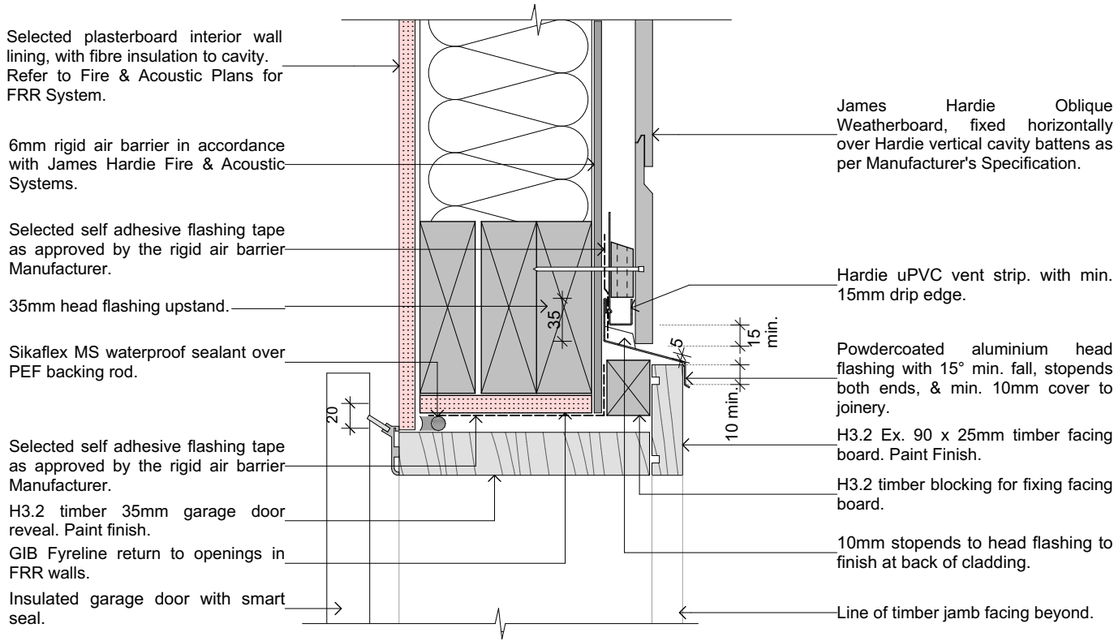
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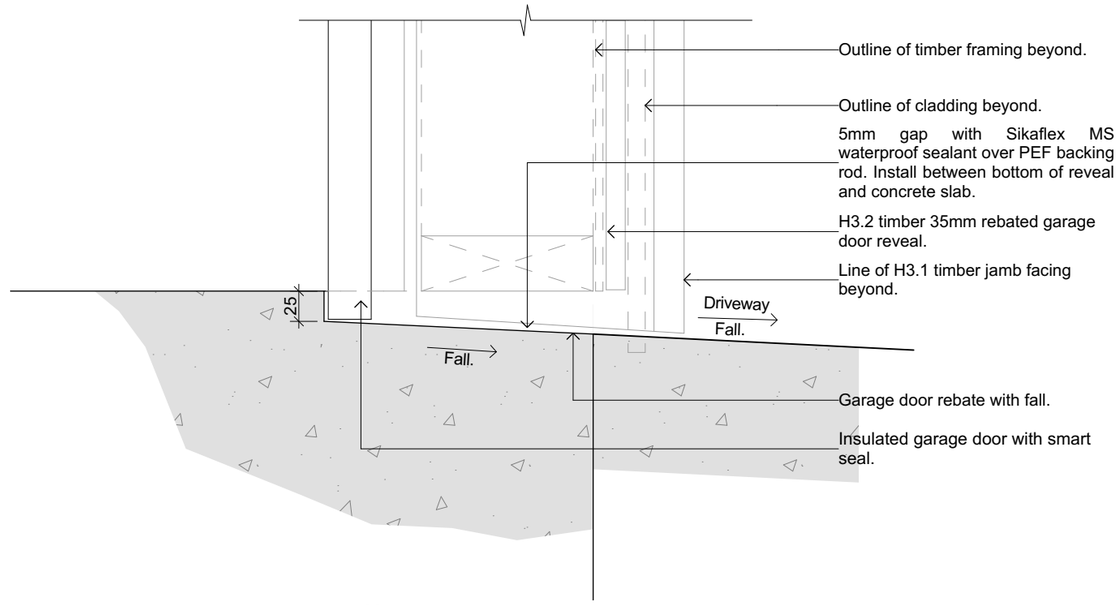
A4.01

construction details: Oblique Vertical

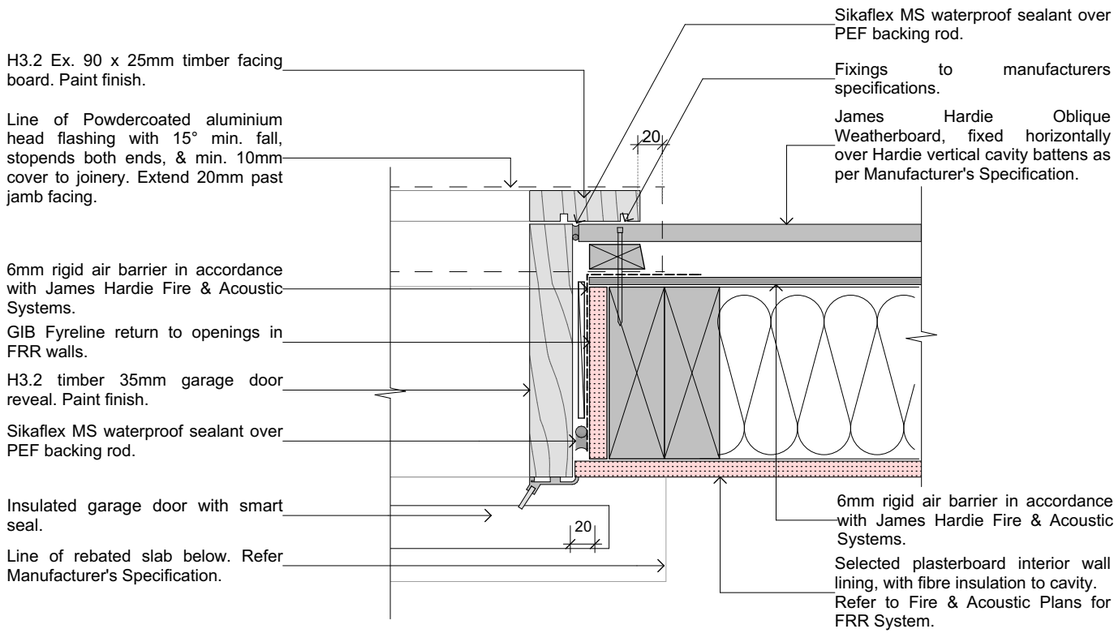
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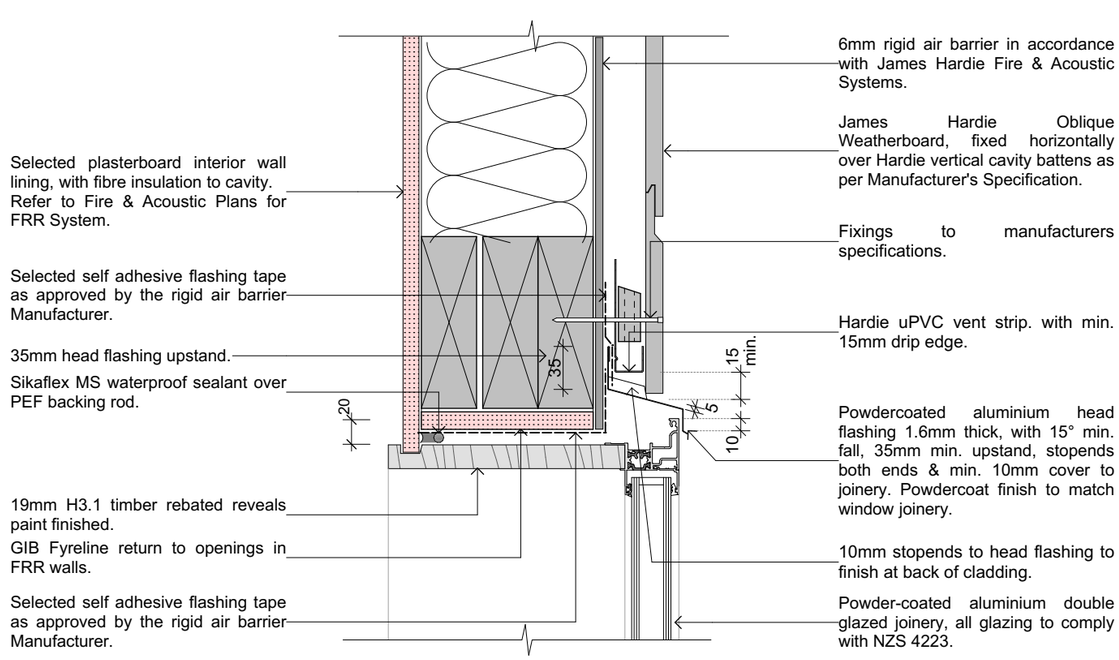
05 detail: Oblique: garage door: head — scale: 1:5 @ A3 — AA1.11



07 detail: Oblique: garage door: sill — scale: 1:5 @ A3 — AA1.11



06 detail: Oblique: garage door: jamb — scale: 1:5 @ A3 — AA1.11



08 detail: Oblique: window: head — scale: 1:5 @ A3 — AA1.13

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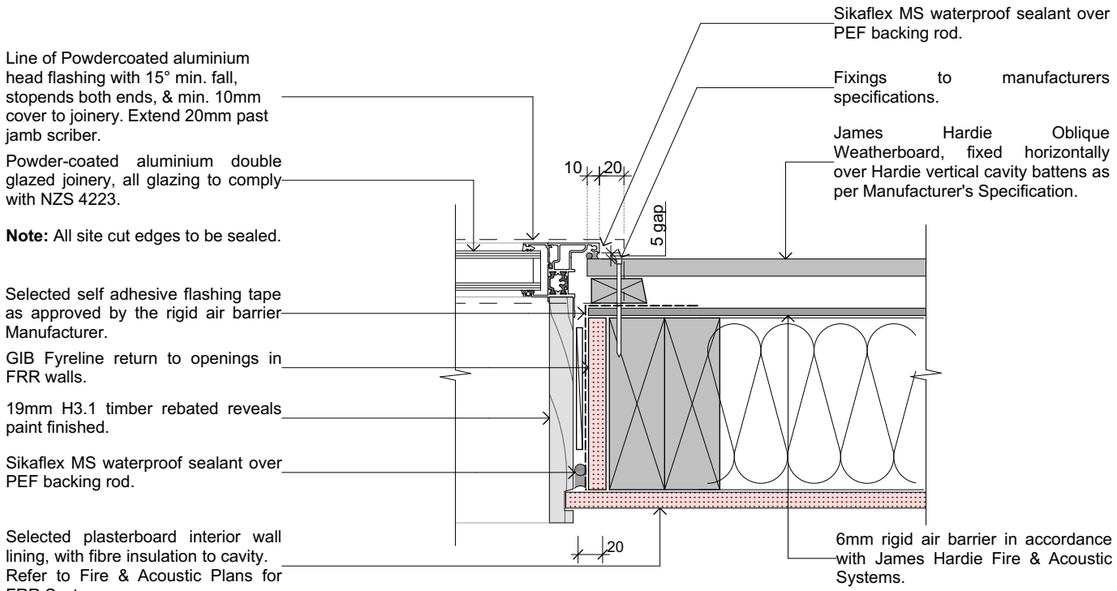
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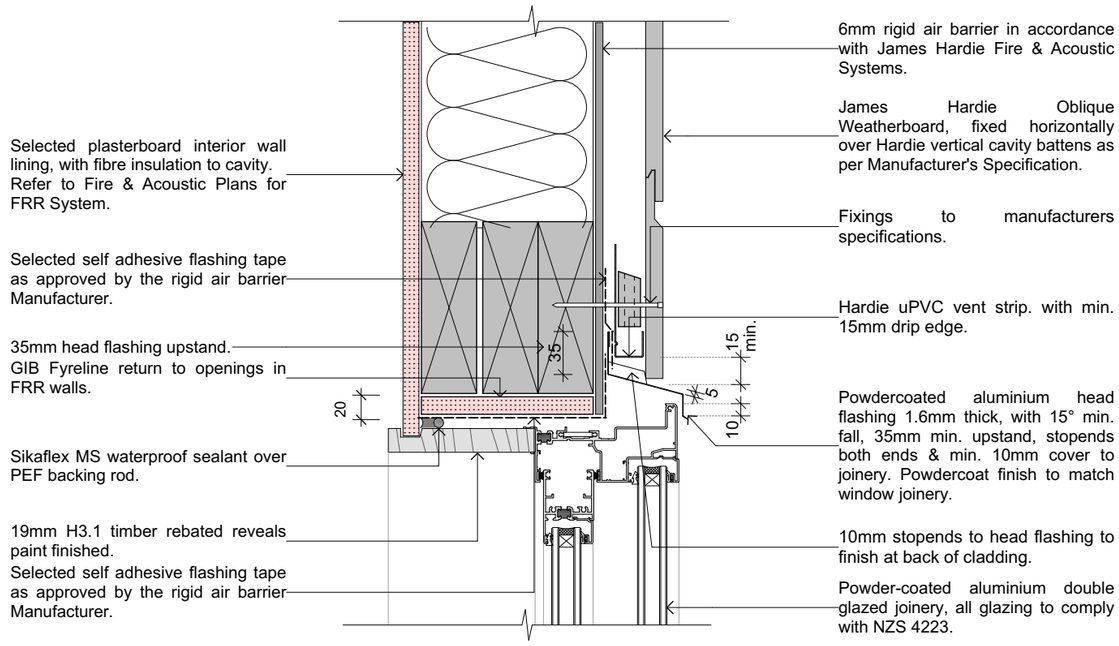
A4.02

construction details: Oblique

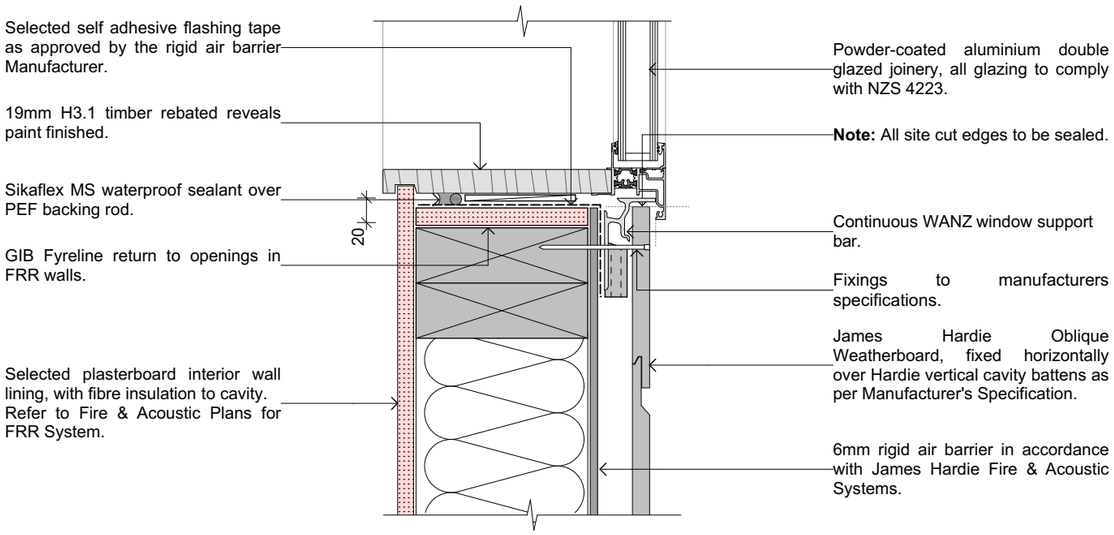
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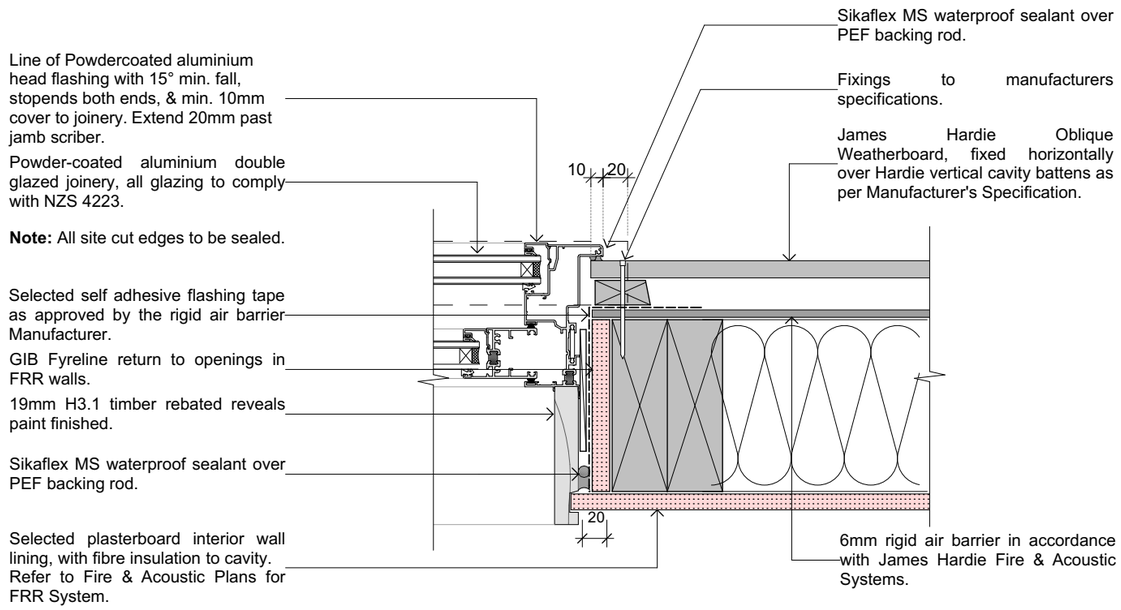
09 detail: Oblique: window: jamb — scale: 1:5 @ A3 — AA1.13



11 detail: Oblique: sliding door: head — scale: 1:5 @ A3 — AC1.13



10 detail: Oblique: window: sill — scale: 1:5 @ A3 — AA1.13



12 detail: Oblique: sliding door: jamb — scale: 1:5 @ A3 — AC1.13

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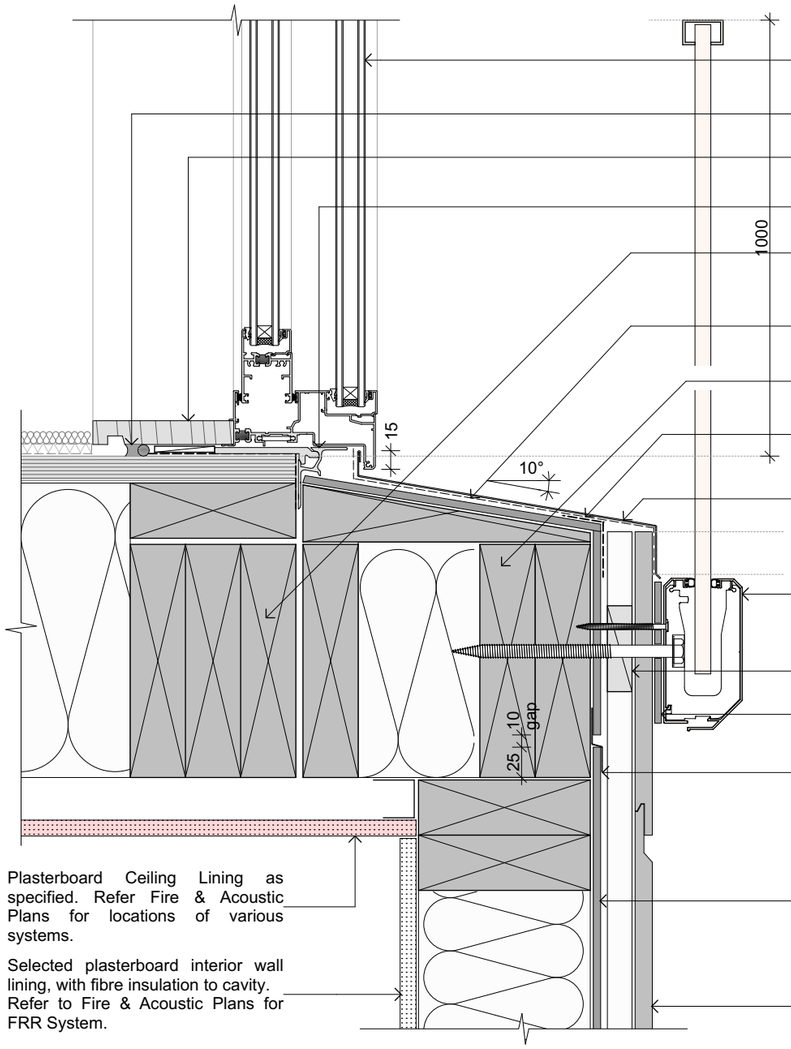
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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A4.03

construction details: Oblique

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Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Sikaflex MS waterproof sealant over PEF backing rod.

19mm H3.1 timber rebated reveals paint finished.

Continuous WANZ window support bar.

Structure by Engineer.

Underlay as separation layer between timber & flashing.

Min. 2/190x45mm SG8 framing for balustrade fixing

100mm wide GIB Weatherline Flashing Tape installed to Manufacturer's Specification.

Colorcote parapet flashing with 15mm cover to joinery, 15 degree fall & 35mm min. cover to cladding.

Juralco Edgetec Infinity Balustrade System with Toughened Safety Glass and interlinking top rail. Face fix per Manufacturer's requirements.

Battens at fixing locations to suit Manufacturer's requirements. Set to 5 degree fall to shed moisture.

15mm spacer plate.

uPVC rigid air barrier horizontal flashing.

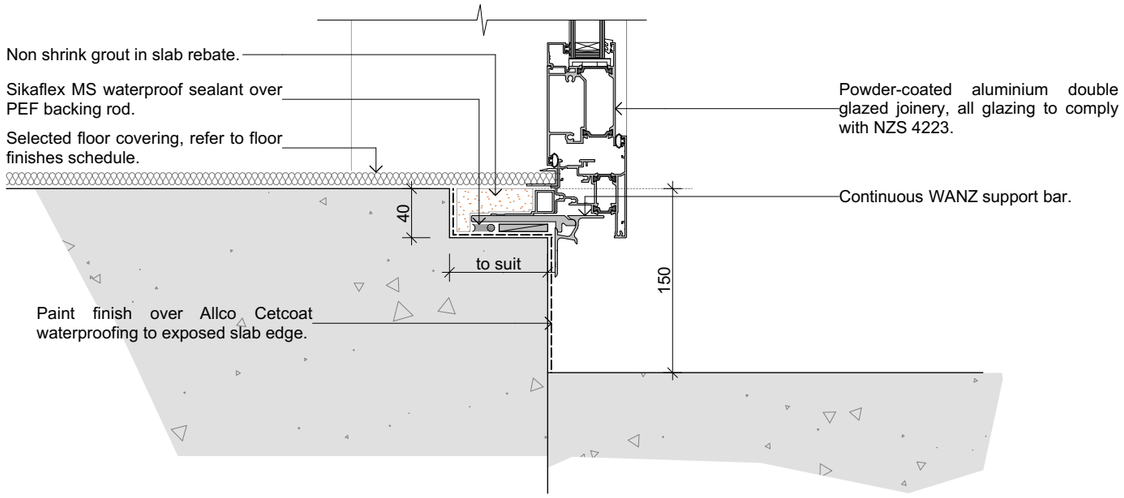
Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Oblique Weatherboard, fixed horizontally over Hardie vertical cavity battens as per Manufacturer's Specification.

13 detail: Oblique: sliding door: sill: juliet balustrade — AB1.12
scale: 1:5 @ A3



Non shrink grout in slab rebate.

Sikaflex MS waterproof sealant over PEF backing rod.

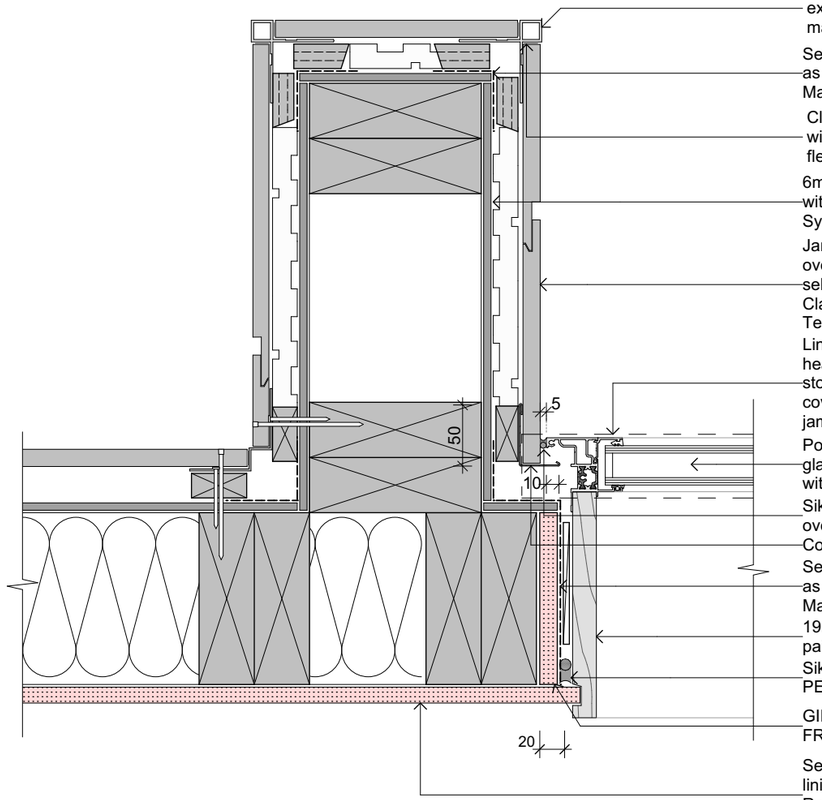
Selected floor covering, refer to floor finishes schedule.

Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Continuous WANZ support bar.

Paint finish over Allco Cetcoat waterproofing to exposed slab edge.

14 detail: Oblique: entry door: sill: slab: step — AA1.12
scale: 1:5 @ A3



Note: All site cut edges to be sealed.

Hardie 14mm panel aluminium external box corner installed as per manufacturer's specifications.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Cladding butted into box corner with 4mm continuous bead of flexible sealant.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Line of Powdercoated aluminium head flashing with 15° min. fall, stopends both ends, & min. 10mm cover to joinery. Extend 20mm past jamb scriber.

Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Sikaflex MS waterproof sealant over PEF backing rod.

Colorsteel internal corner flashing.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

19mm H3.1 timber rebated reveals paint finished.

Sikaflex MS waterproof sealant over PEF backing rod.

GIB Fyreline return to openings in FRR walls.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

15 detail: Oblique: window: jamb: internal corner: Stria wing — AC1.13
scale: 1:5 @ A3

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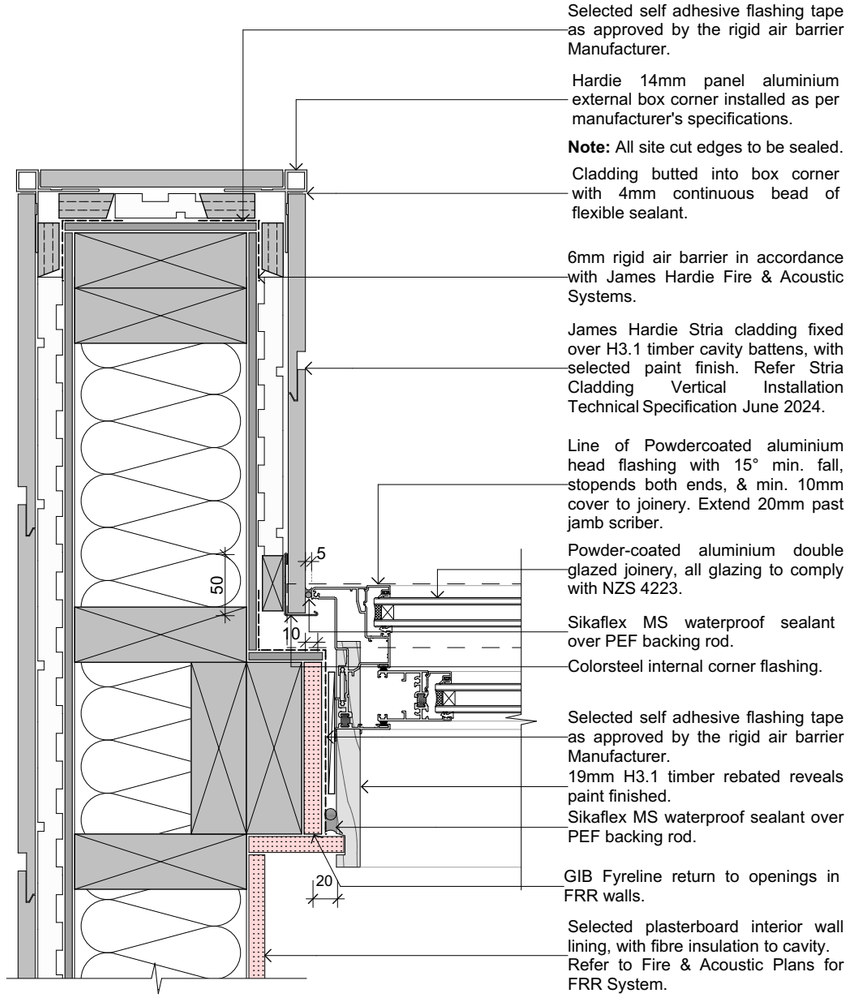
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A4.04

construction details: Oblique

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Hardie 14mm panel aluminium external box corner installed as per manufacturer's specifications.

Note: All site cut edges to be sealed.

Cladding butted into box corner with 4mm continuous bead of flexible sealant.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Line of Powdercoated aluminium head flashing with 15° min. fall, stopends both ends, & min. 10mm cover to joinery. Extend 20mm past jamb scriber.

Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Sikaflex MS waterproof sealant over PEF backing rod.

Colorsteel internal corner flashing.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

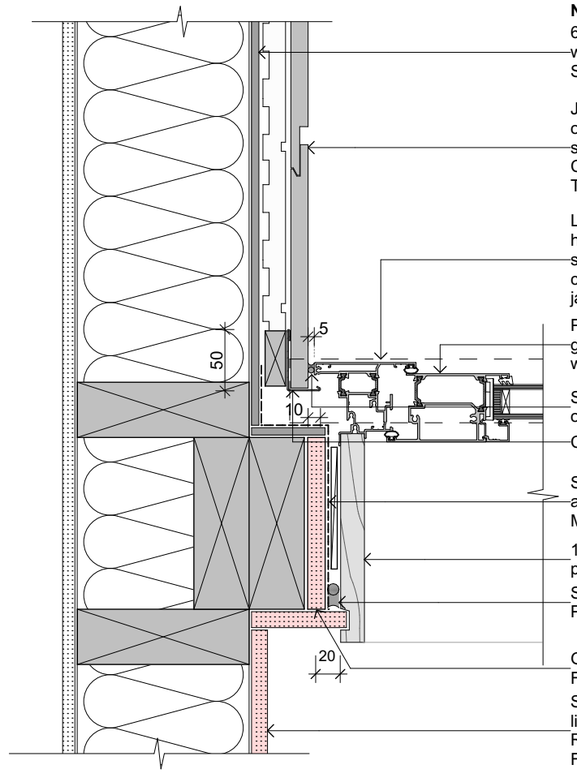
19mm H3.1 timber rebated reveals paint finished.

Sikaflex MS waterproof sealant over PEF backing rod.

GIB Fyreline return to openings in FRR walls.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

16 detail: Oblique: sliding door: jamb: internal corner: Stria wing — scale: 1:5 @ A3 — AE1.15



Note: All site cut edges to be sealed.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Line of Powdercoated aluminium head flashing with 15° min. fall, stopends both ends, & min. 10mm cover to joinery. Extend 20mm past jamb scriber.

Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Sikaflex MS waterproof sealant over PEF backing rod.

Colorsteel internal corner flashing.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

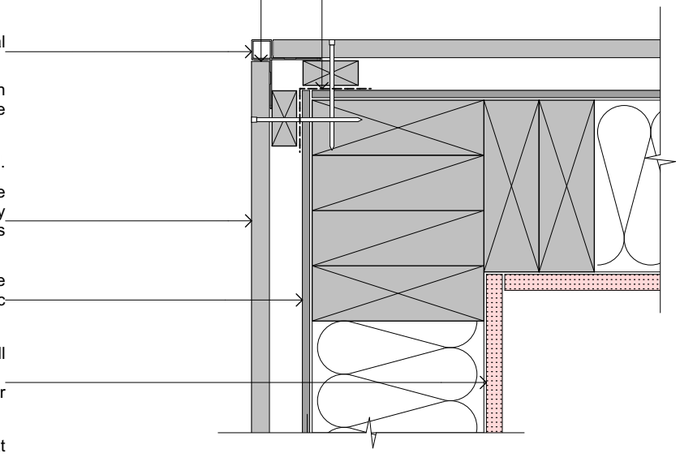
19mm H3.1 timber rebated reveals paint finished.

Sikaflex MS waterproof sealant over PEF backing rod.

GIB Fyreline return to openings in FRR walls.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

17 detail: Oblique: entry door: jamb: internal corner: Stria — scale: 1:5 @ A3 — AE1.12



Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Cut the long edges of the linea Oblique weatherboard to butt into the aluminium external box corner with flexible sealant.

Linea Oblique aluminium external box corner.

Note: Maximum 2mm gap between box corner and Linea Oblique weatherboard.

Note: All site cut edges to be sealed.

James Hardie Oblique Weatherboard, fixed horizontally over Hardie vertical cavity battens as per Manufacturer's Specification.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

Note: Dwangs to be installed at 600mm centres.

18 detail: Oblique: external corner — scale: 1:5 @ A3 — AA1.13

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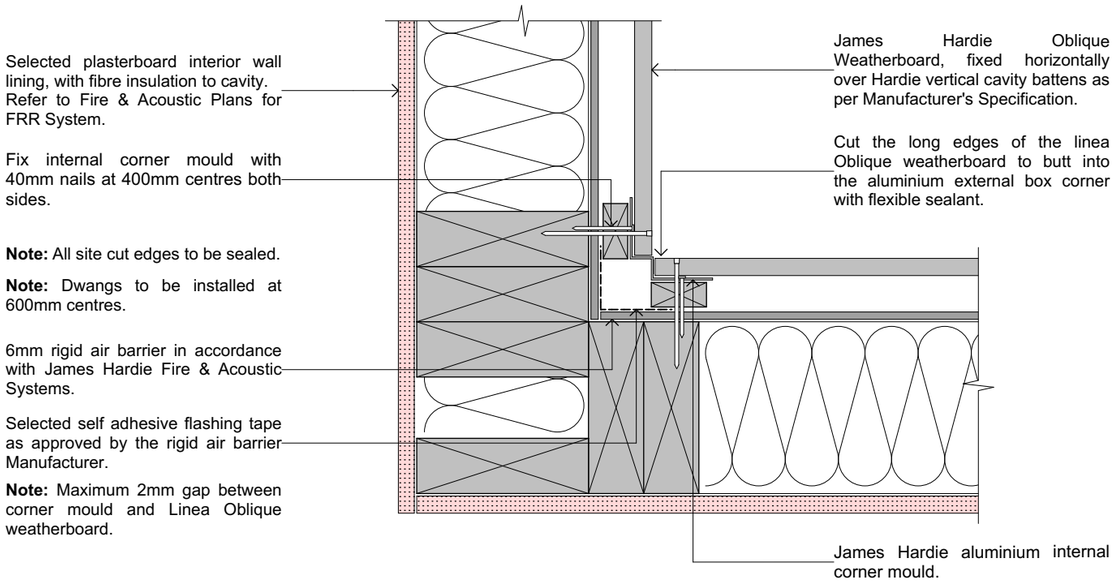
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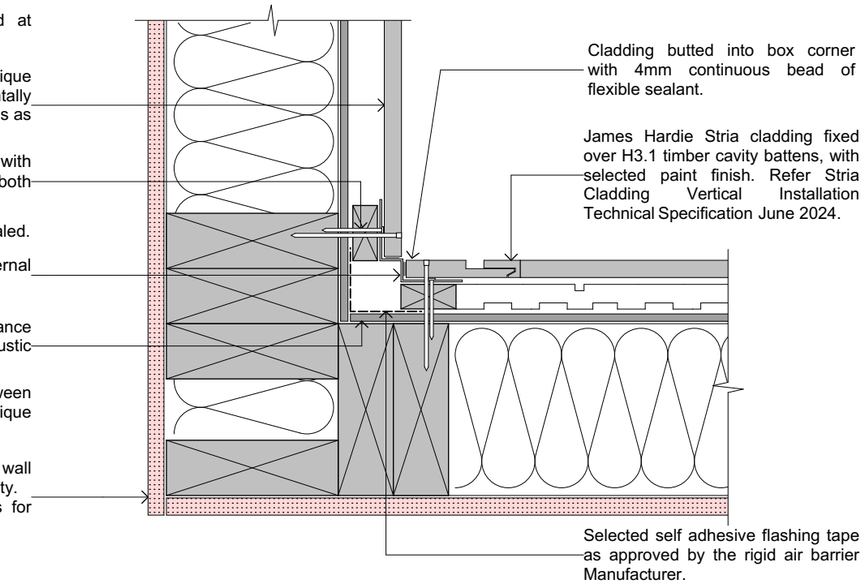
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A4.05

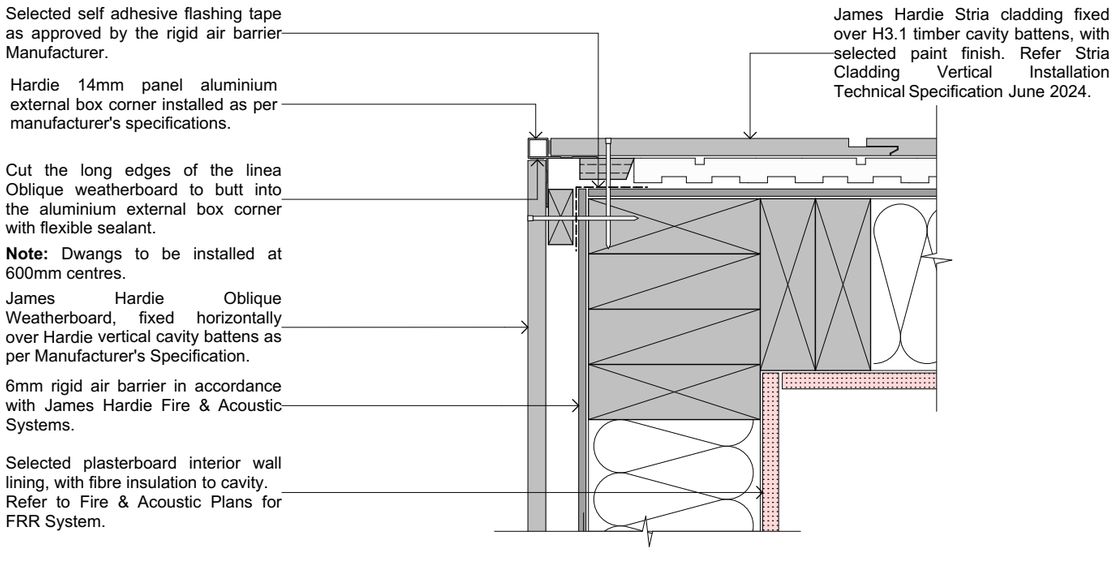
construction details: Oblique



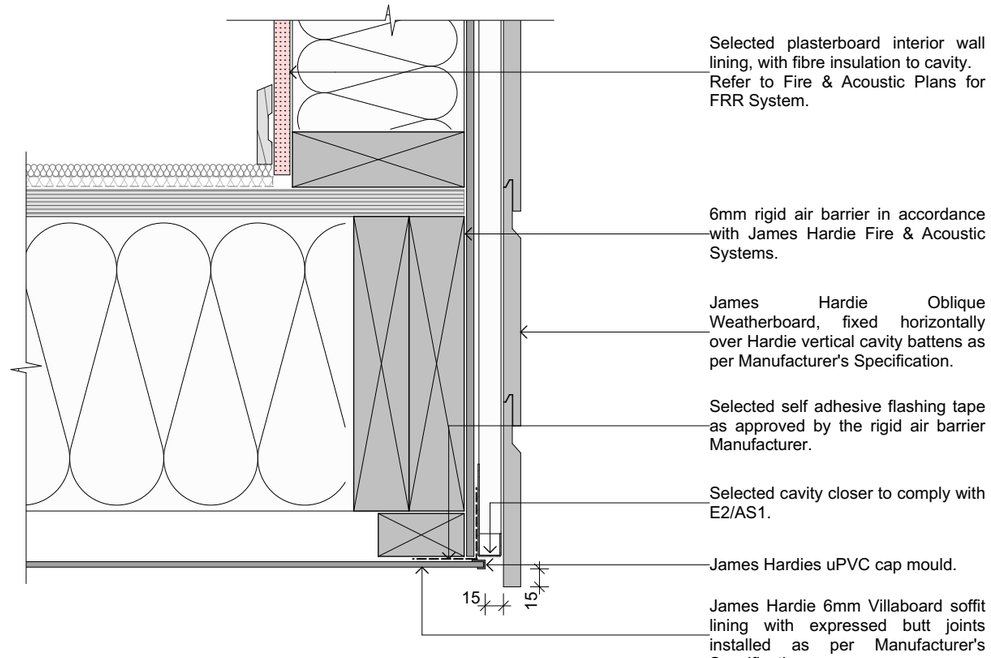
19 detail: Oblique: internal corner — scale: 1:5 @ A3 — - / AA1.14



21 detail: Oblique: internal corner junction: Stria — scale: 1:5 @ A3 — - / AB1.13



20 detail: Oblique: external corner junction: Stria — scale: 1:5 @ A3 — - / AB1.13



22 detail: Oblique: soffit edge — scale: 1:5 @ A3 — - / AA1.14

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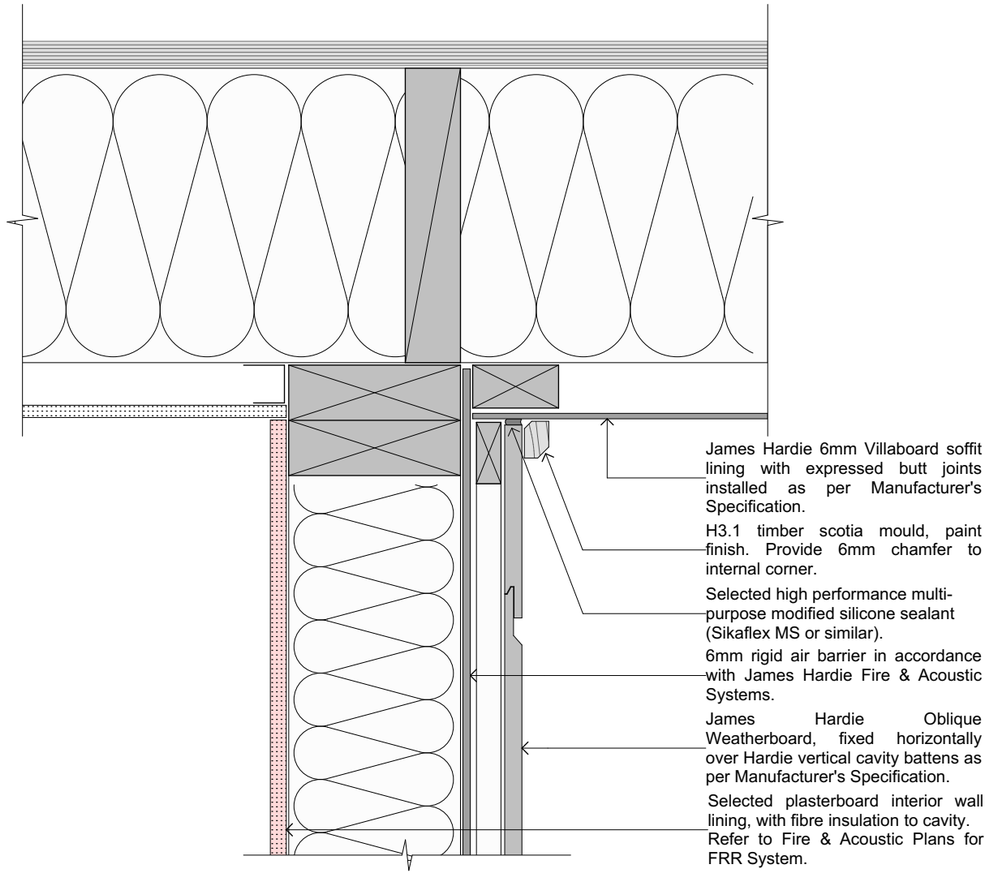
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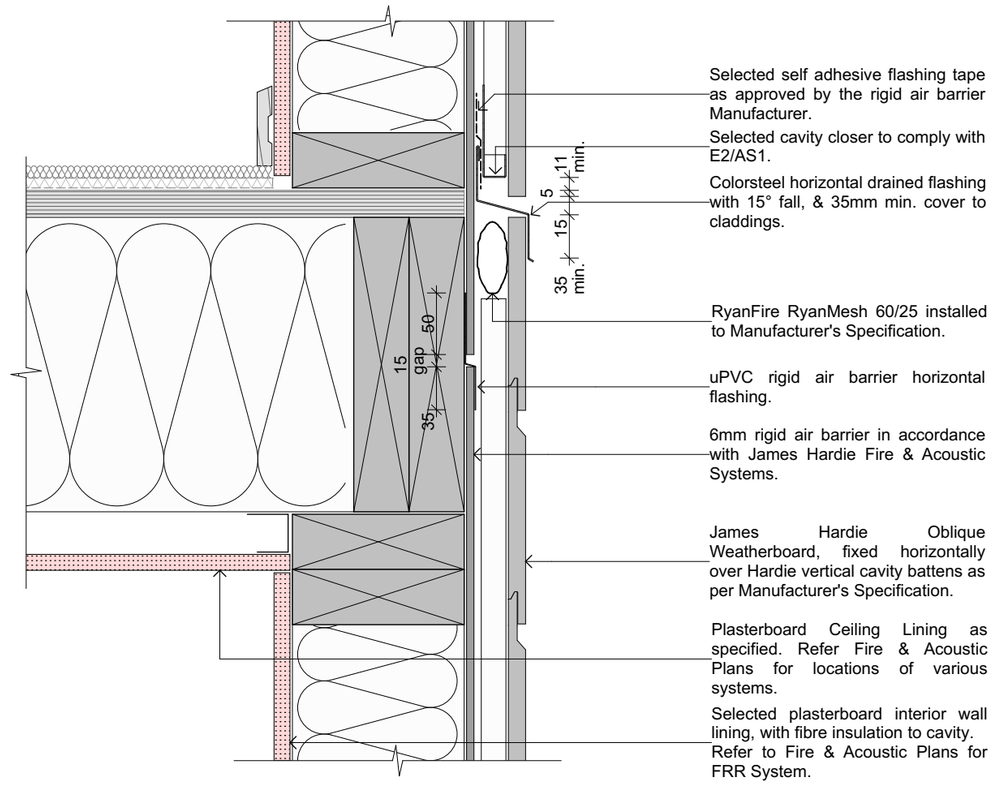
A4.06

construction details: Oblique

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23 detail: Oblique: soffit — scale: 1:5 @ A3 — - / AA1.14



24 detail: Oblique: interstorey drained flashing — scale: 1:5 @ A3 — - / AA1.15

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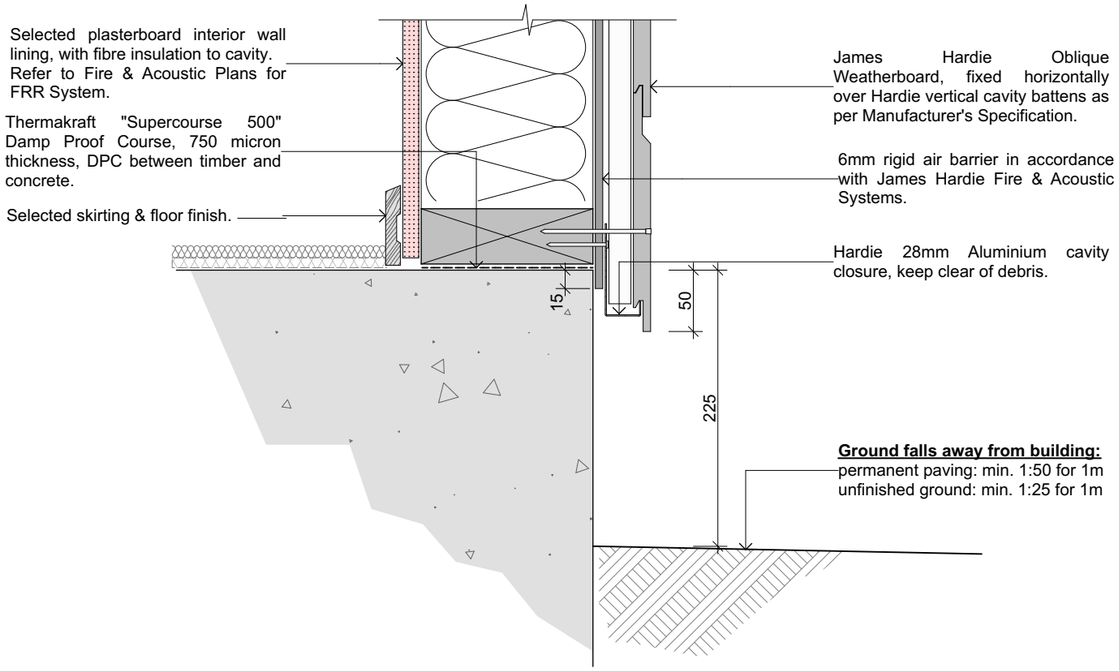
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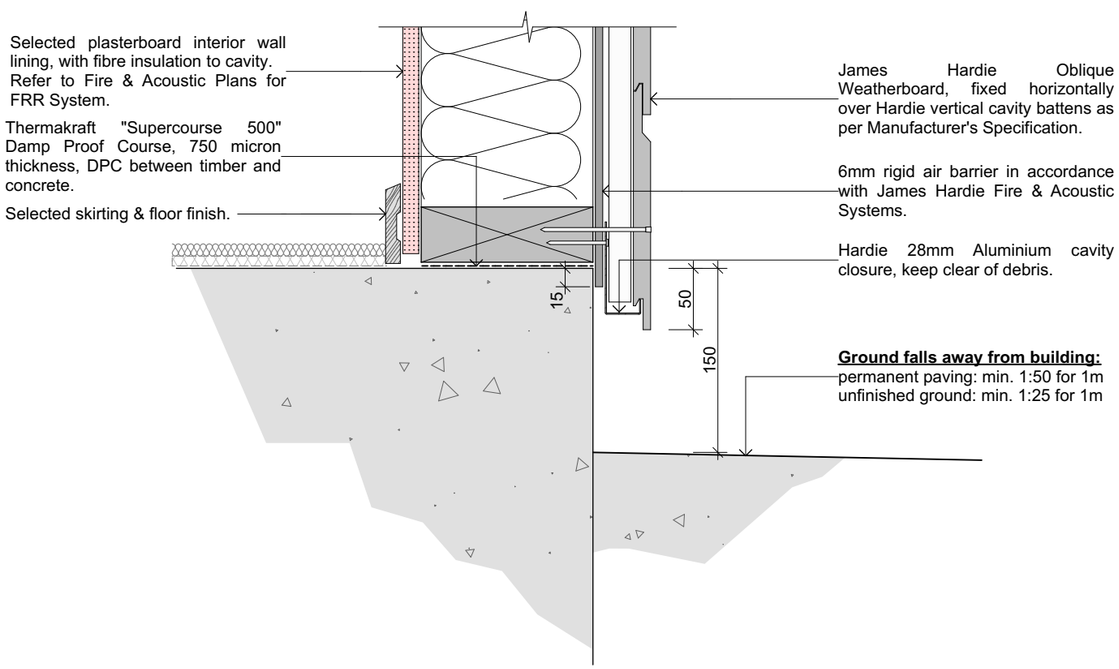
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A4.07

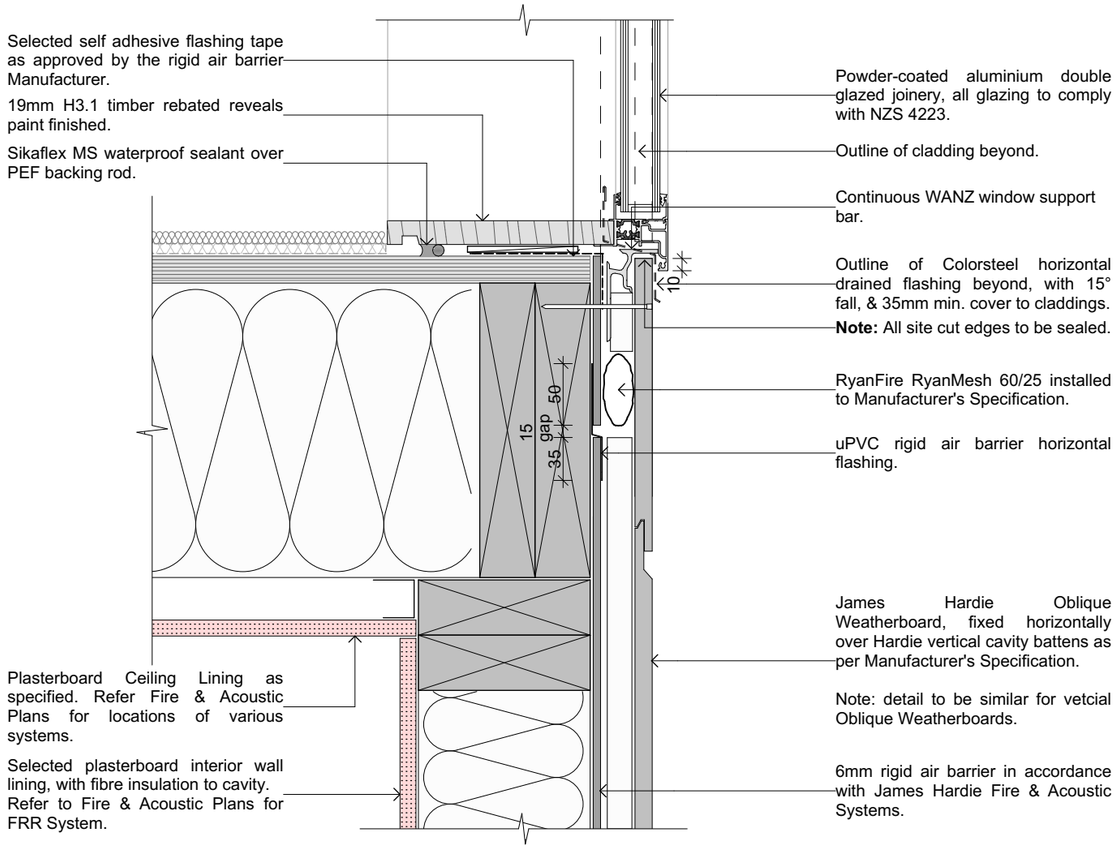
construction details: Oblique



25 detail: Oblique: base of wall: bare ground — scale: 1:5 @ A3 — - / AC1.11



26 detail: Oblique: base of wall: hardstand — scale: 1:5 @ A3 — - / AD1.11



27 detail: Oblique: window: sill: mid floor — scale: 1:5 @ A3 — - / AD1.12

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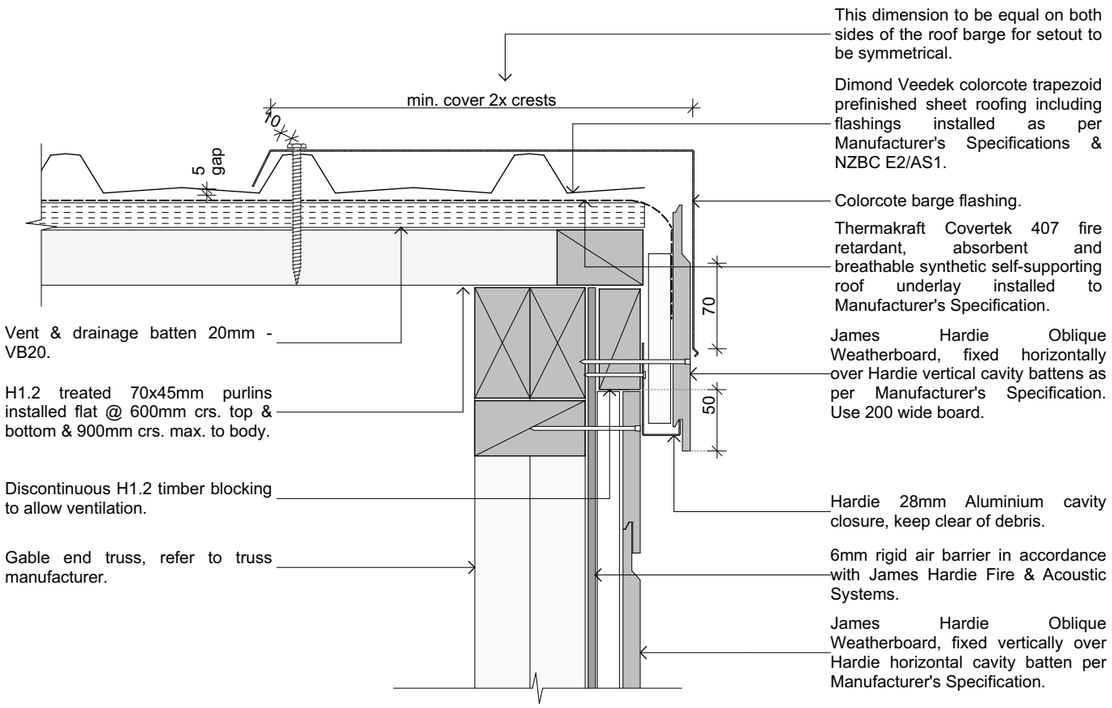
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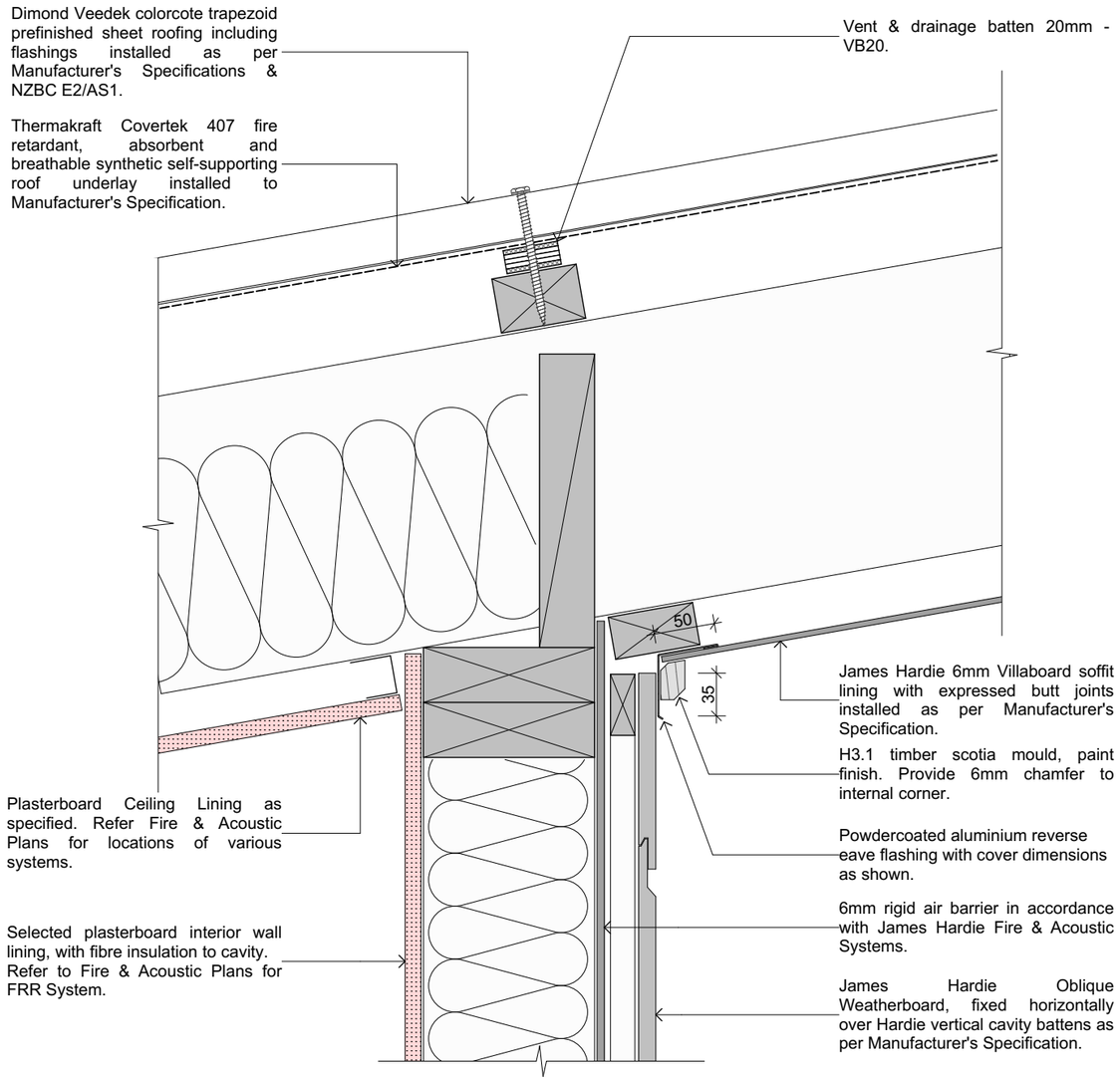
A4.08

construction details: Oblique

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28 detail: Oblique: roof: barge — AB1.13
scale: 1:5 @ A3



29 detail: Oblique: soffit: reverse eave — AA1.15
scale: 1:5 @ A3

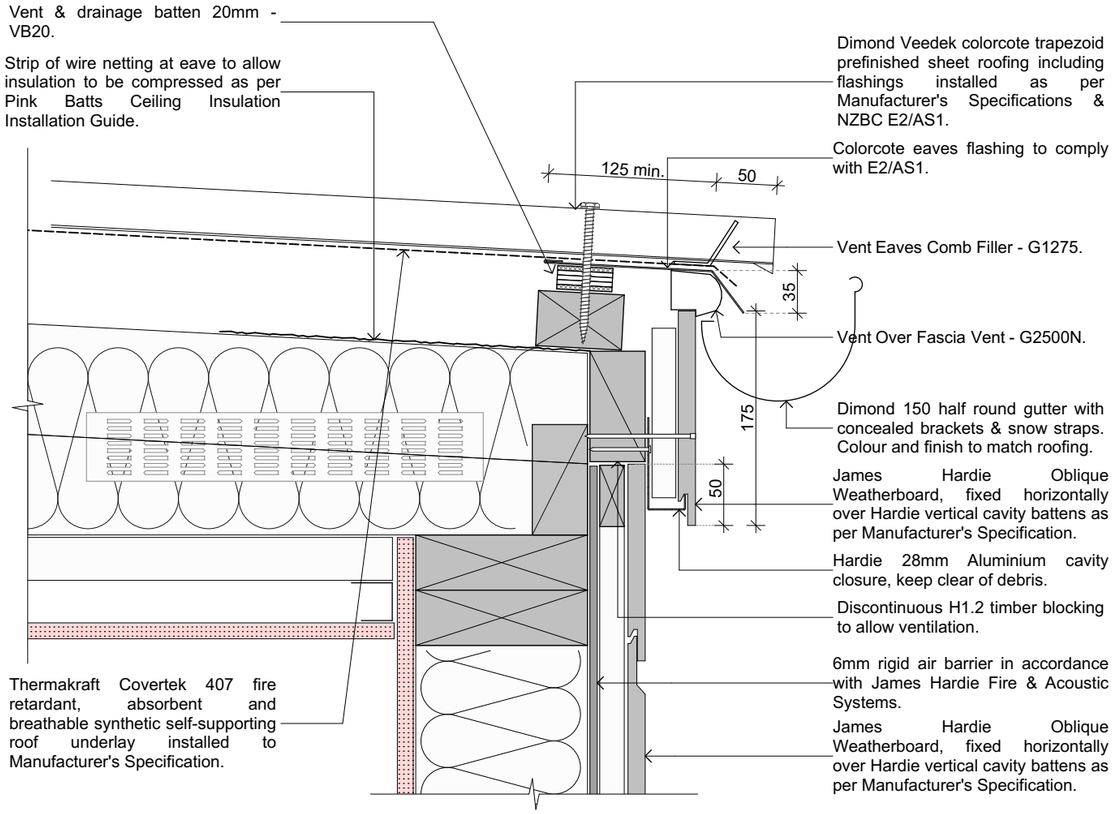
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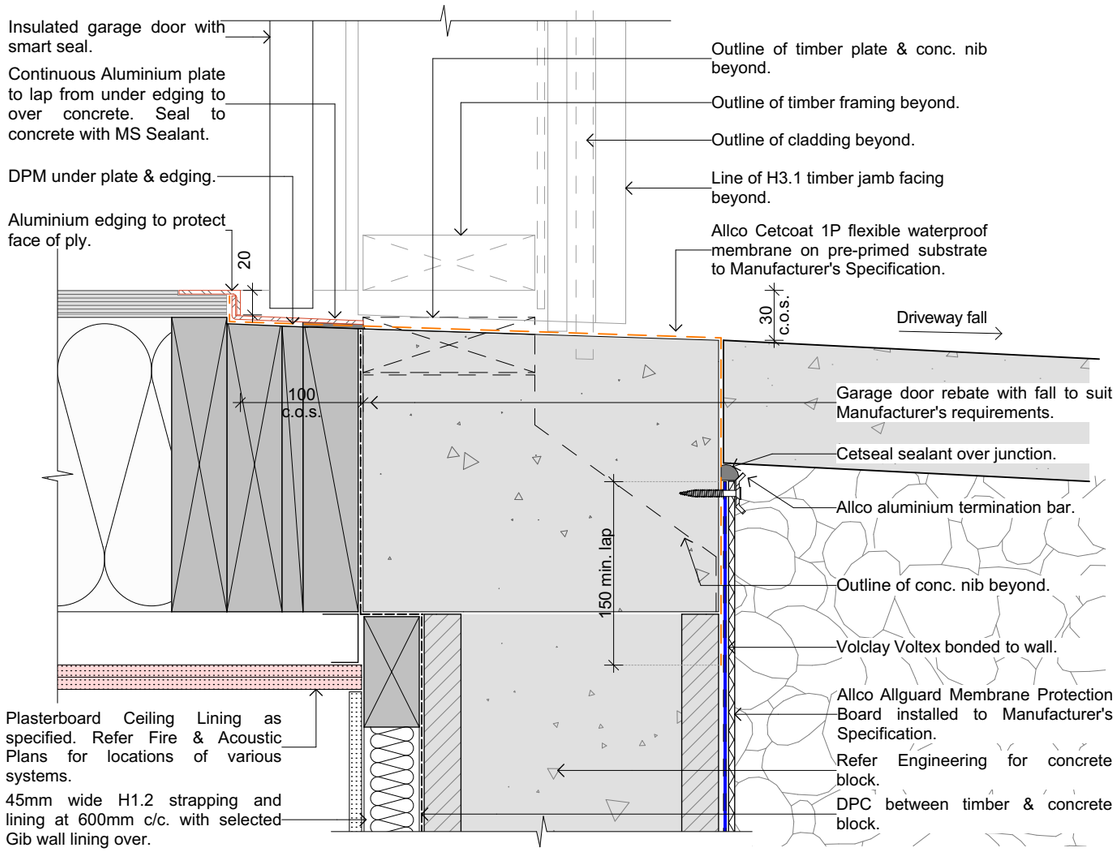
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3796
A4.09
construction details: Oblique

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30 detail: Oblique: soffit: eave: fascia — scale: 1:5 @ A3 — AB1.15

31 detail: Oblique: garage door: sill: timber floor — scale: 1:5 @ A3 — AB1.13

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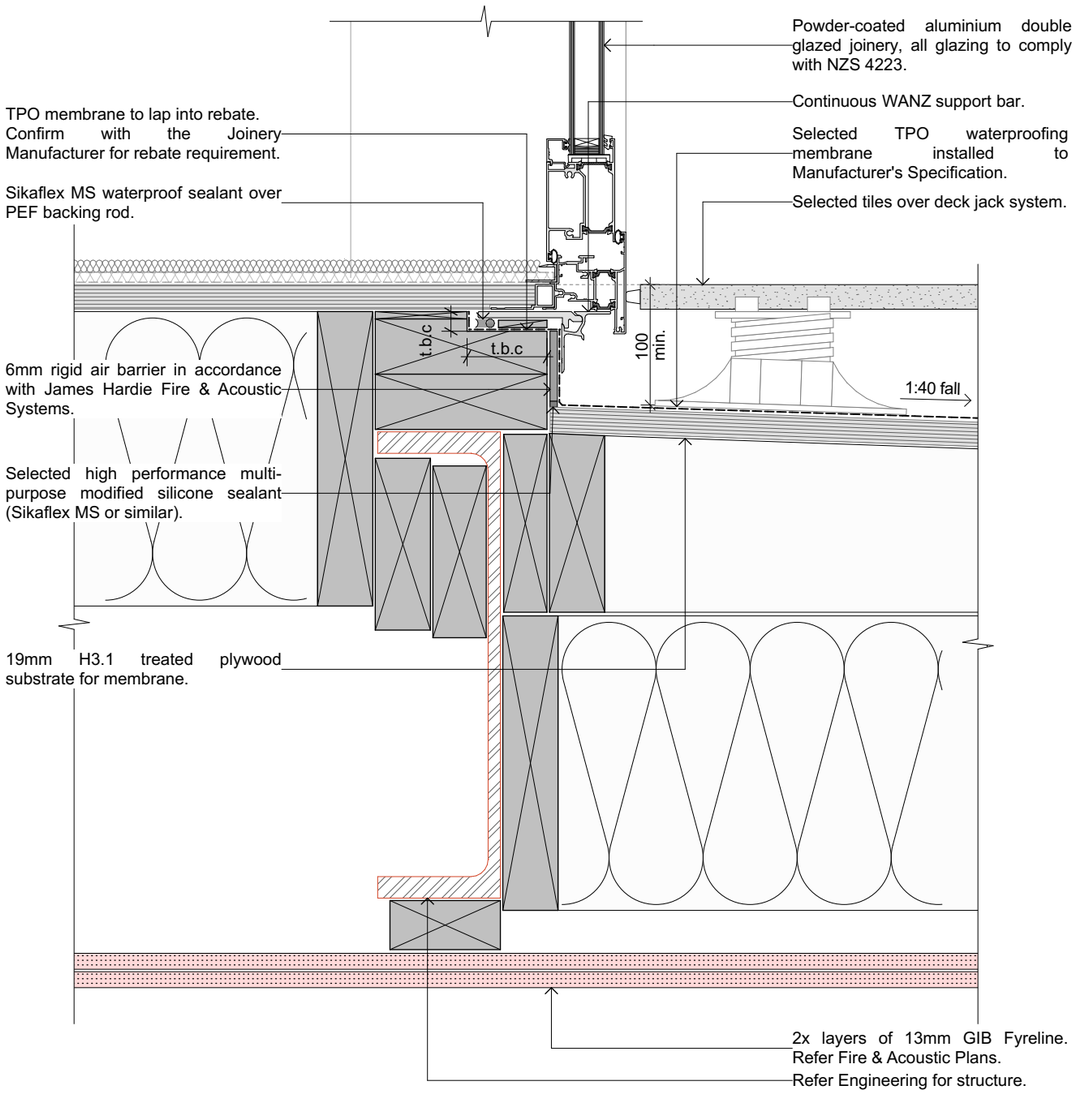
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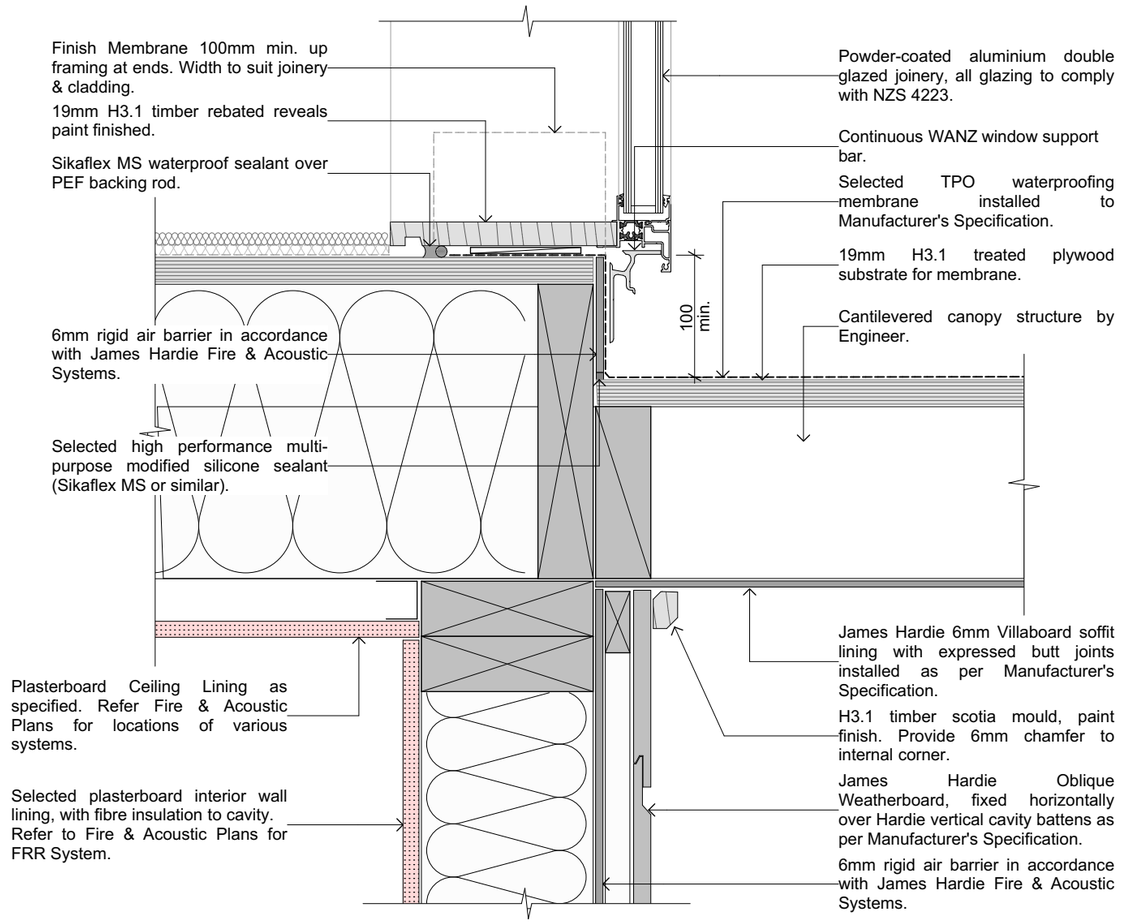
A4.10

construction details: Oblique

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32 detail: Oblique: opening door: sill: deck — scale: 1:5 @ A3 — - / AA1.17



33 detail: Oblique: window: sill: canopy: roof — scale: 1:5 @ A3 — - / AB1.14

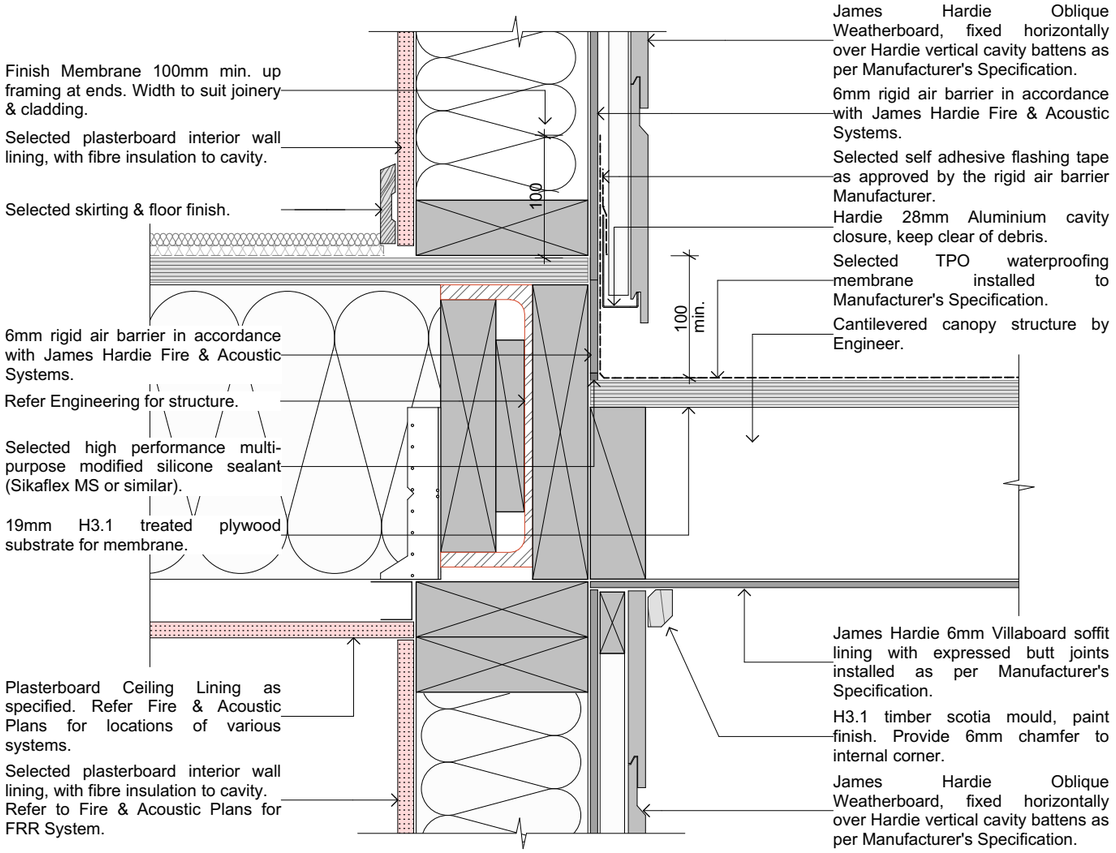
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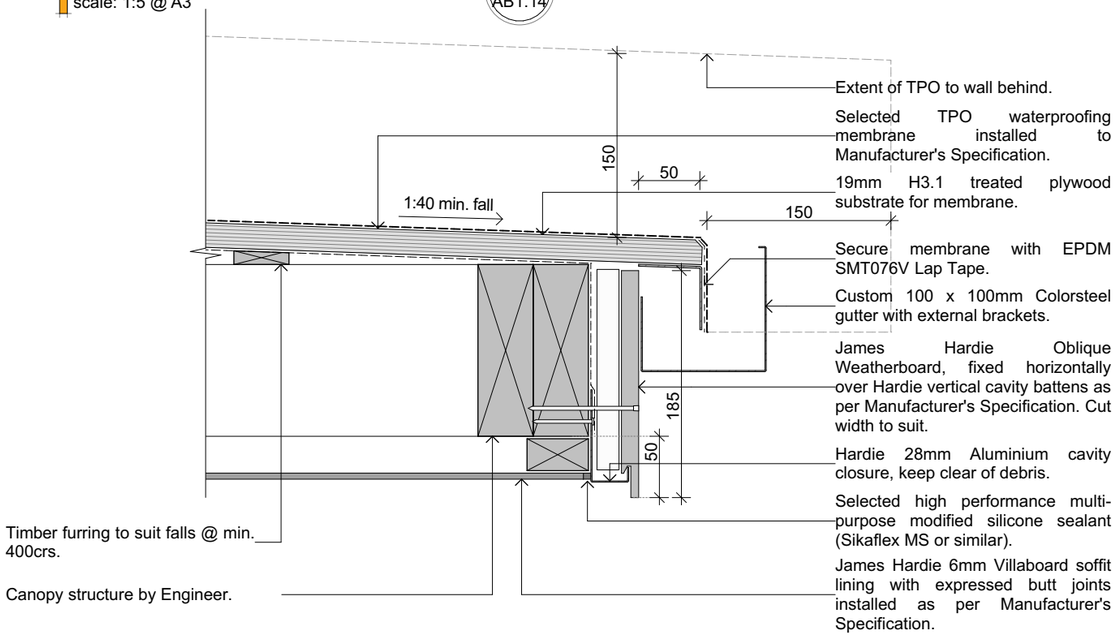
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A4.11
construction details: Oblique

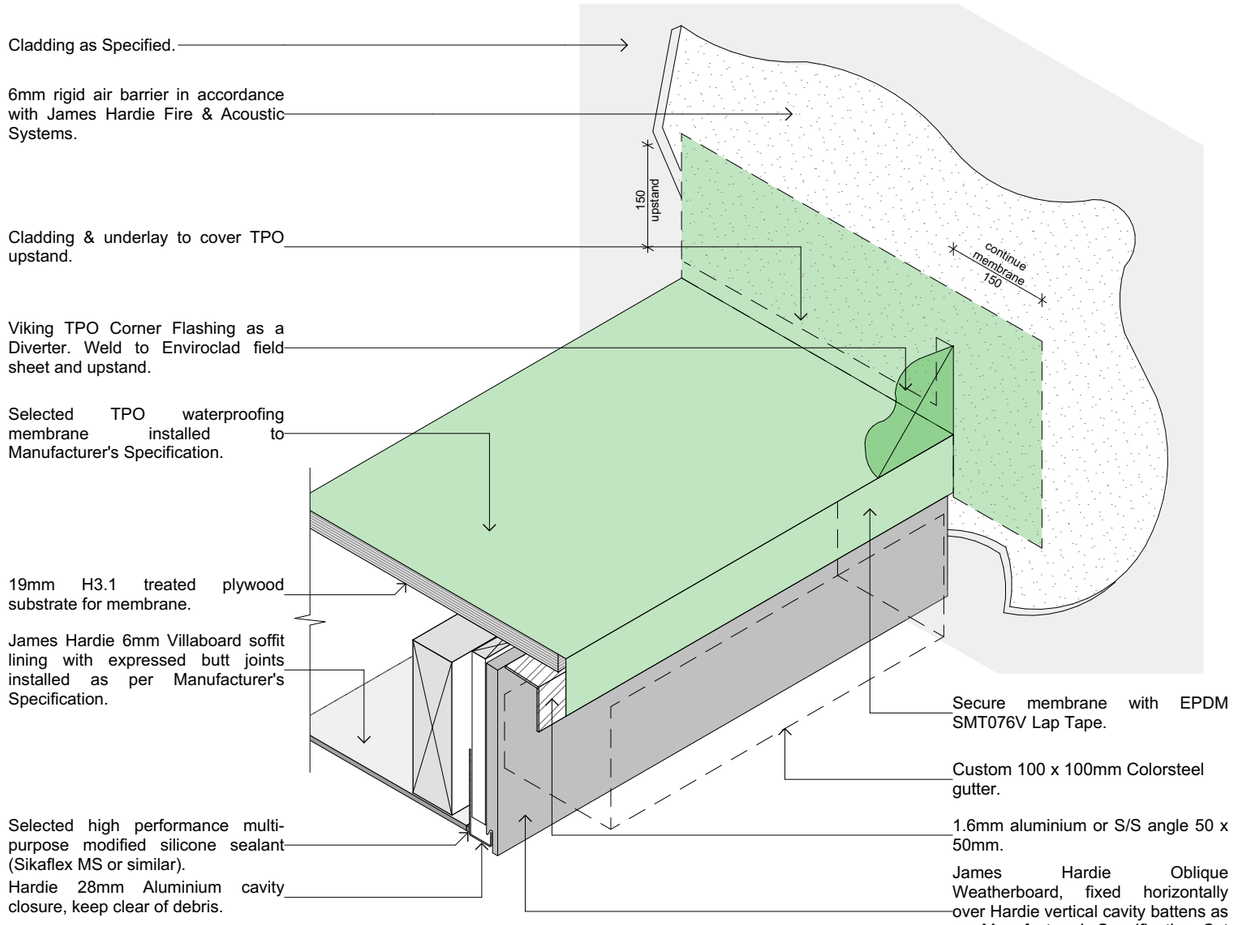
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34 detail: Oblique: window: base of wall: canopy: roof
scale: 1:5 @ A3
- AB1.14



35 detail: canopy: roof edge: with gutter
scale: 1:5 @ A3
- AB1.14



36 detail: canopy: roof edge: perspective
scale: 1:5 @ A3
- AB1.14

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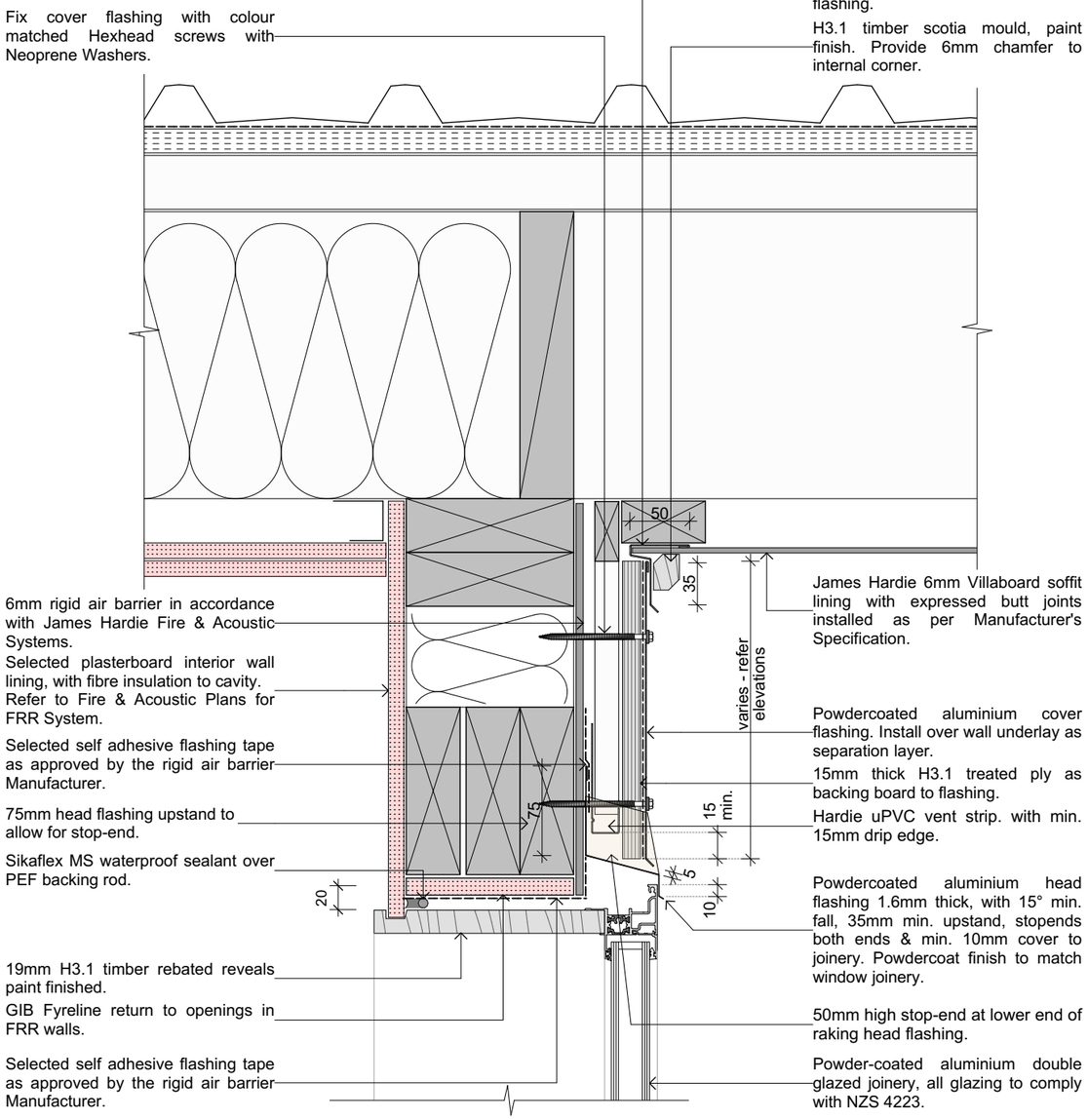
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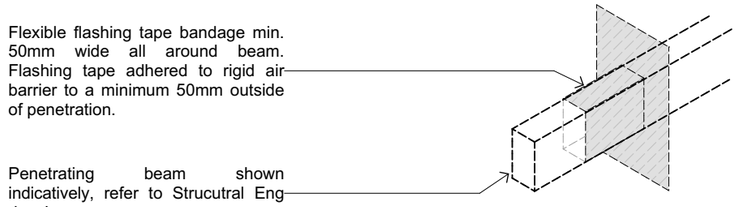
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A4.12

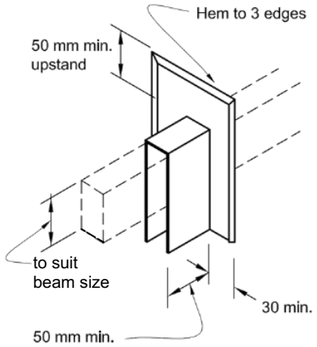
construction details: Oblique: canopy: TPO membrane



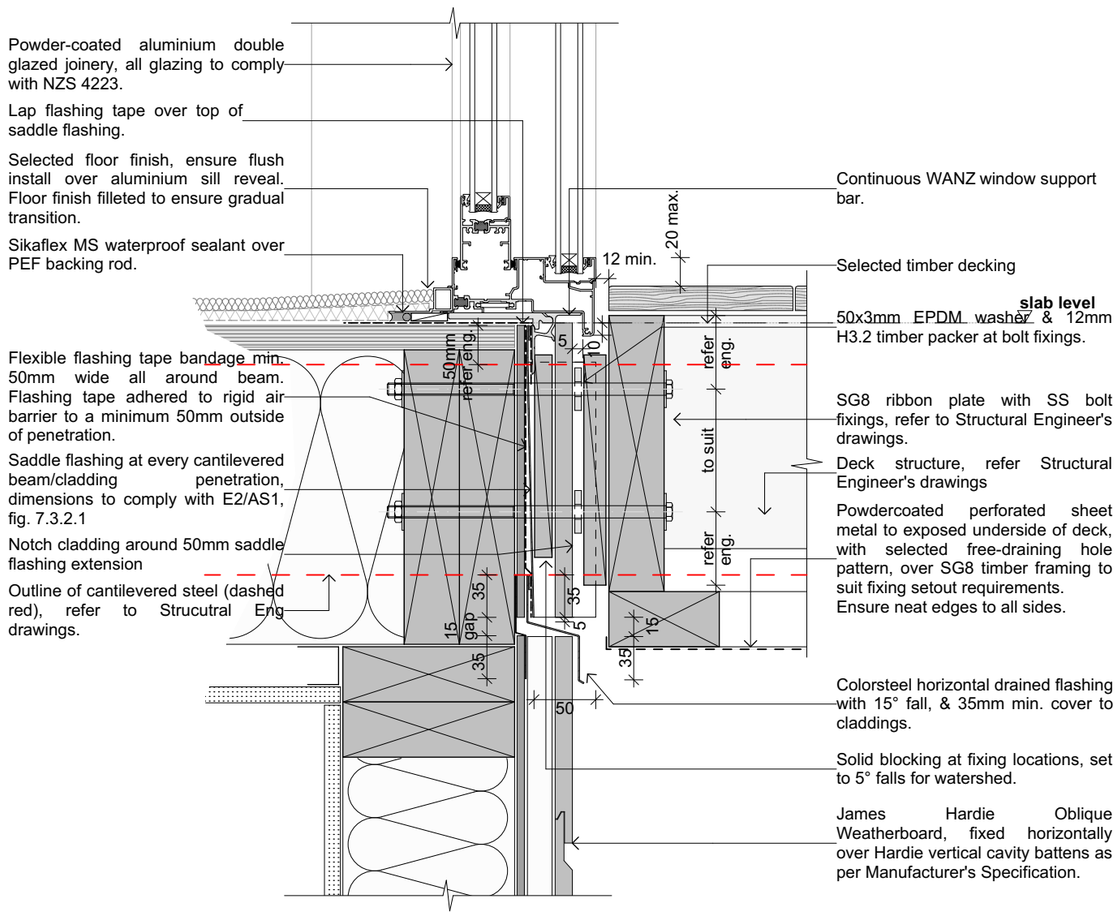
37 detail: Oblique: window head: over flashing: soffit — scale: 1:5 @ A3 — AB1.14



Saddle Flashing 3D - Step 1:
(not to scale)



Saddle Flashing 3D - Step 2:
(not to scale)



38 detail: Oblique: door sill/deck/saddle flashing — scale: 1:5 @ A3 — AB1.14

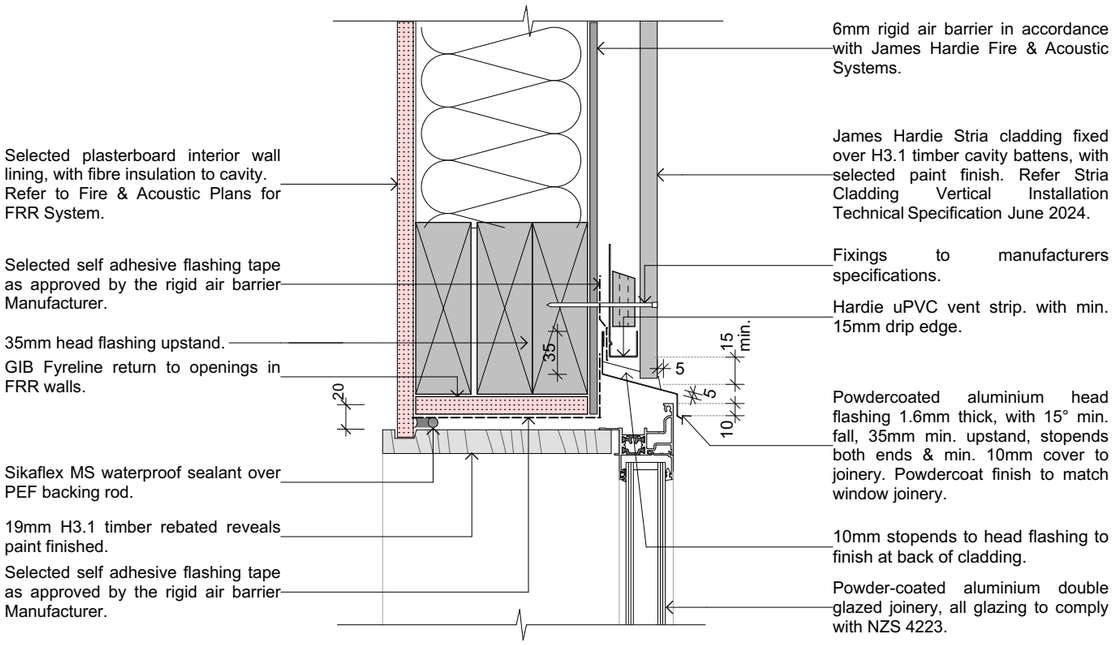
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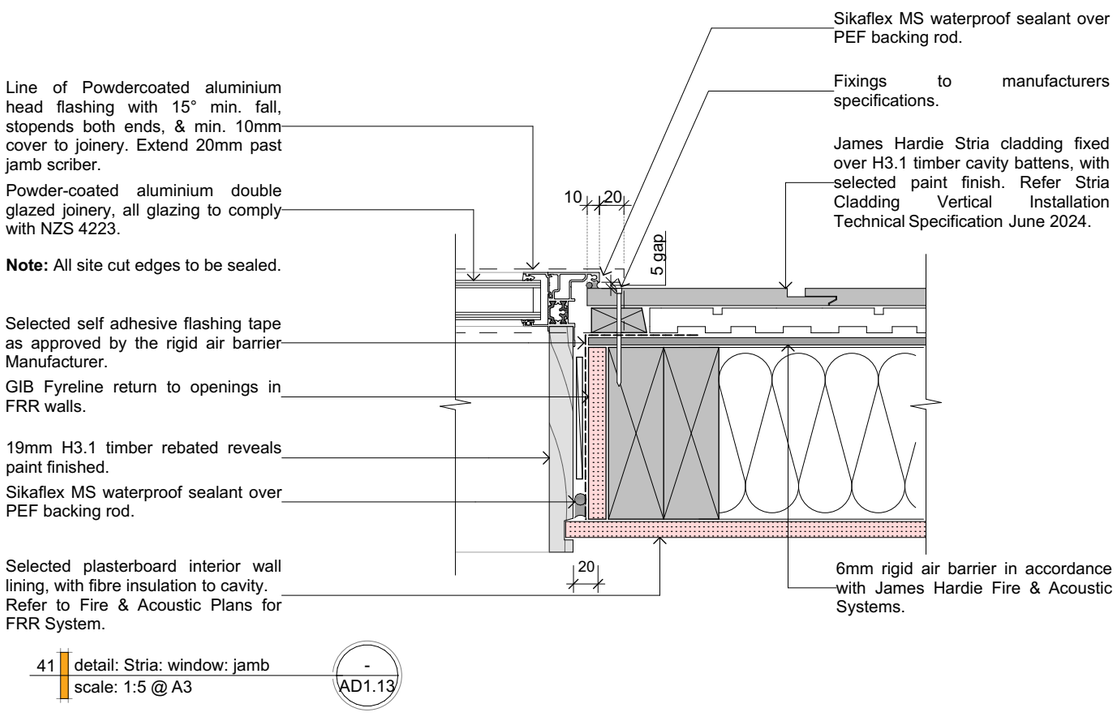
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A4.13
construction details: Oblique

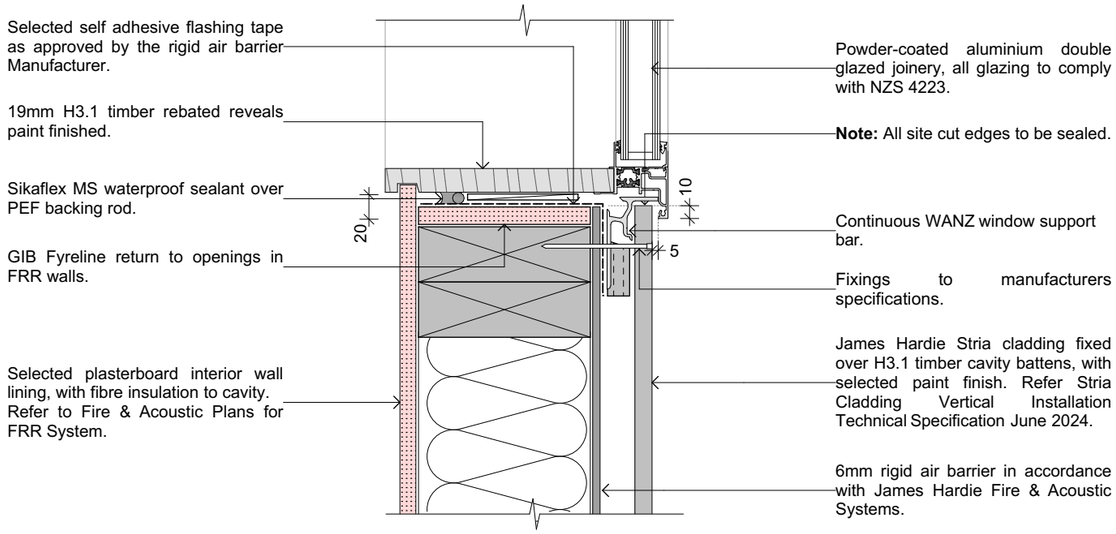
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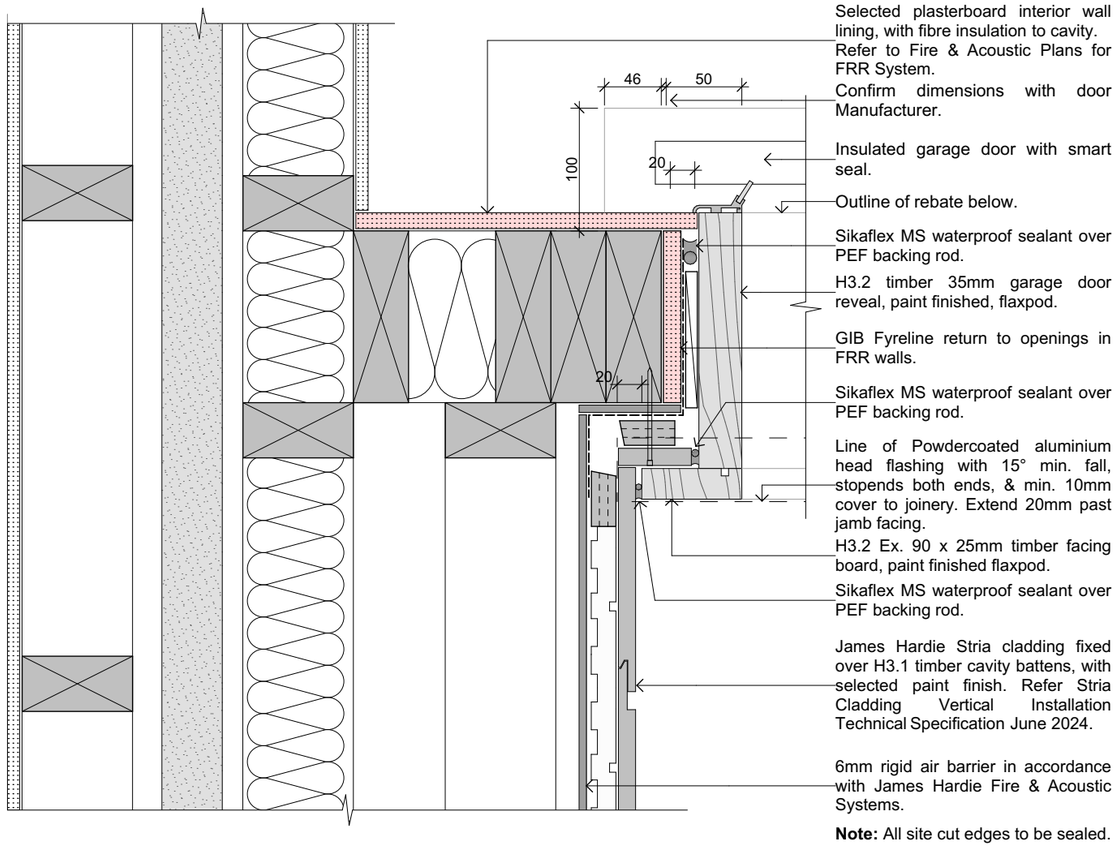
40 detail: Stria: window: head — scale: 1:5 @ A3 — AD1.13



41 detail: Stria: window: jamb — scale: 1:5 @ A3 — AD1.13



42 detail: Stria: window: sill — scale: 1:5 @ A3 — AD1.13



43 detail: Stria: garage door: jamb: internal corner — scale: 1:5 @ A3 — AD1.11

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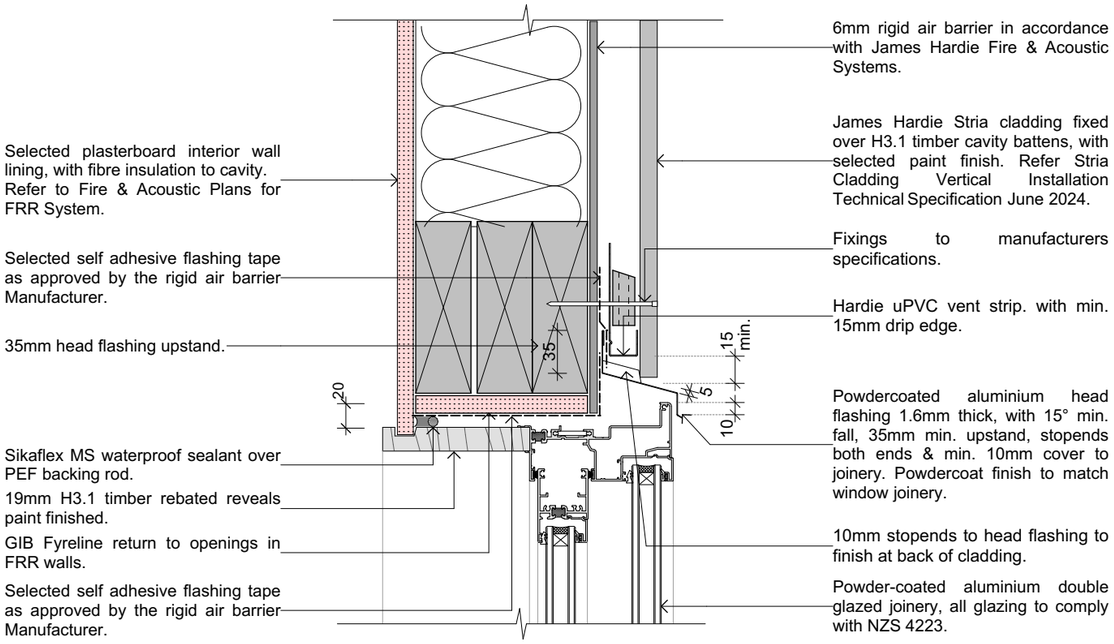
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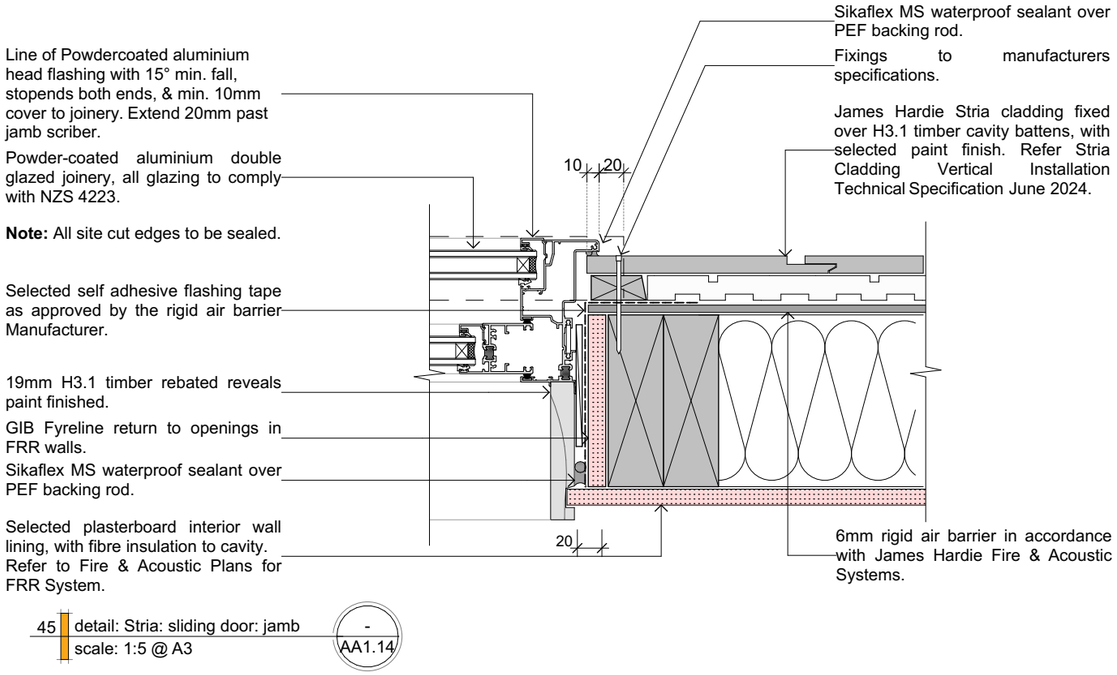
A4.14

construction details: Stria

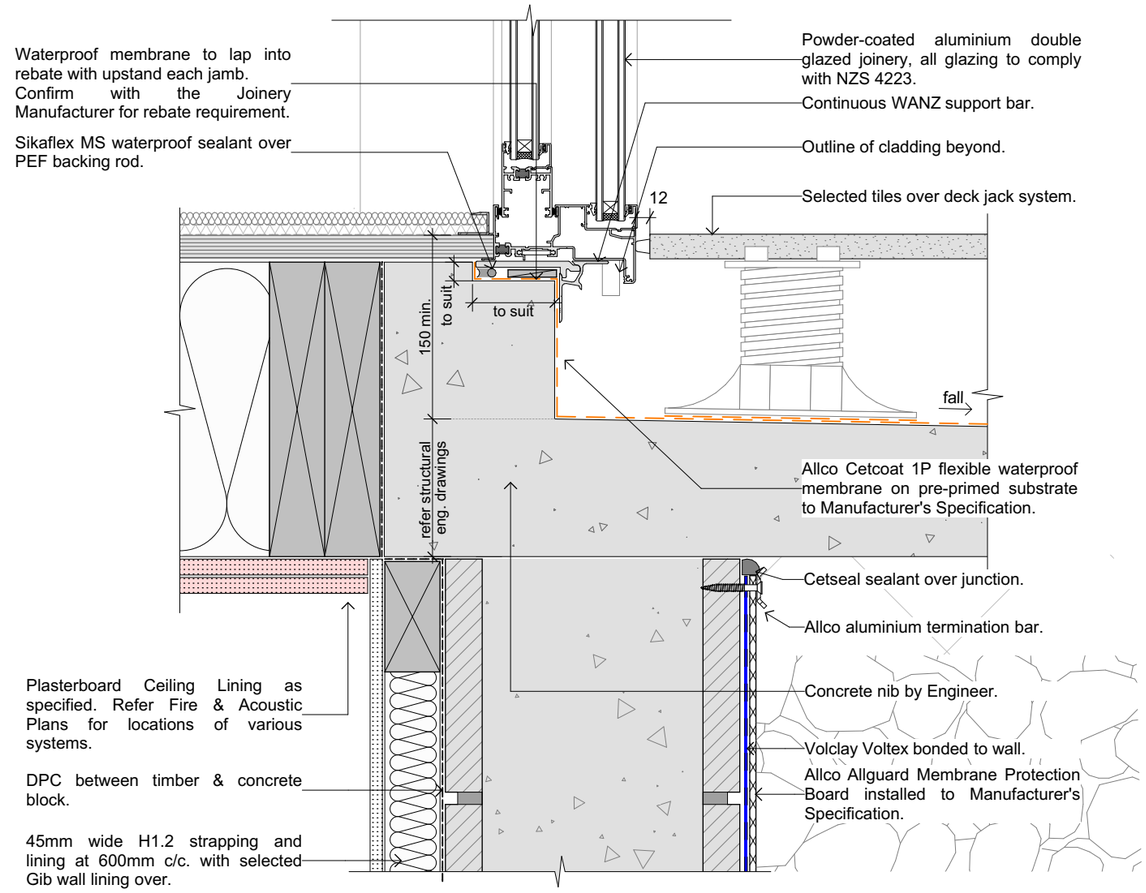
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



44 detail: Stria: sliding door: head — scale: 1:5 @ A3 — AA1.14



45 detail: Stria: sliding door: jamb — scale: 1:5 @ A3 — AA1.14



46 detail: Stria: sliding door: sill / deck — scale: 1:5 @ A3 — AA1.14

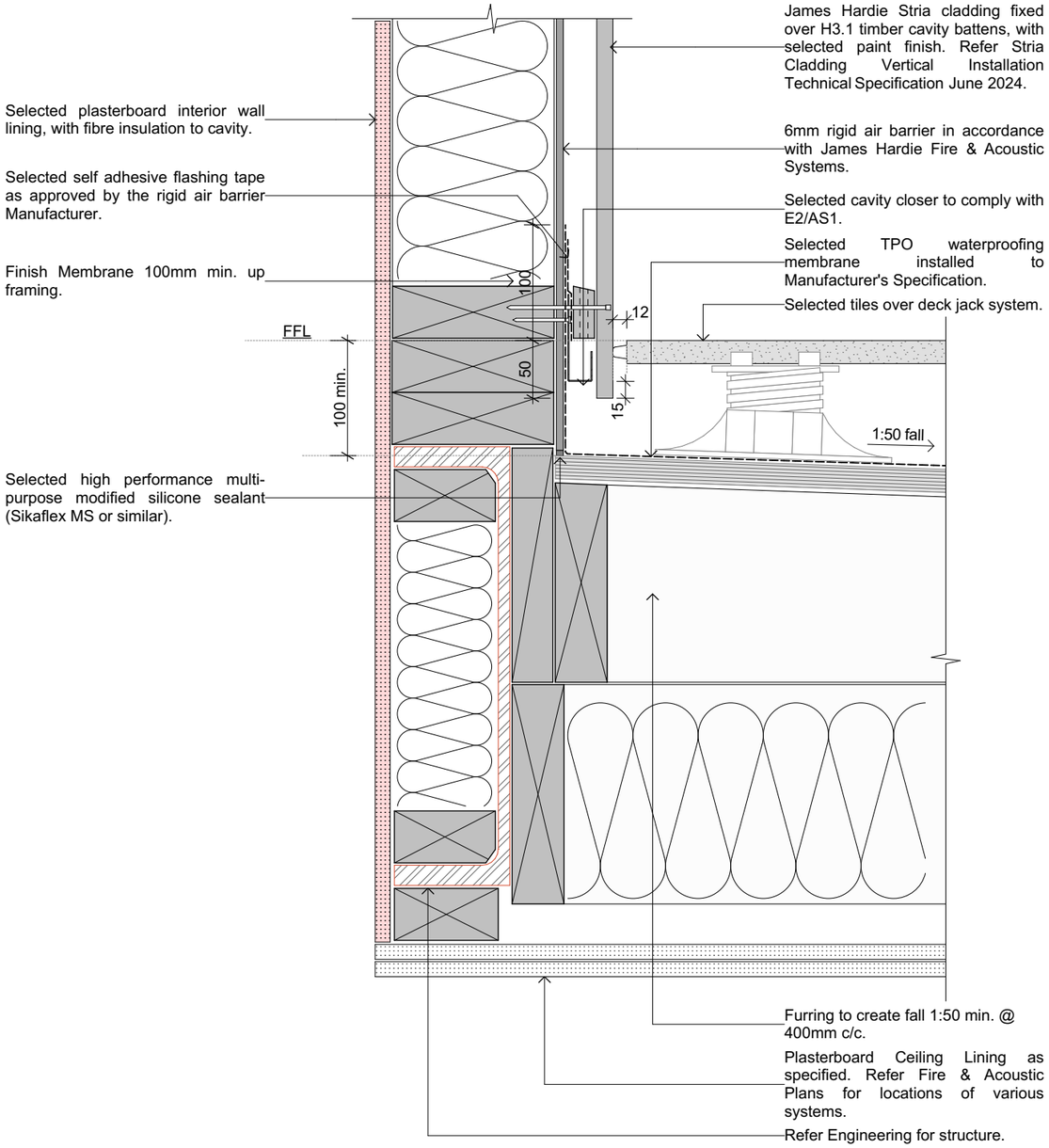
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for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

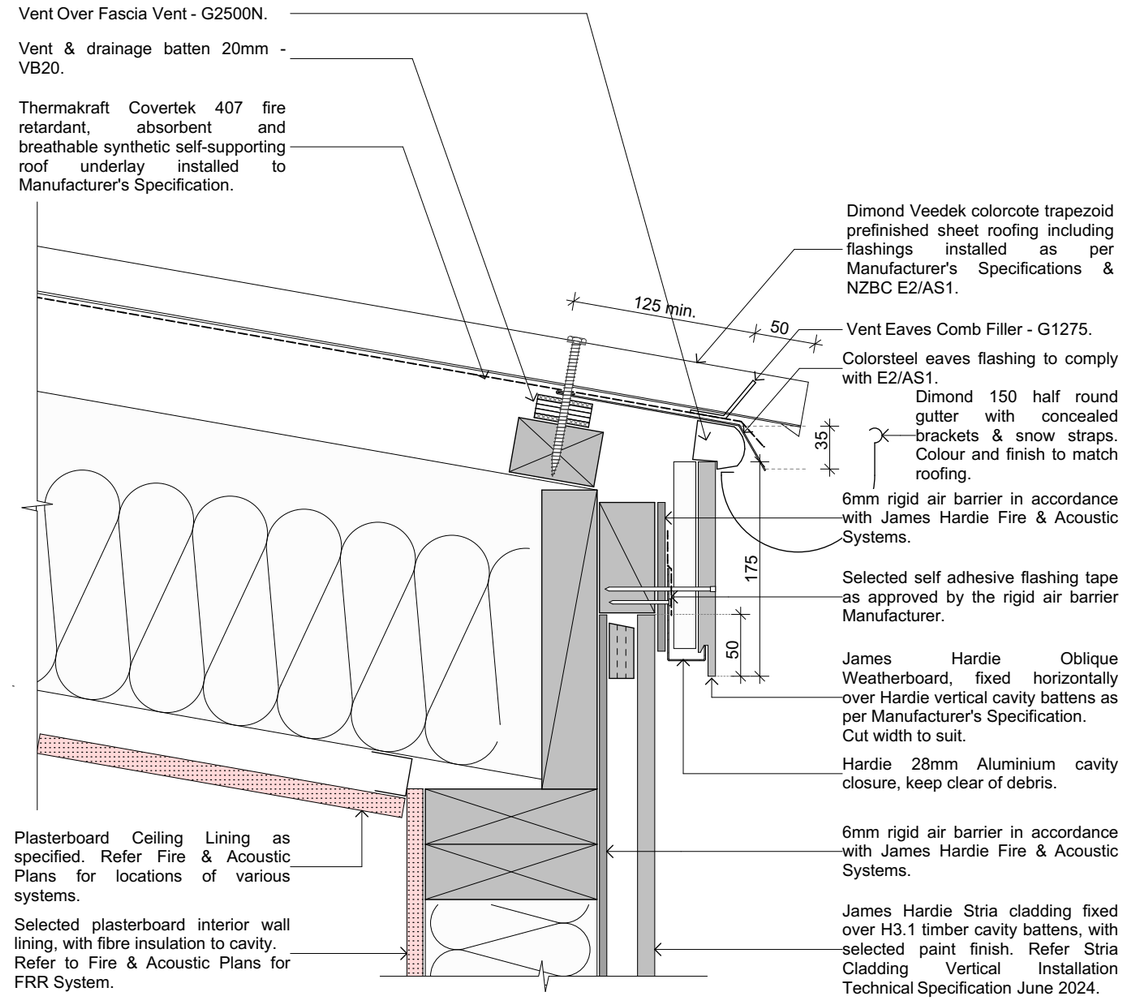
rev.	date	issue	description
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3796
A4.15
construction details: Stria

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



47 detail: Stria: base of wall: deck — scale: 1:5 @ A3 — AA1.17



48 detail: Stria: soffit: eave: fascia — scale: 1:5 @ A3 — AA1.16

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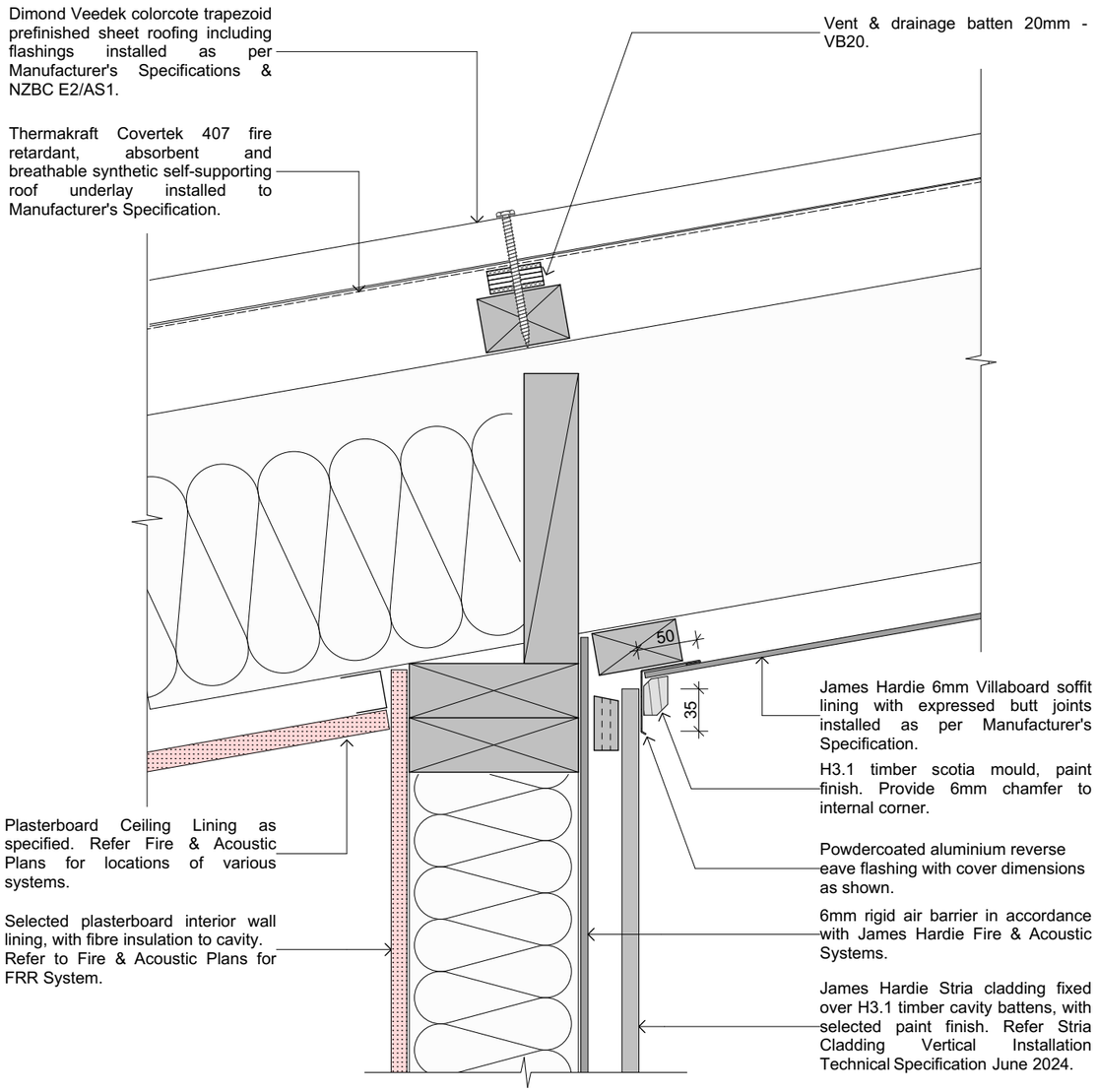
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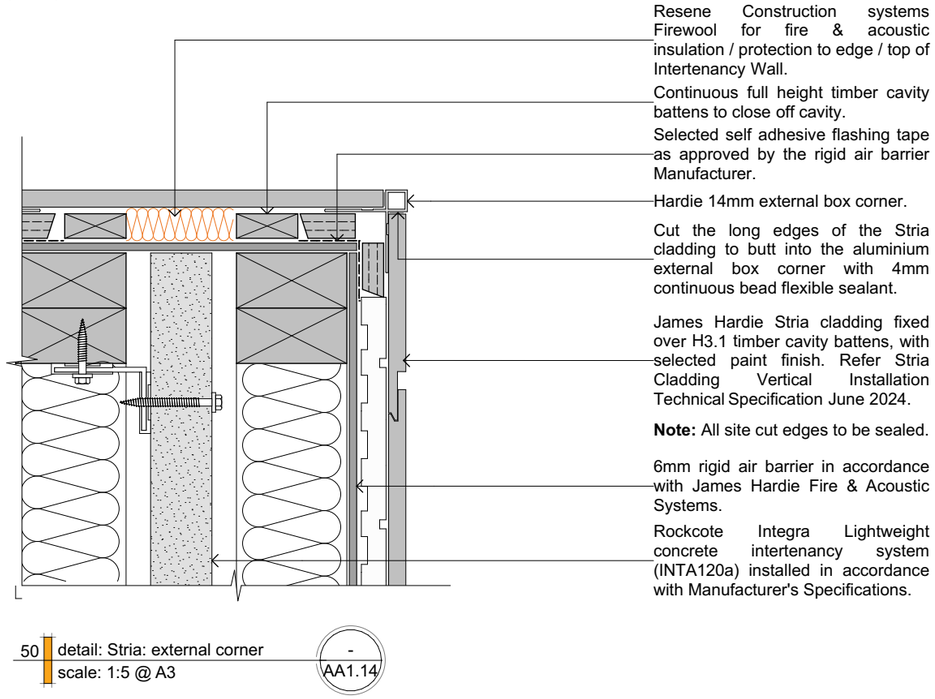
A4.16

construction details: Stria

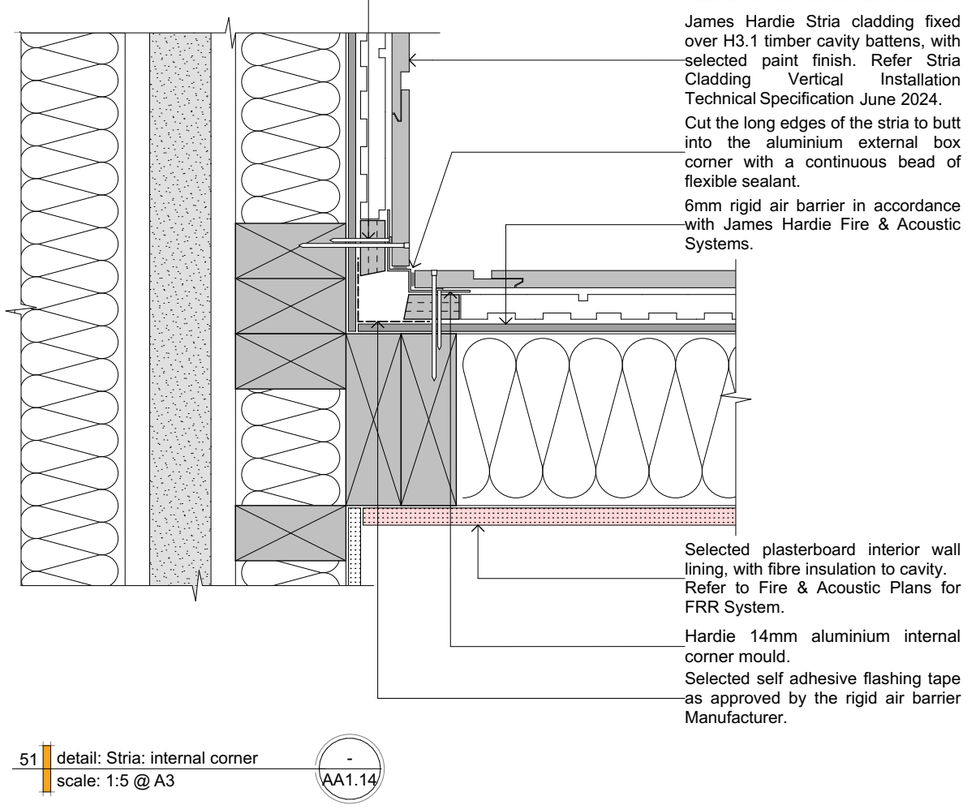
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



49 detail: Stria: soffit: reverse eave — scale: 1:5 @ A3 — AA1.19



50 detail: Stria: external corner — scale: 1:5 @ A3 — AA1.14



51 detail: Stria: internal corner — scale: 1:5 @ A3 — AA1.14

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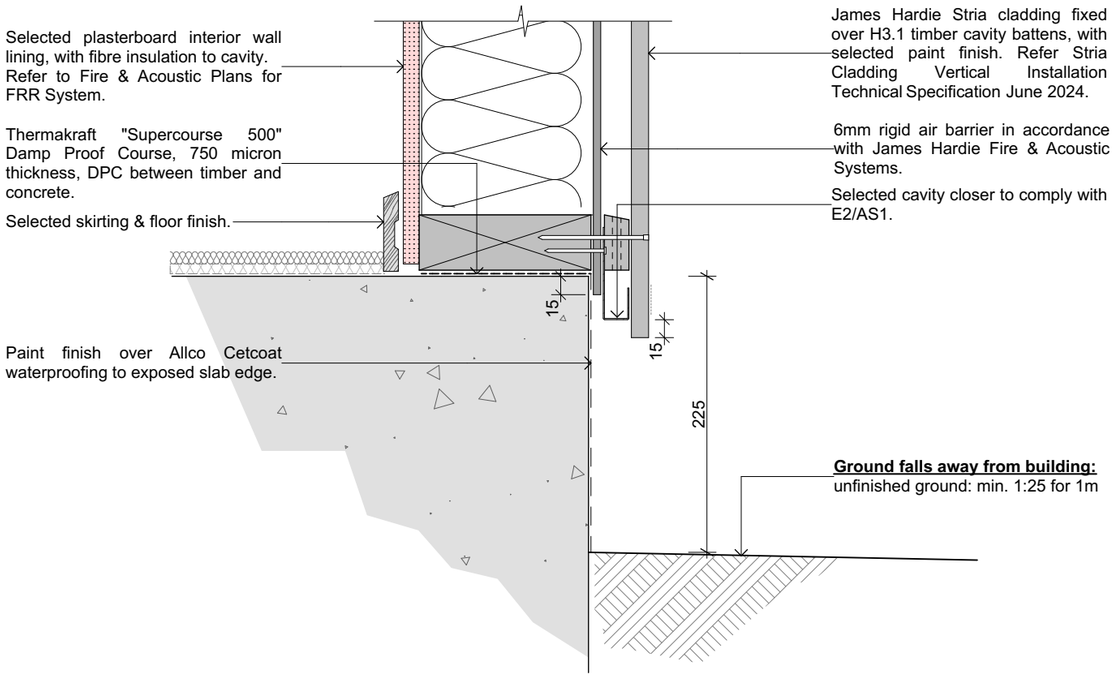
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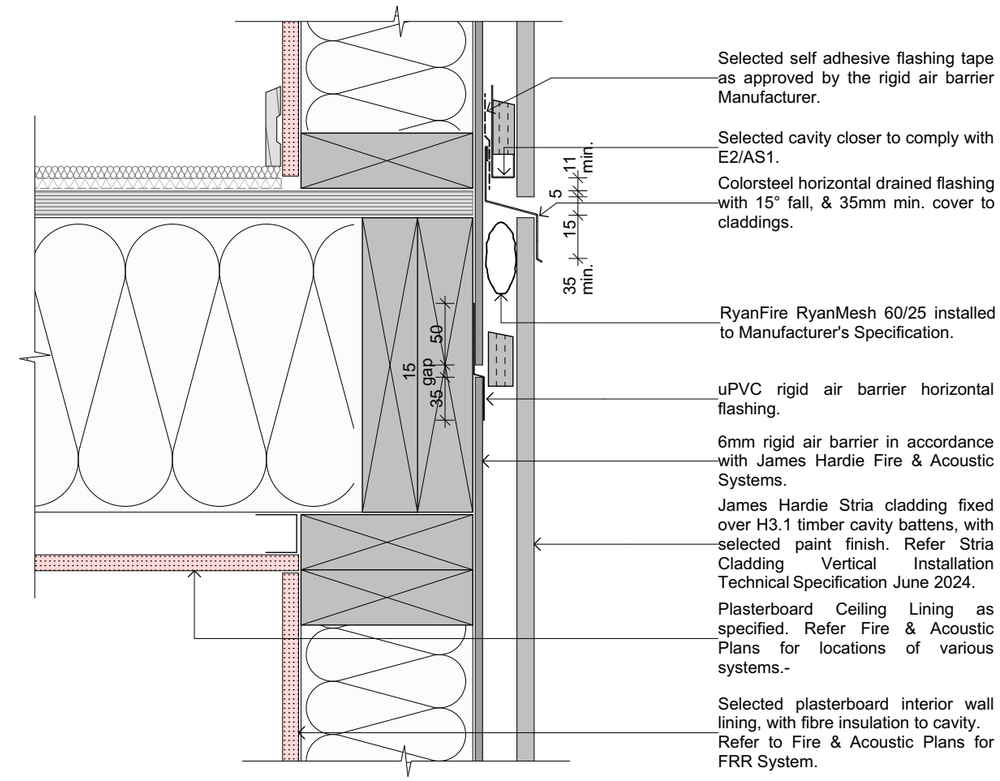
A4.17

construction details: Stria

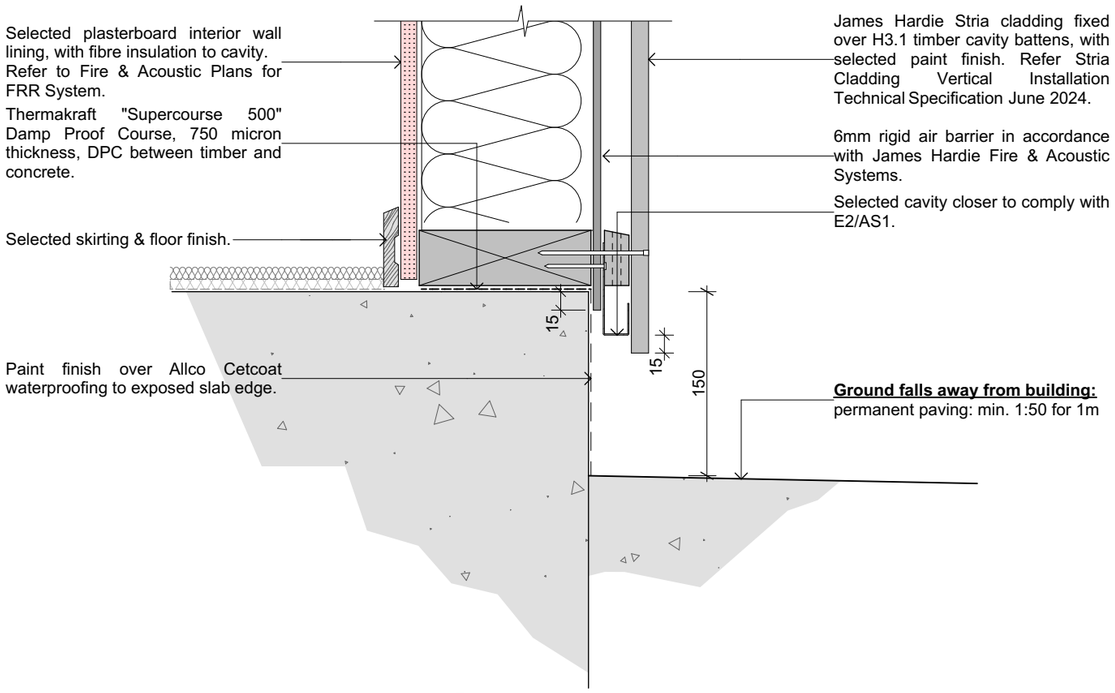
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



52 detail: Stria: base of wall: bare ground: typical — scale: 1:5 @ A3 — AA1.12



54 detail: Stria: interstorey drained flashing — scale: 1:5 @ A3 — AB1.13



53 detail: Stria: base of wall: hardstand: typical — scale: 1:5 @ A3 — AA1.12

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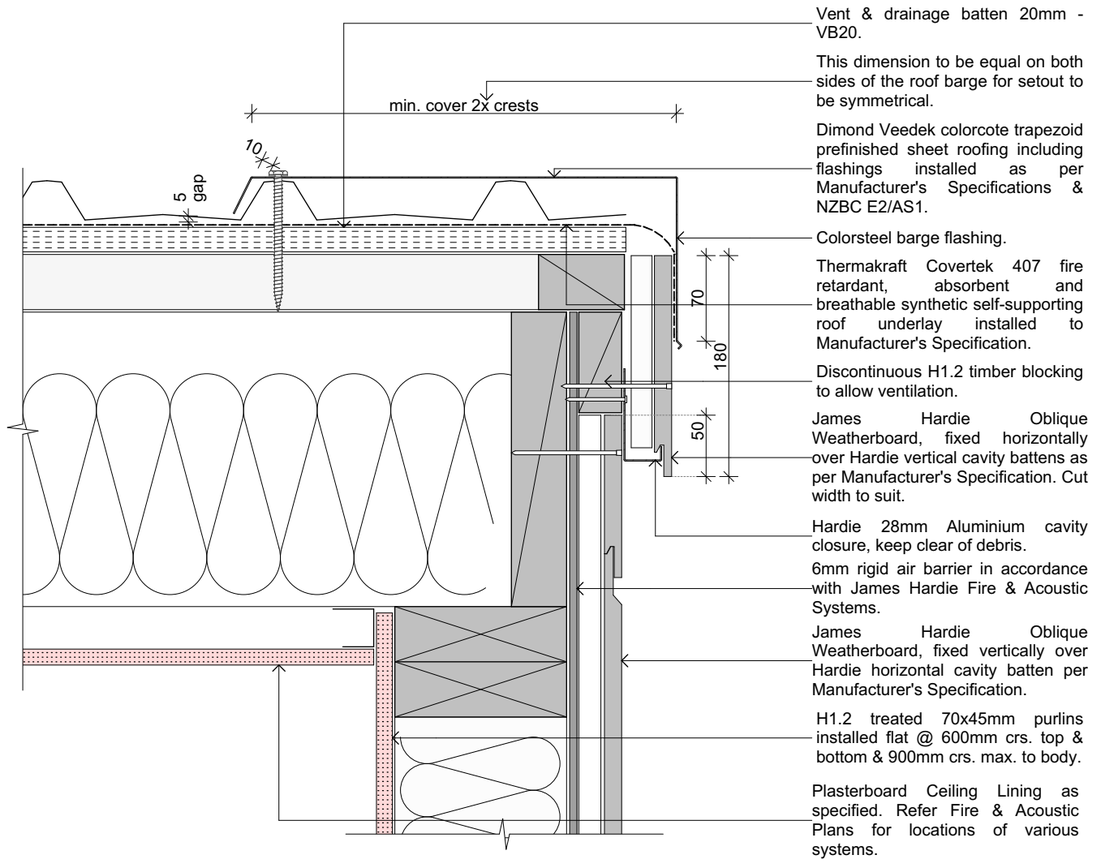
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A4.18

construction details: Stria

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Vent & drainage batten 20mm - VB20.

This dimension to be equal on both sides of the roof barge for setout to be symmetrical.

Dimond Veedek colorcote trapezoid prefinished sheet roofing including flashings installed as per Manufacturer's Specifications & NZBC E2/AS1.

Colorsteel barge flashing.

Thermakraft Covertek 407 fire retardant, absorbent and breathable synthetic self-supporting roof underlay installed to Manufacturer's Specification.

Discontinuous H1.2 timber blocking to allow ventilation.

James Hardie Oblique Weatherboard, fixed horizontally over Hardie vertical cavity battens as per Manufacturer's Specification. Cut width to suit.

Hardie 28mm Aluminium cavity closure, keep clear of debris.

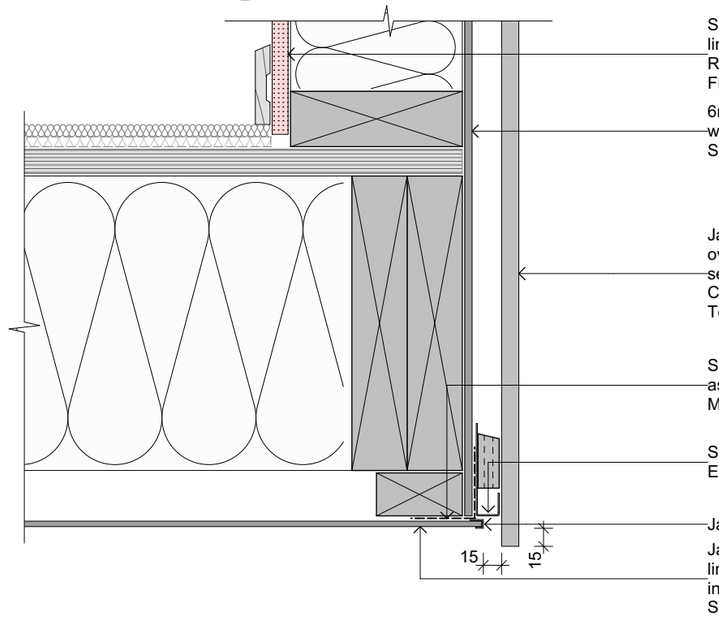
6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Oblique Weatherboard, fixed vertically over Hardie horizontal cavity batten per Manufacturer's Specification.

H1.2 treated 70x45mm purlins installed flat @ 600mm crs. top & bottom & 900mm crs. max. to body.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

55 detail: Stria: barge
scale: 1:5 @ A3
- AB1.15



Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

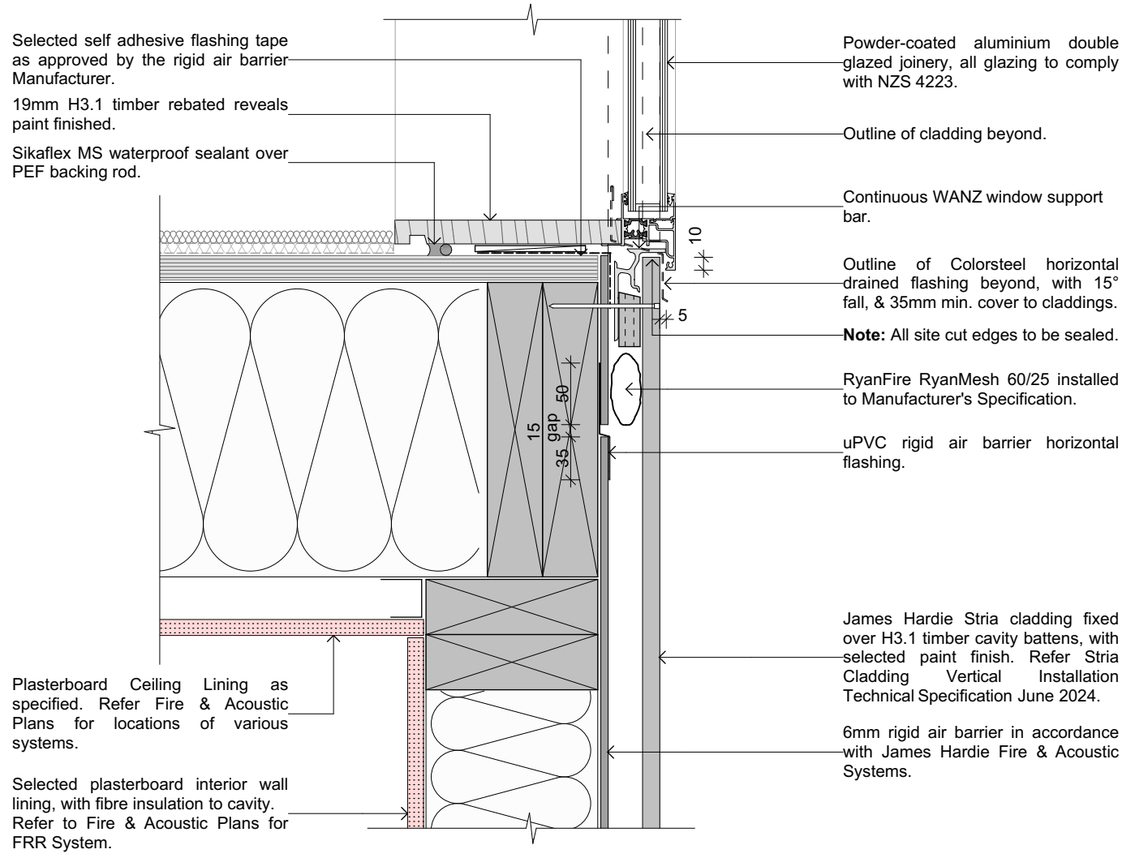
Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Selected cavity closer to comply with E2/AS1.

James Hardies uPVC cap mould.

James Hardie 6mm Villaboard soffit lining with expressed butt joints installed as per Manufacturer's Specification.

56 detail: Stria: soffit: edge
scale: 1:5 @ A3
- AA1.13



Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

19mm H3.1 timber rebated reveals paint finished.

Sikaflex MS waterproof sealant over PEF backing rod.

Powder-coated aluminium double glazed joinery, all glazing to comply with NZS 4223.

Outline of cladding beyond.

Continuous WANZ window support bar.

Outline of Colorsteel horizontal drained flashing beyond, with 15° fall, & 35mm min. cover to claddings.

Note: All site cut edges to be sealed.

RyanFire RyanMesh 60/25 installed to Manufacturer's Specification.

uPVC rigid air barrier horizontal flashing.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

57 detail: Stria: window: sill: mid floor
scale: 1:5 @ A3
- AB1.14

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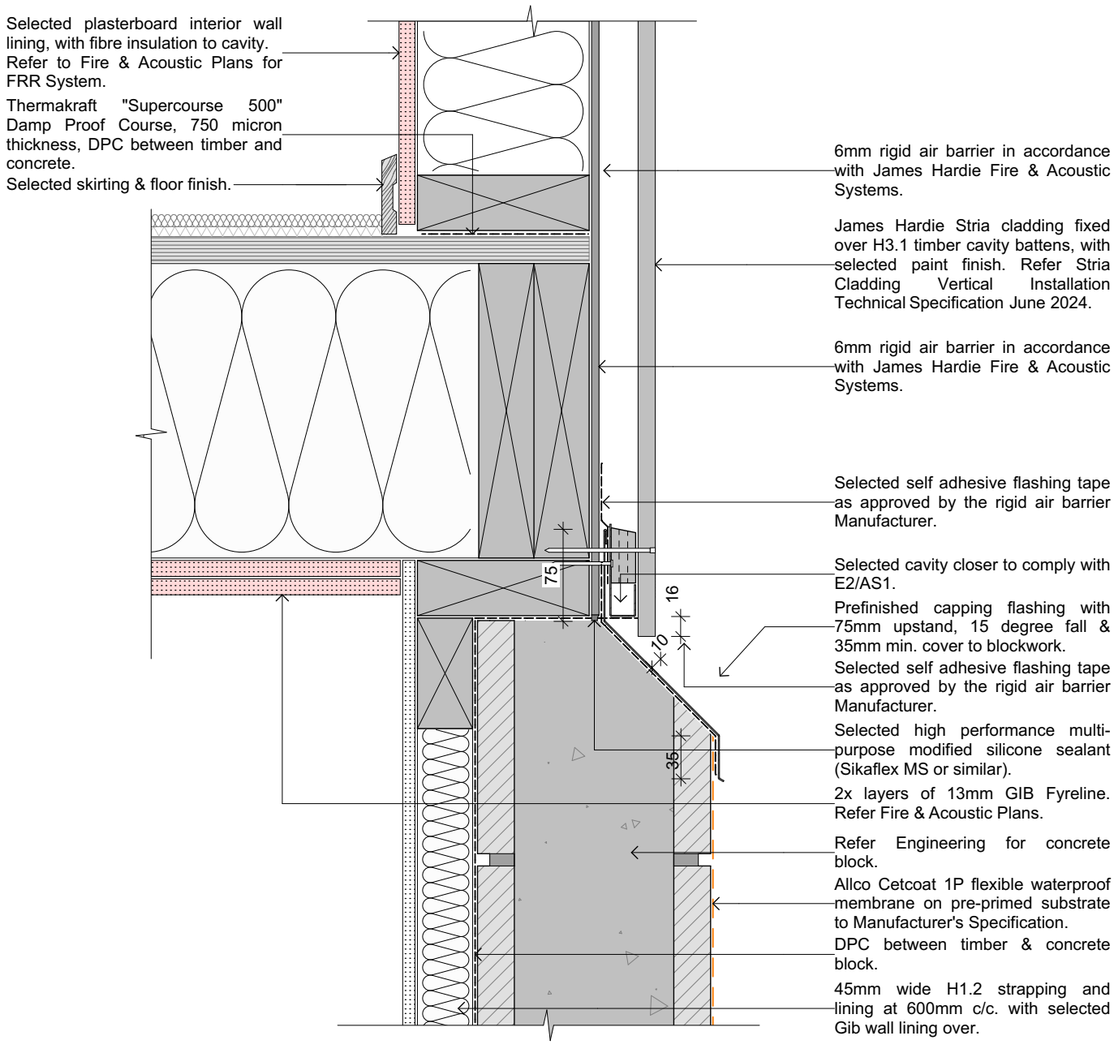
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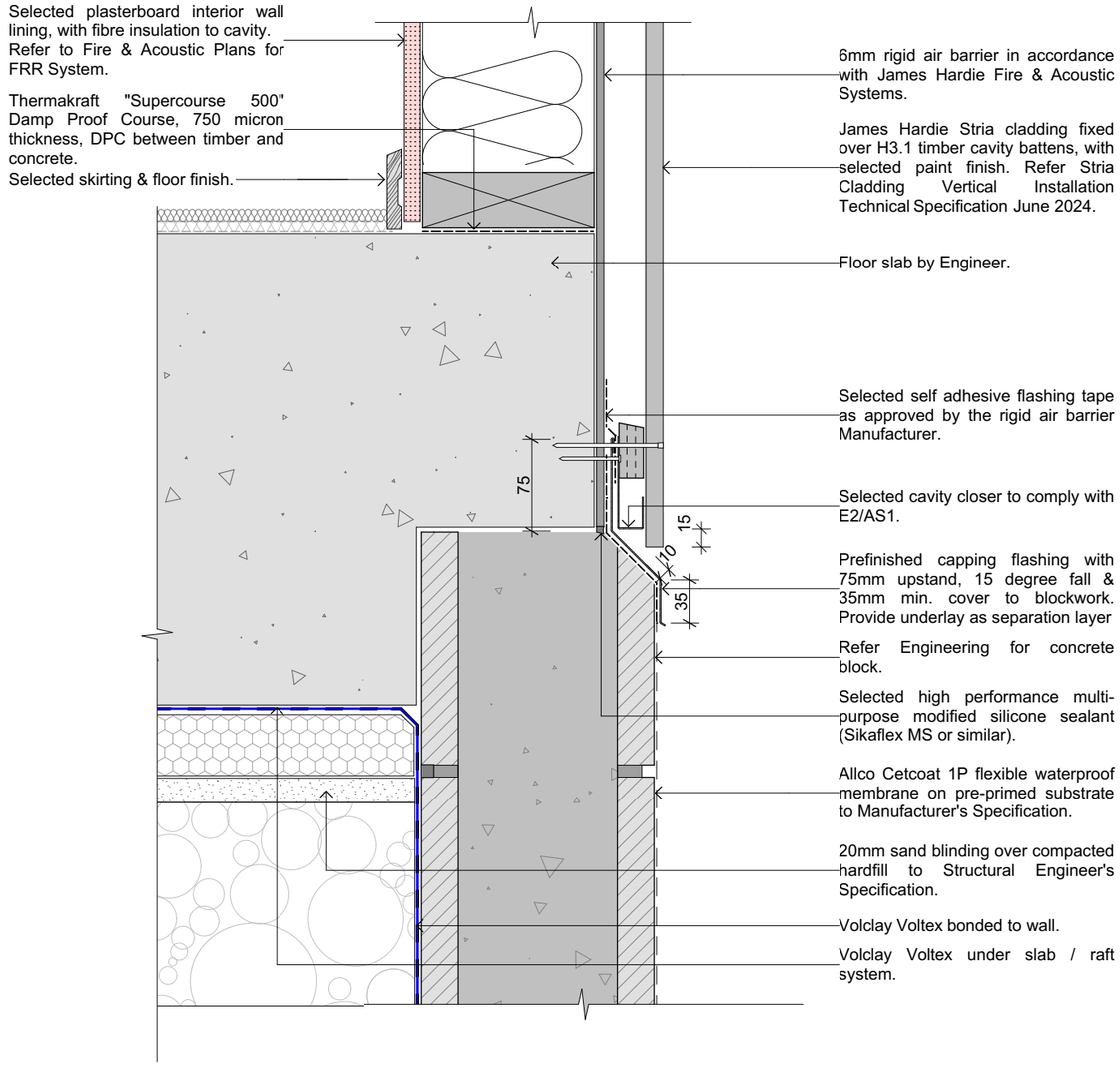
A4.19

construction details: Stria

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58 detail: Stria: base of wall: concrete block — scale: 1:5 @ A3 — - / AD1.11



59 detail: Stria: base of wall: concrete block: Stria cladding — scale: 1:5 @ A3 — - / AE1.11

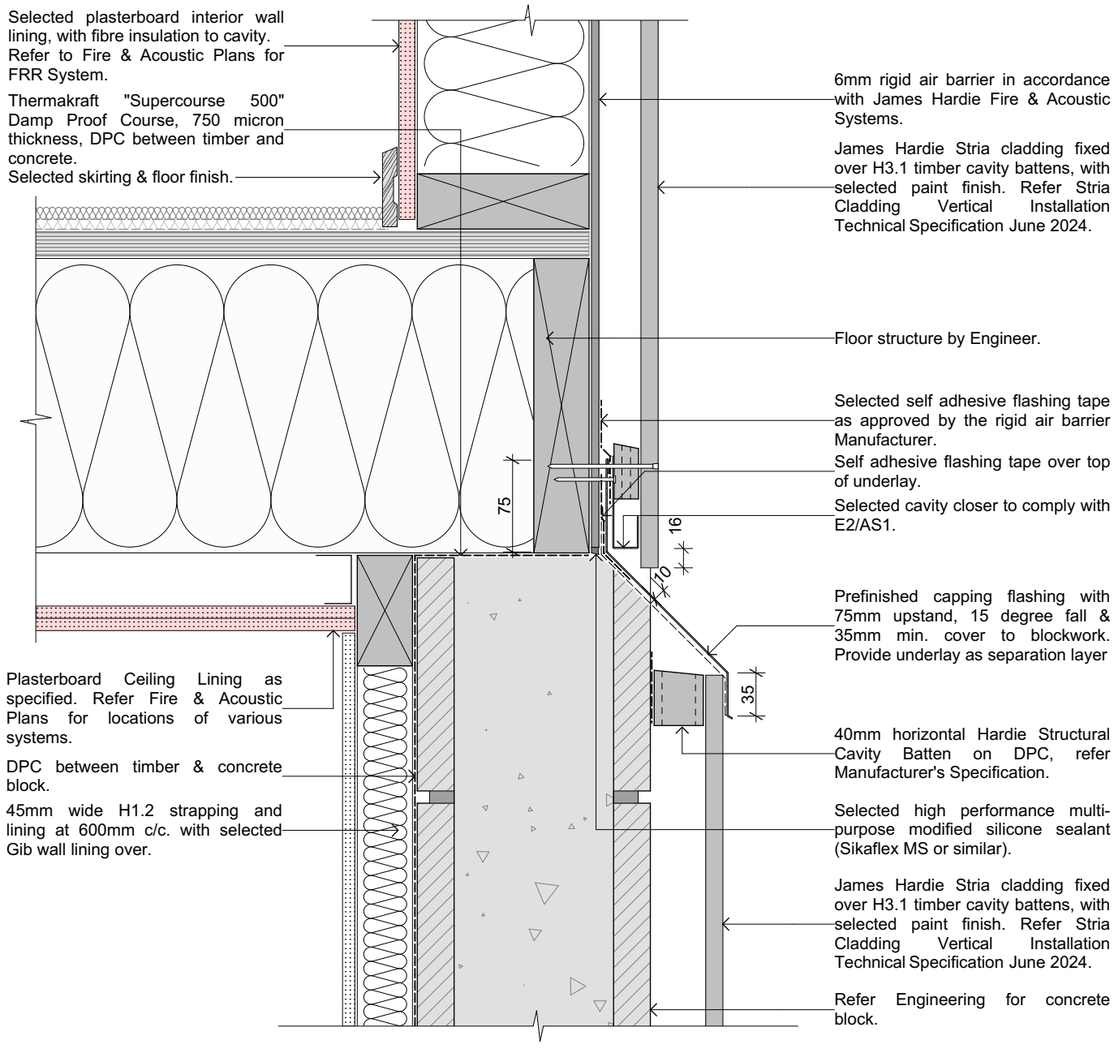
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A4.20
construction details: Stria

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65 detail: Stria: base of wall: concrete block: timber floor: Stria cladding
scale: 1:5 @ A3

-
AD1.11

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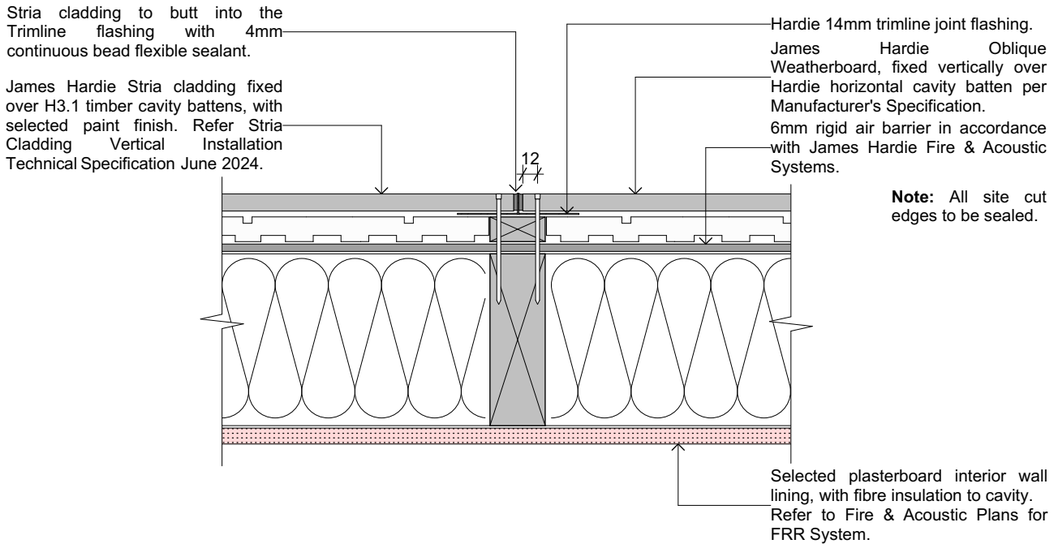
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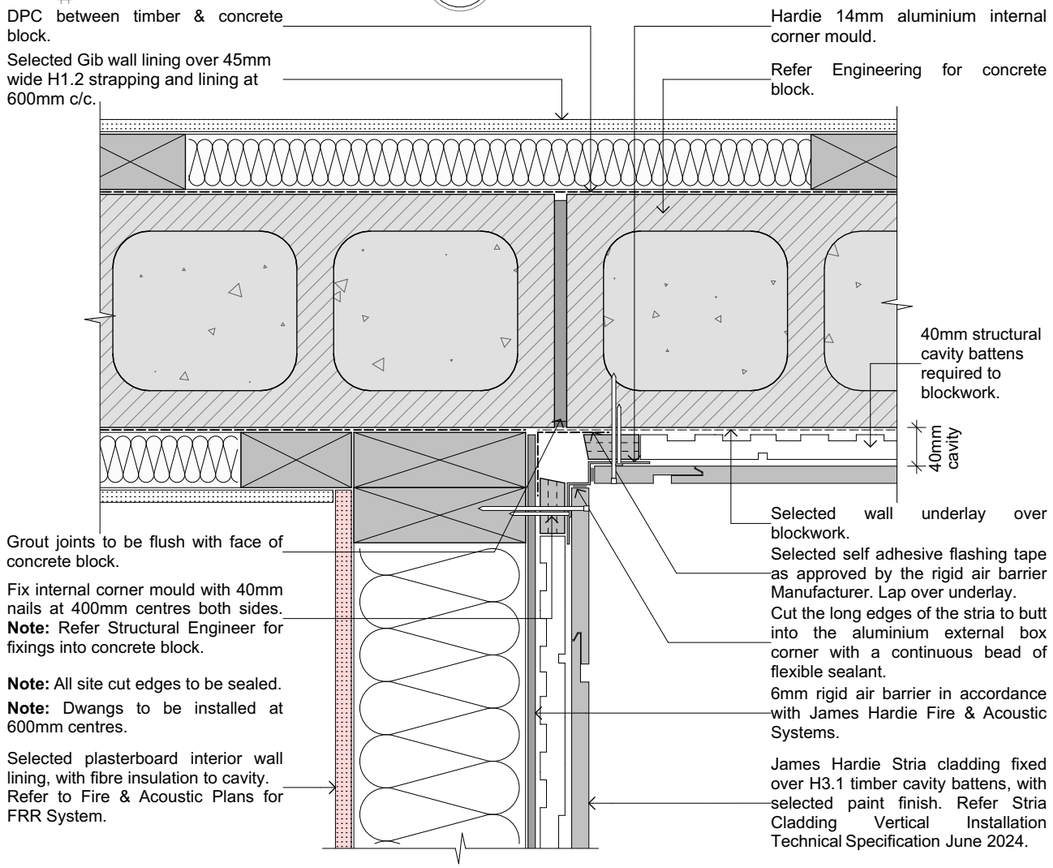
A4.21

construction details: Stria

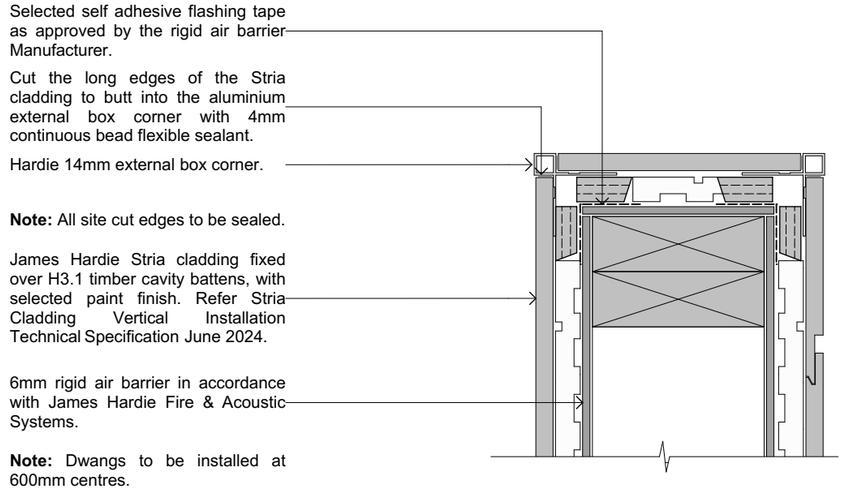
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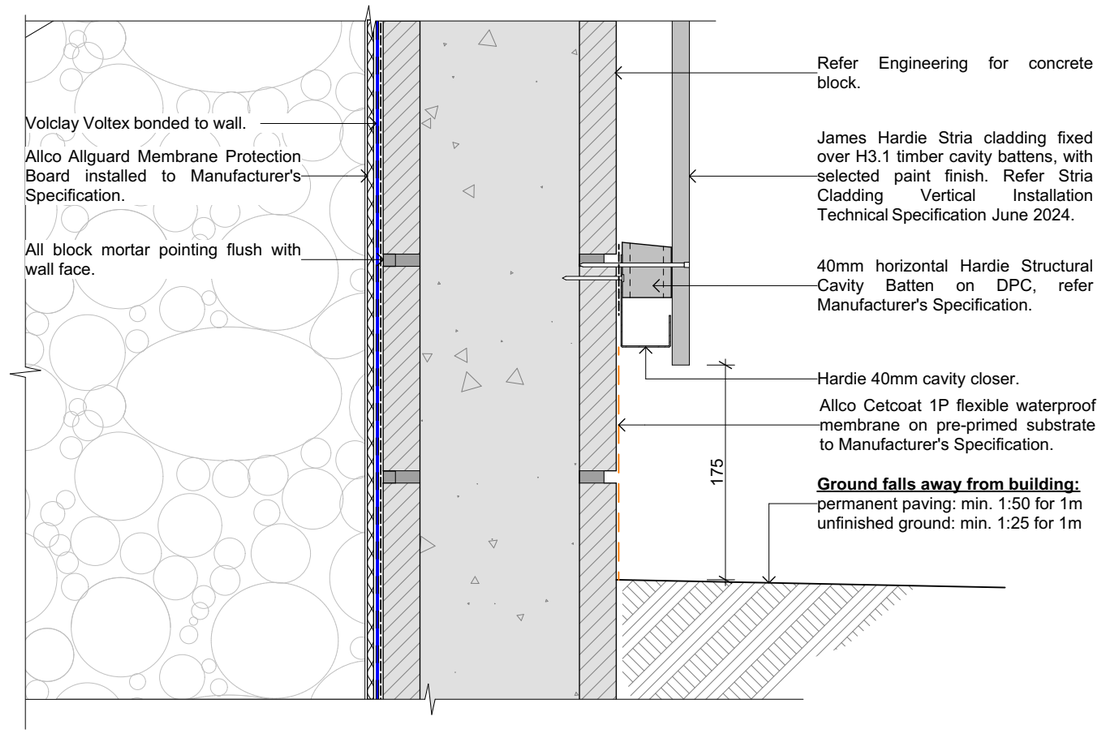
60 detail: Stria: vertical junction: Oblique: typical — scale: 1:5 @ A3 — - / -



61 detail: Stria: internal corner: junction: concrete block — scale: 1:5 @ A3 — - / AB1.12



62 detail: Stria: 140mm wing wall — scale: 1:5 @ A3 — - / AB1.12



63 detail: Stria: base of wall: concrete block — scale: 1:5 @ A3 — - / AB1.12

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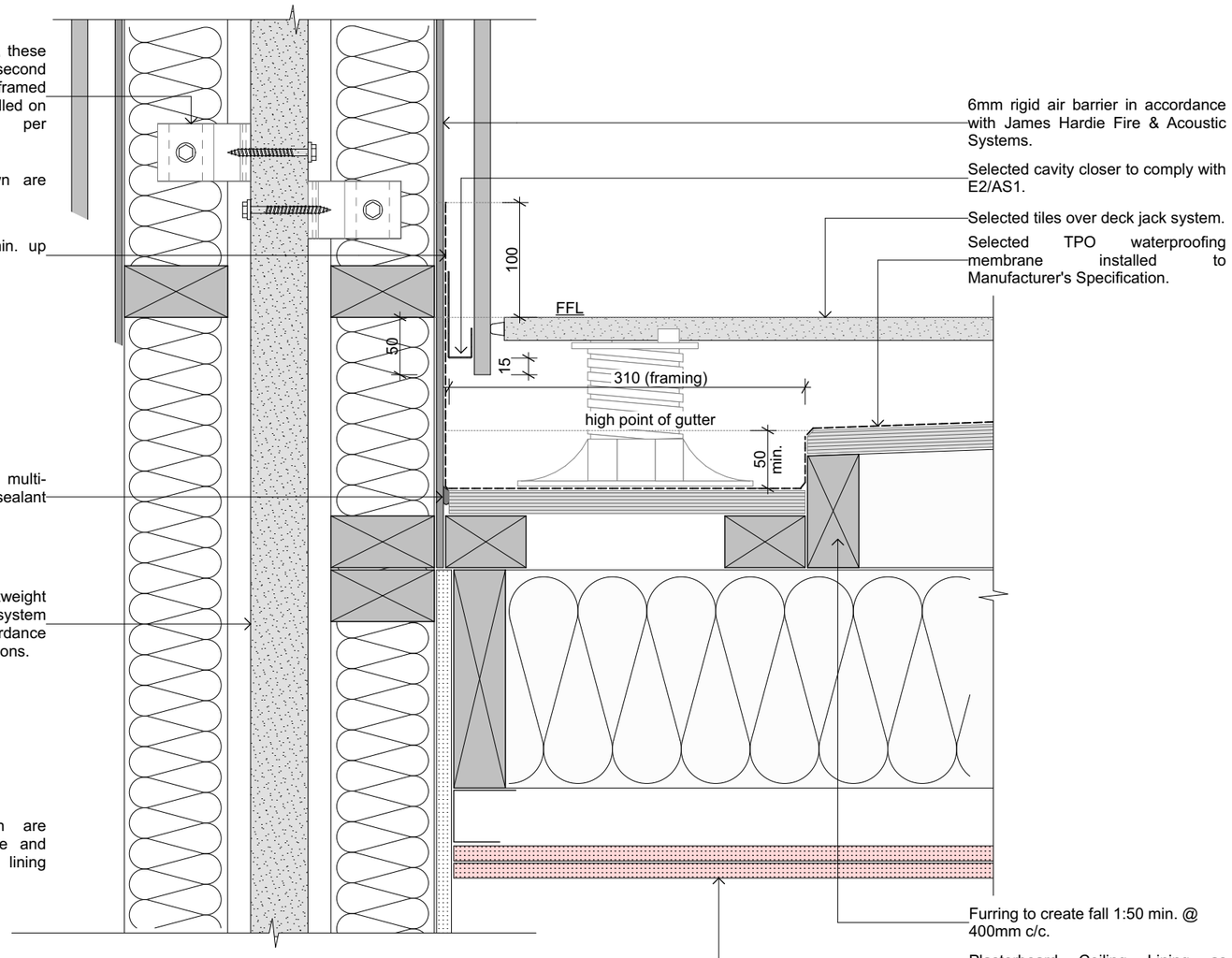
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A4.22

construction details: Stria

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2 brackets per full size panel, these should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs.as per manufacturers specifications.

Note: Wall claddings shown are indicative only.

Finish Membrane 100mm min. up framing from FFL.

Selected high performance multi-purpose modified silicone sealant (Sikaflex MS or similar).

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.

Note: Wall linings shown are indicative only. Refer to fire and acoustic plan for wall lining requirements.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

Selected cavity closer to comply with E2/AS1.

Selected tiles over deck jack system.

Selected TPO waterproofing membrane installed to Manufacturer's Specification.

Furring to create fall 1:50 min. @ 400mm c/c.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

64 detail: Stria: base of wall: deck: internal gutter — AA1.17
scale: 1:5 @ A3

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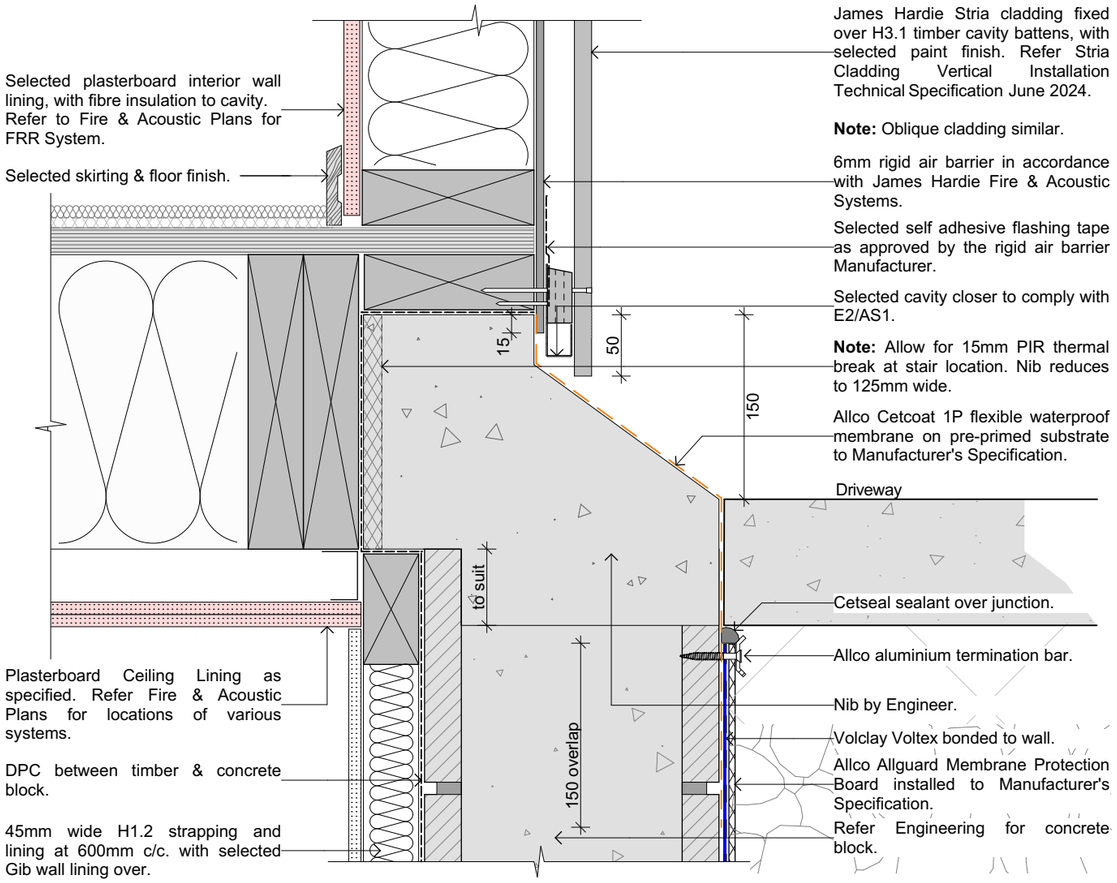
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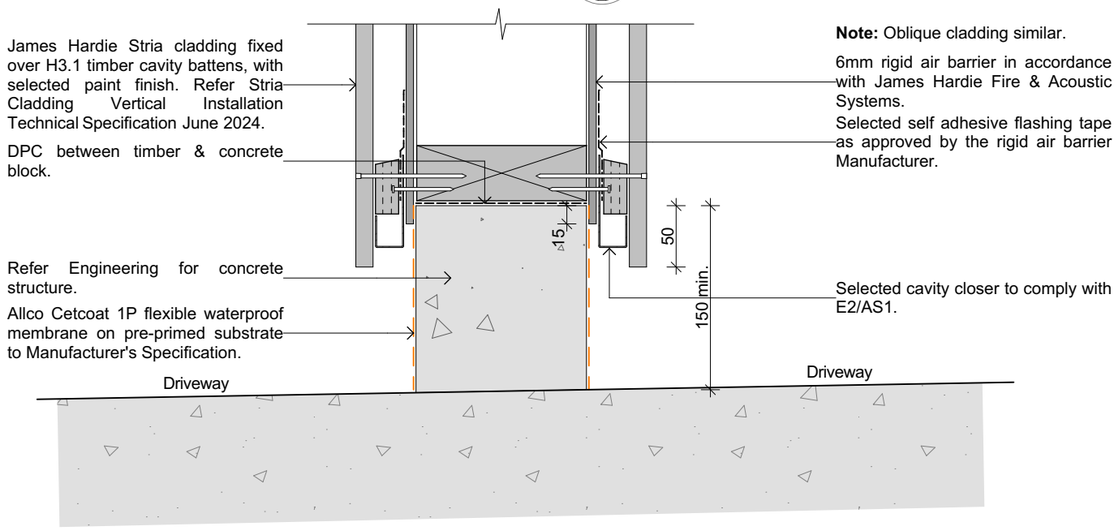
A4.23

construction details: Stria

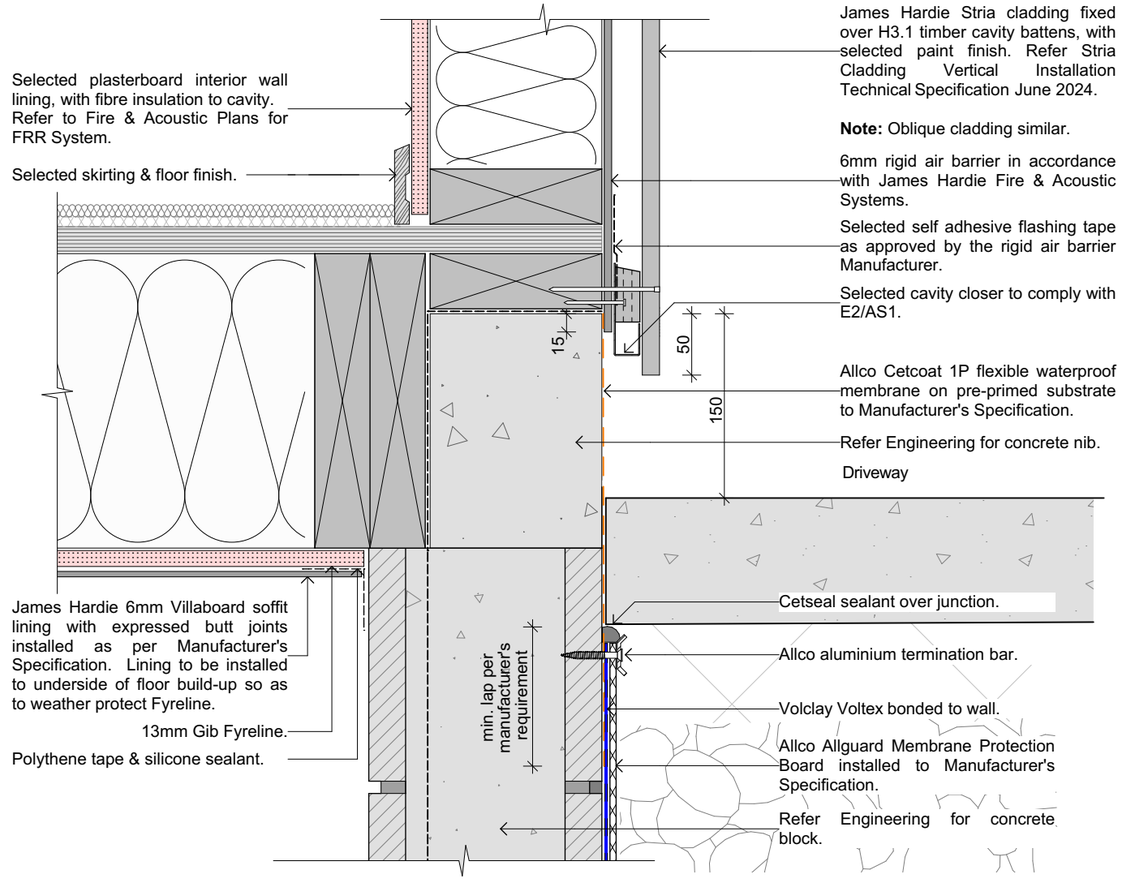
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67 detail: Stria: base of wall: concrete nib to blockwork: typical — scale: 1:5 @ A3 — AE1.03



68 detail: Stria: base of wall: concrete nib — scale: 1:5 @ A3 — AB1.12



66 detail: Stria: base of wall: concrete nib to blockwork — scale: 1:5 @ A3 — AE1.03

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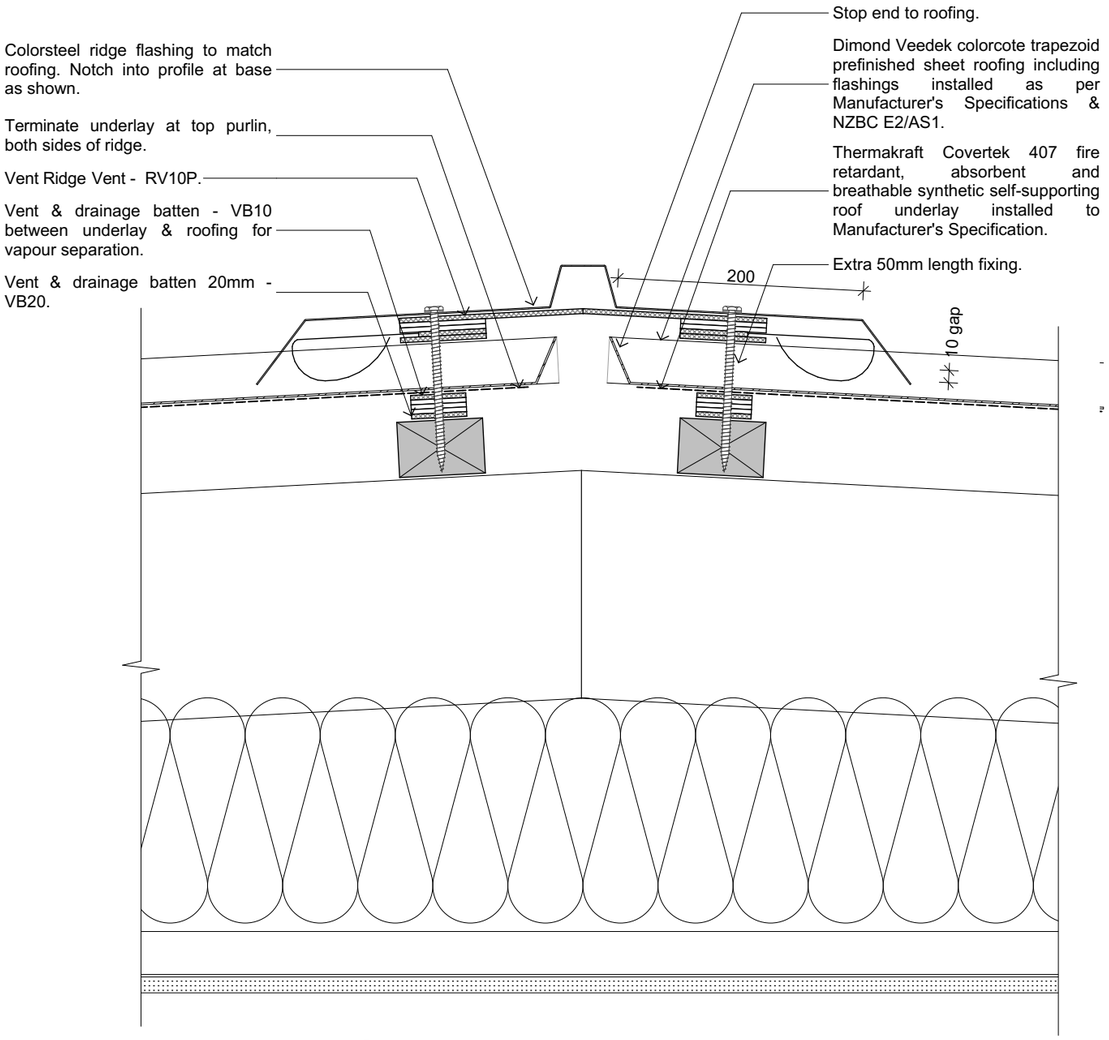
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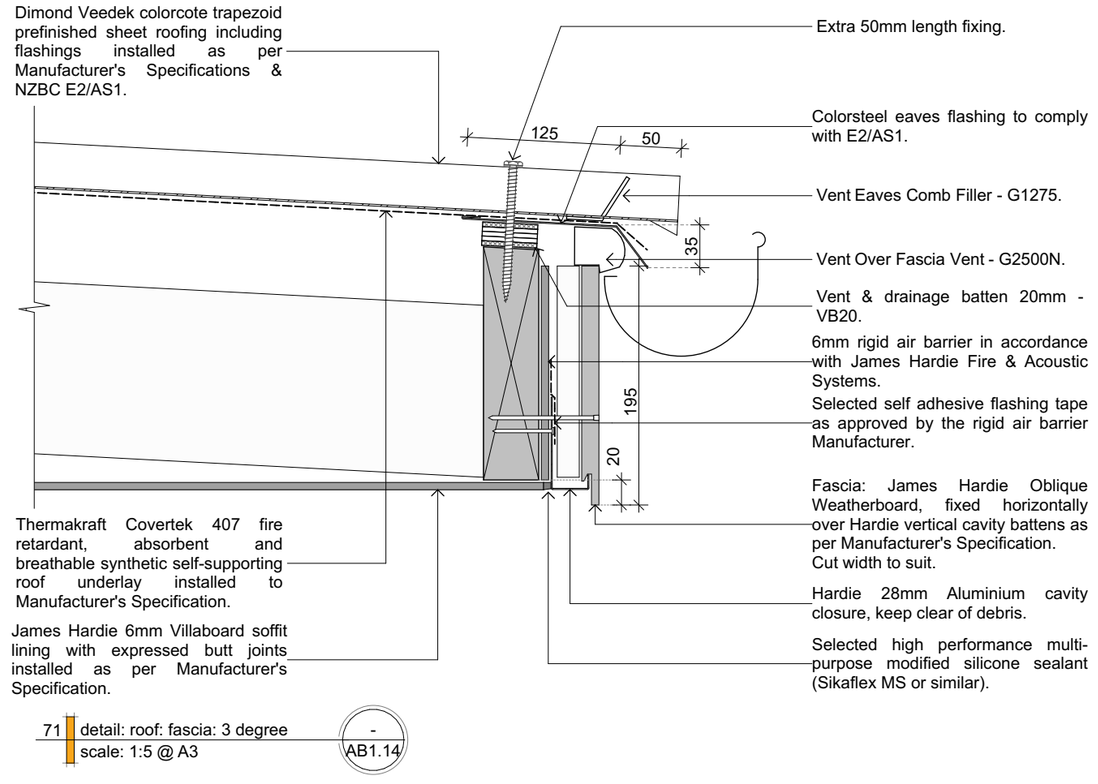
A4.24

construction details: Stria

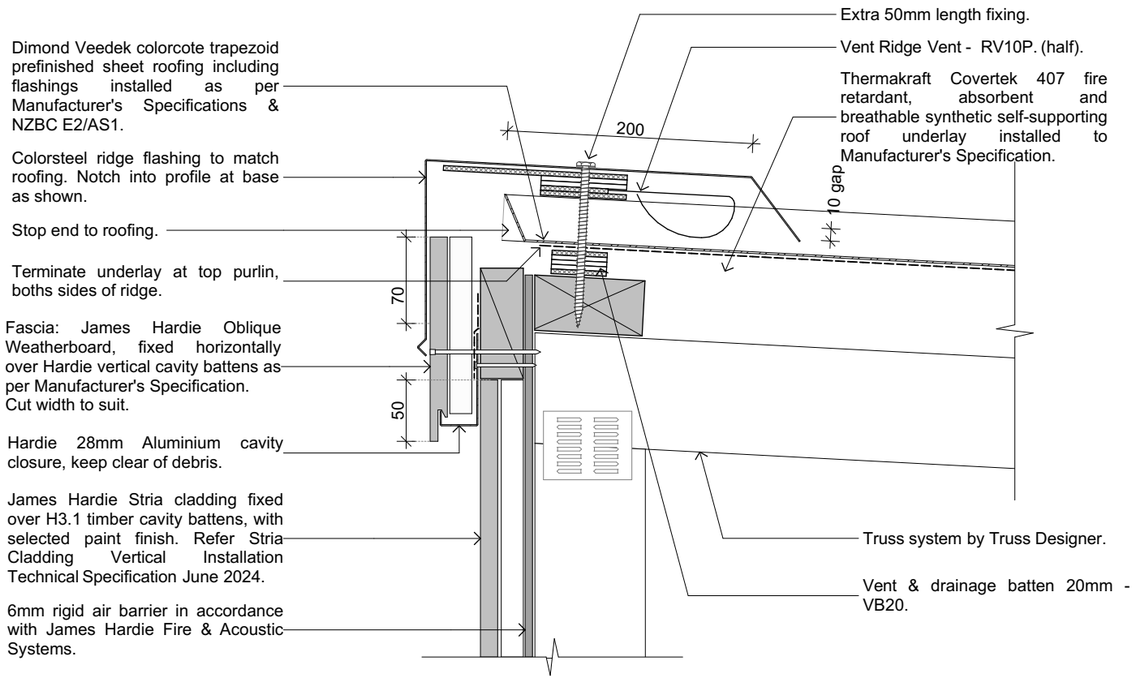
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70 detail: roof: ridge: 3 degree — scale: 1:5 @ A3 — AB1.15



71 detail: roof: fascia: 3 degree — scale: 1:5 @ A3 — AB1.14



72 detail: roof: ridge: fascia: 200 Oblique — scale: 1:5 @ A3 — AA1.15

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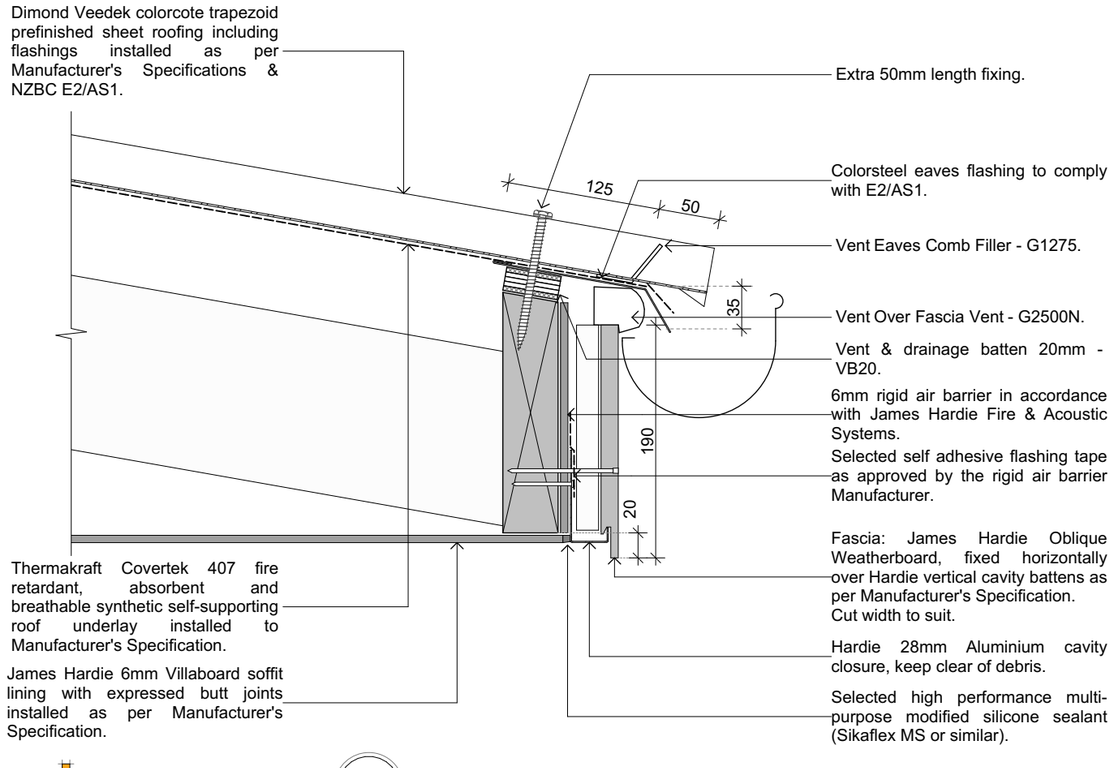
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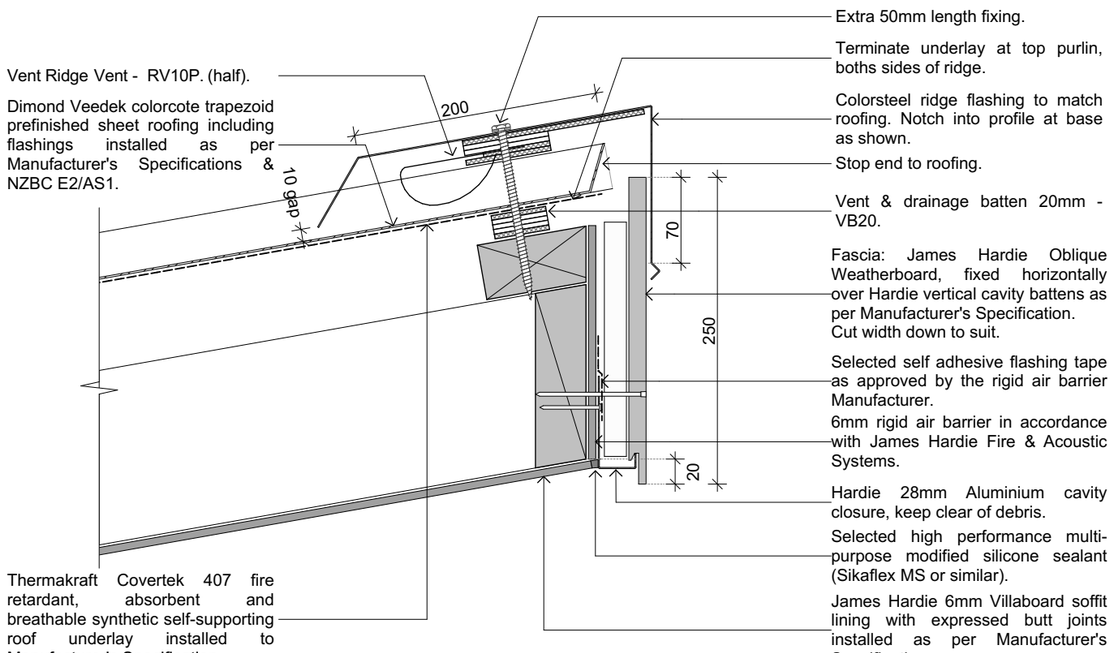
A4.25

construction details: Roof

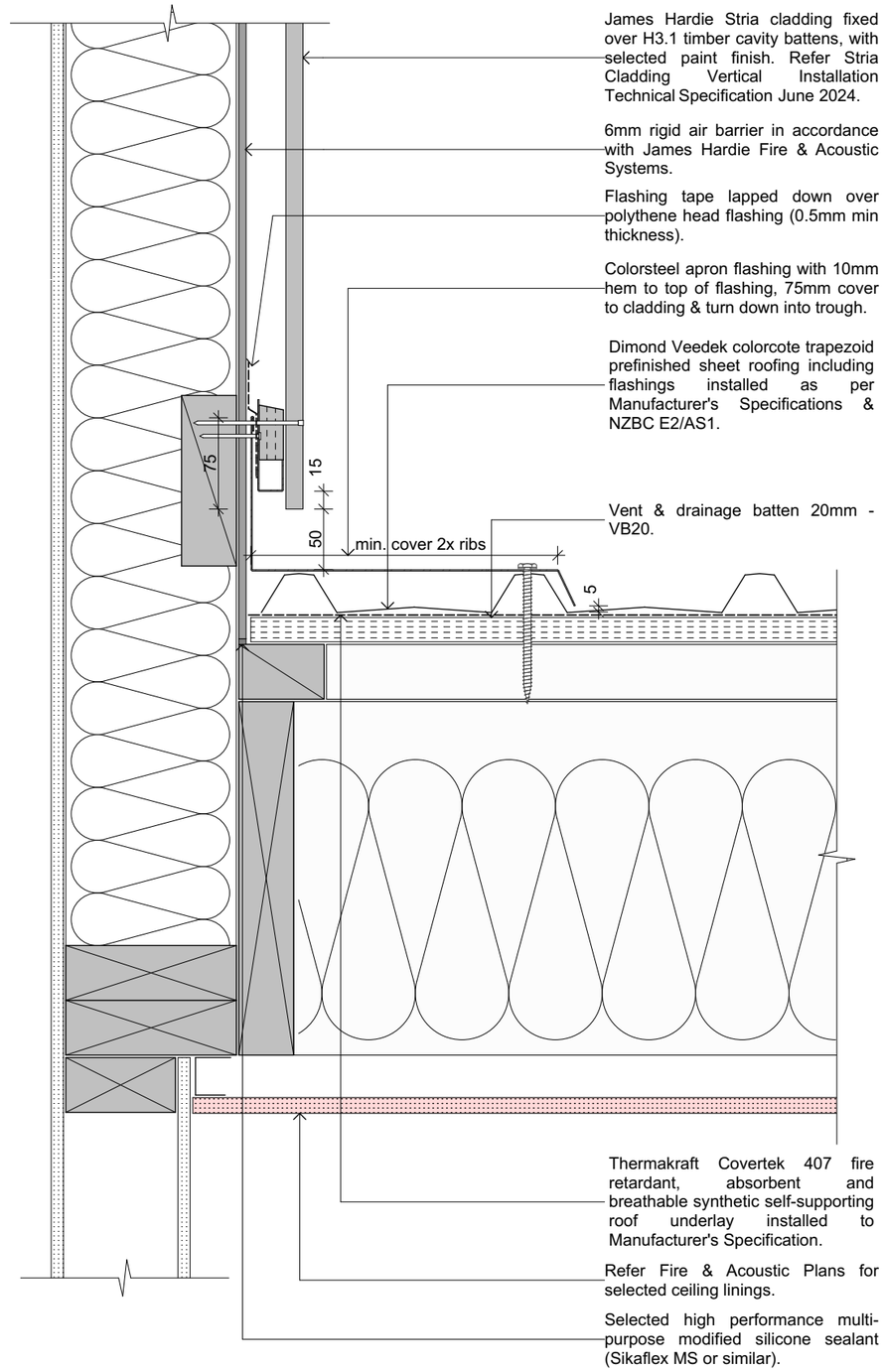
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



73 detail: roof: fascia: 10 degree — scale: 1:5 @ A3 — - / AB1.13



74 detail: roof: ridge: fascia: 300 Oblique — scale: 1:5 @ A3 — - / AA1.19



75 detail: roof: apron: parallel: Stria — scale: 1:5 @ A3 — - / AE1.16

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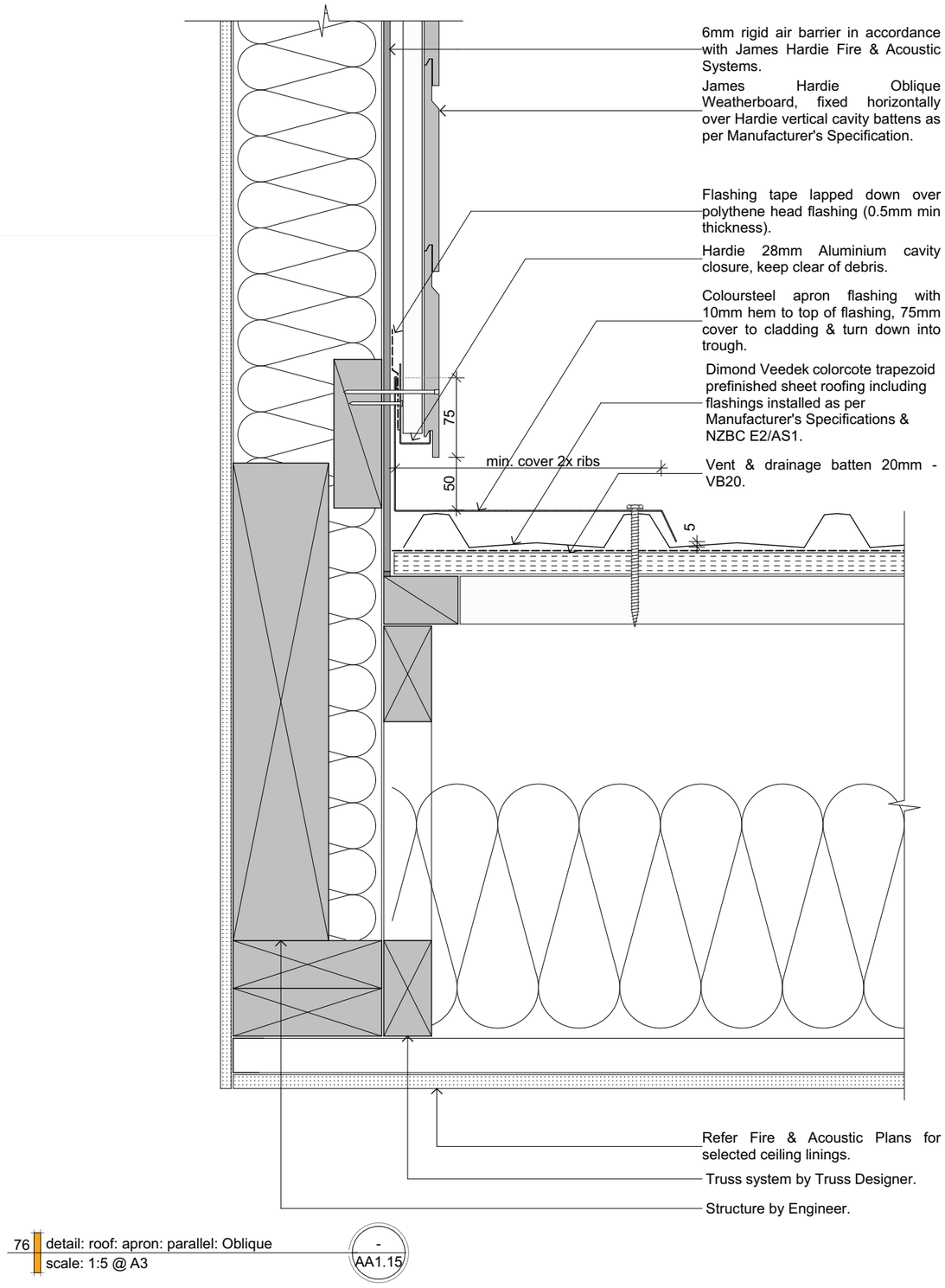
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A4.26

construction details: Roof

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



76 detail: roof: apron: parallel: Oblique — scale: 1:5 @ A3 — - / AA1.15

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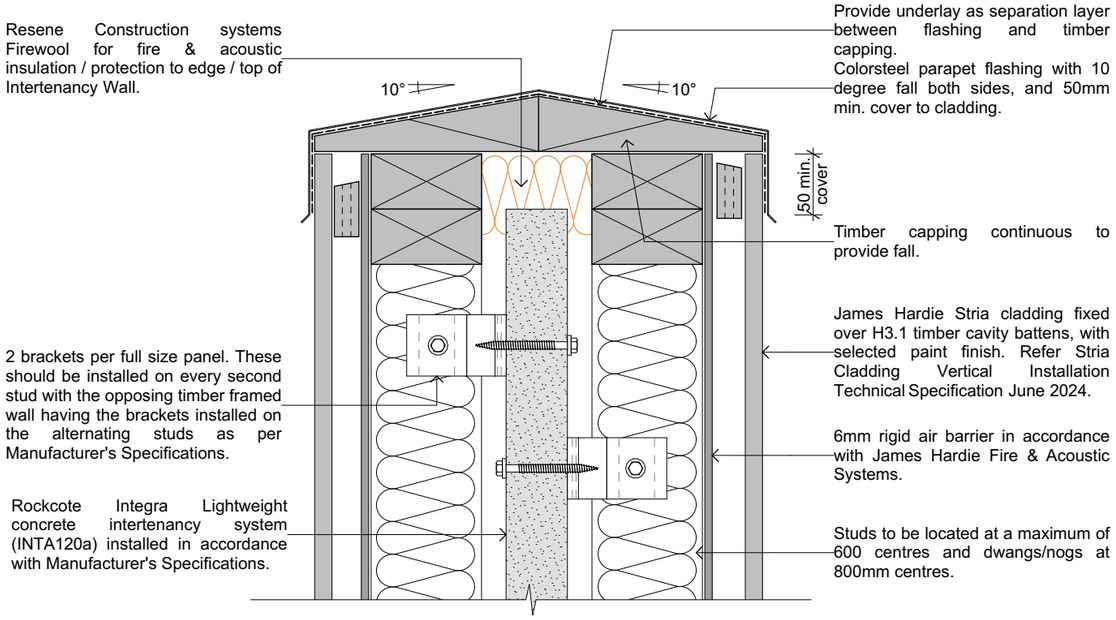
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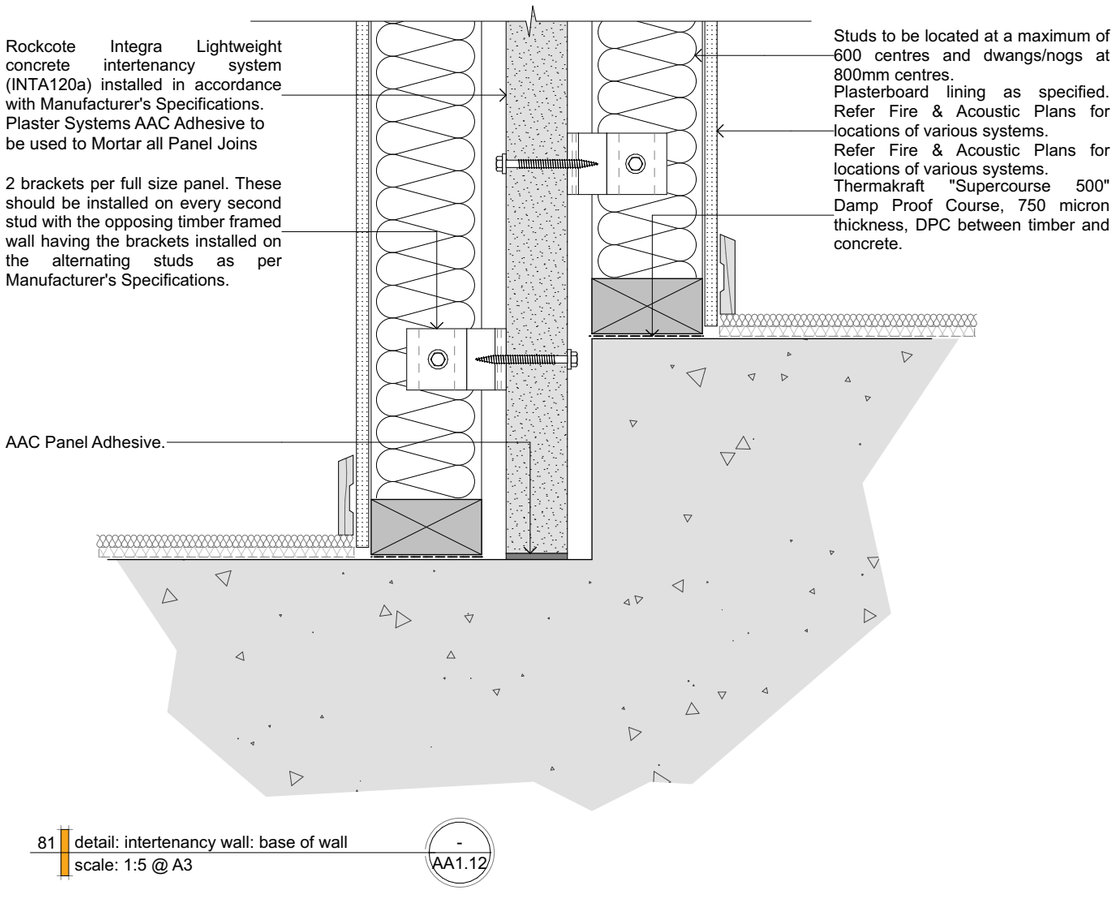
A4.27

construction details: Roof

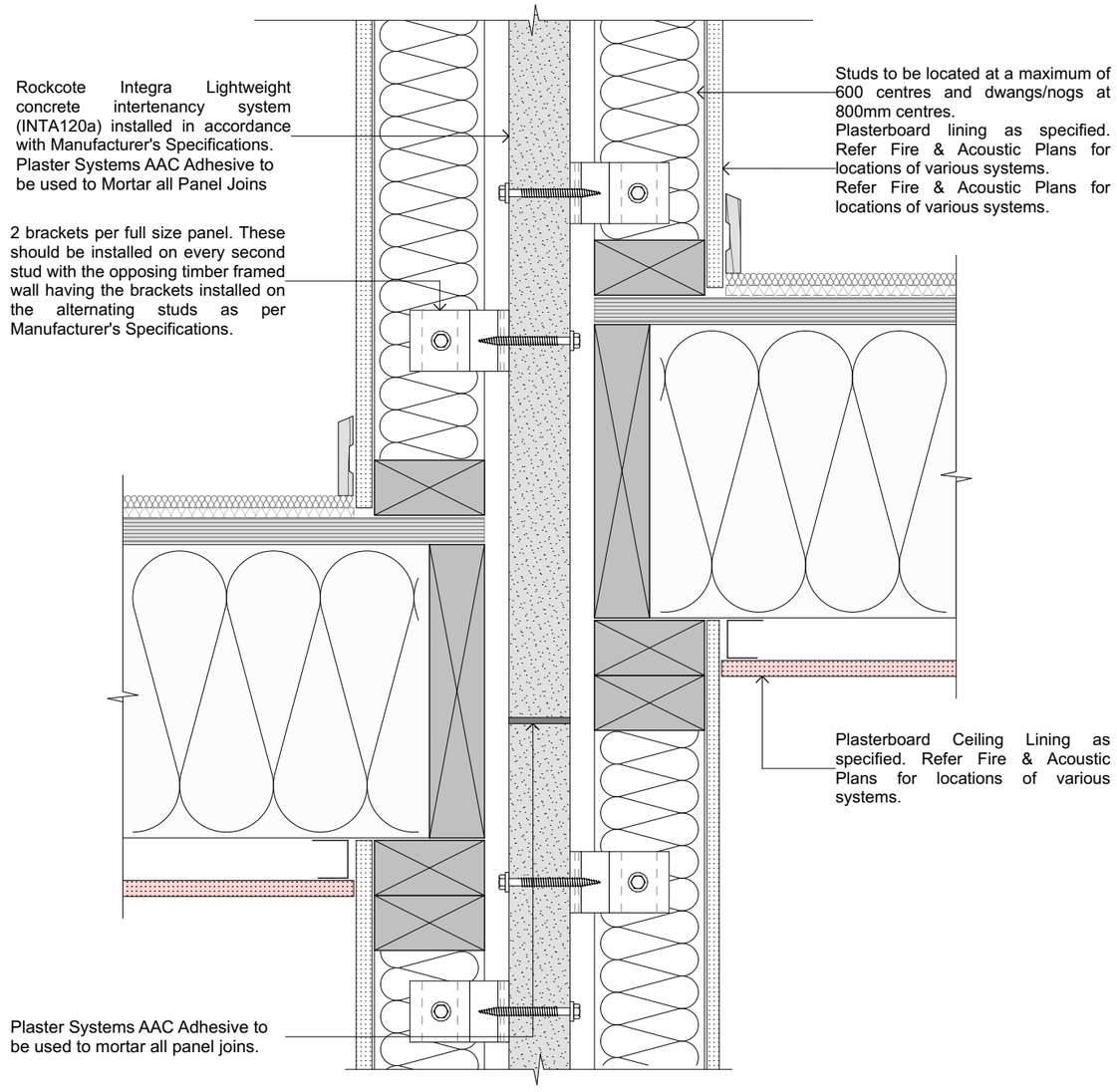
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80 detail: Stria: intertenancy wall: parapet — scale: 1:5 @ A3 — AA1.17



81 detail: intertenancy wall: base of wall — scale: 1:5 @ A3 — AA1.12



82 detail: intertenancy wall: mid floor junction — scale: 1:5 @ A3 — AA1.14

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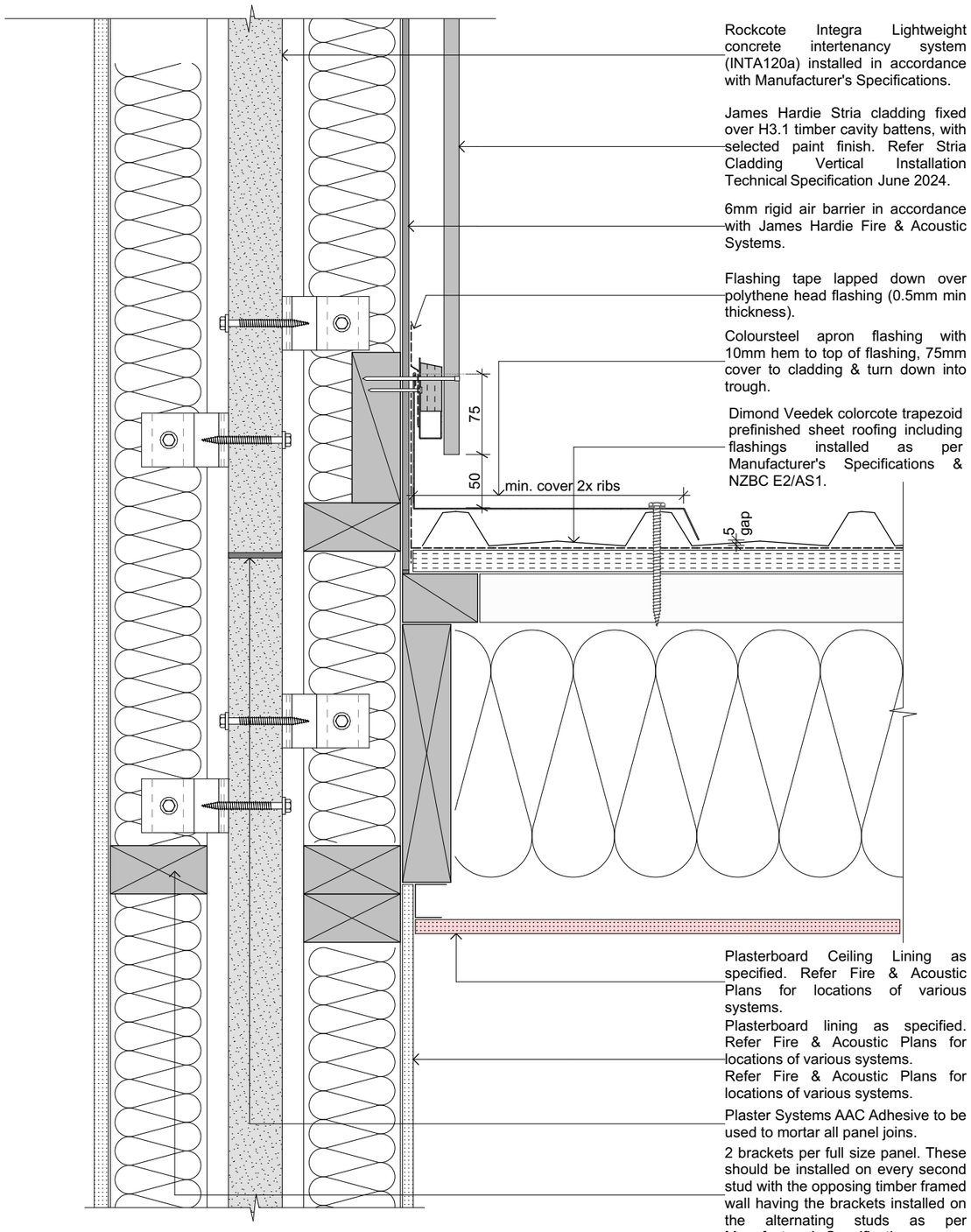
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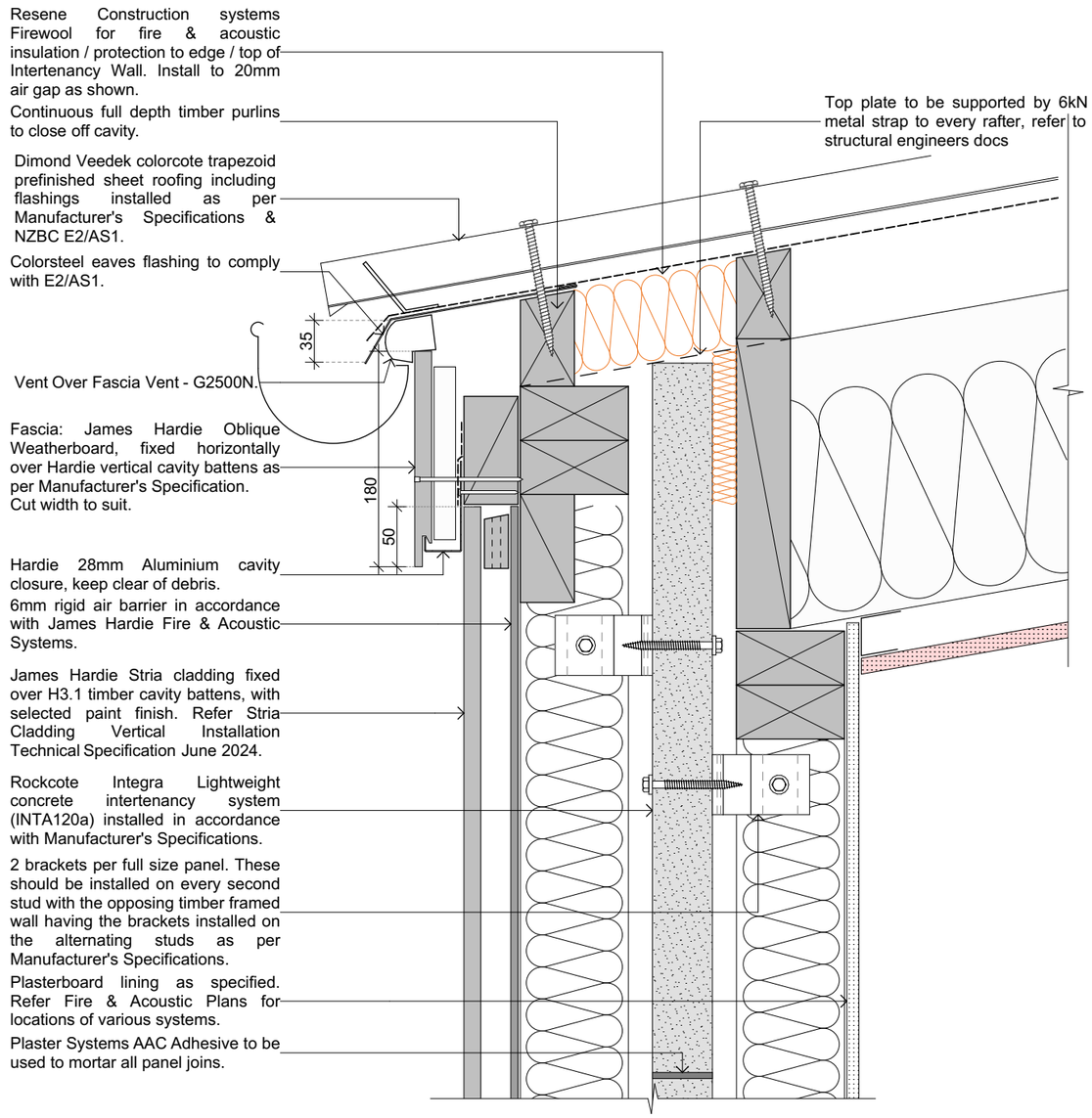
A4.28

construction details: intertenancy

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



83 detail: intertenancy wall: roof junction: apron: Stria — AA1.16
scale: 1:5 @ A3



84 84 detail: intertenancy wall: roof edge: fascia — AA1.19
scale: 1:5 @ A3

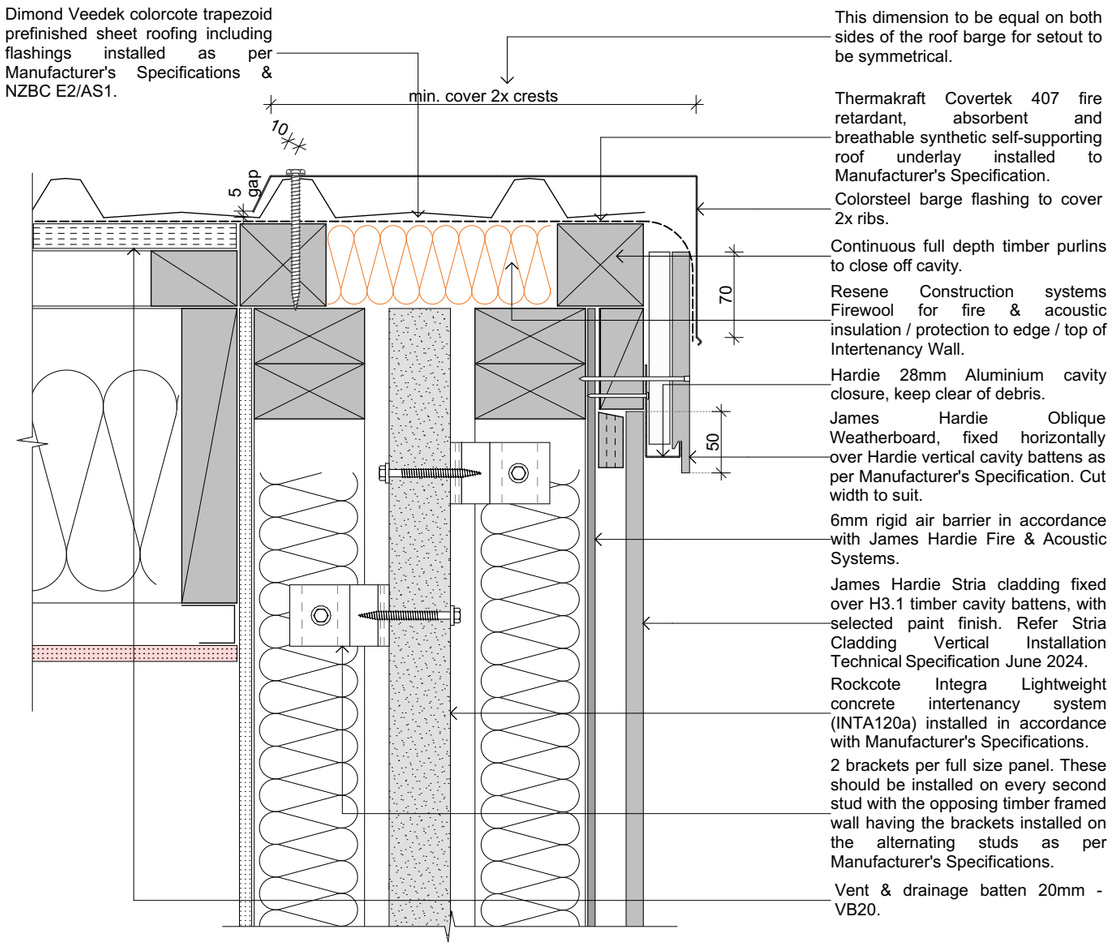
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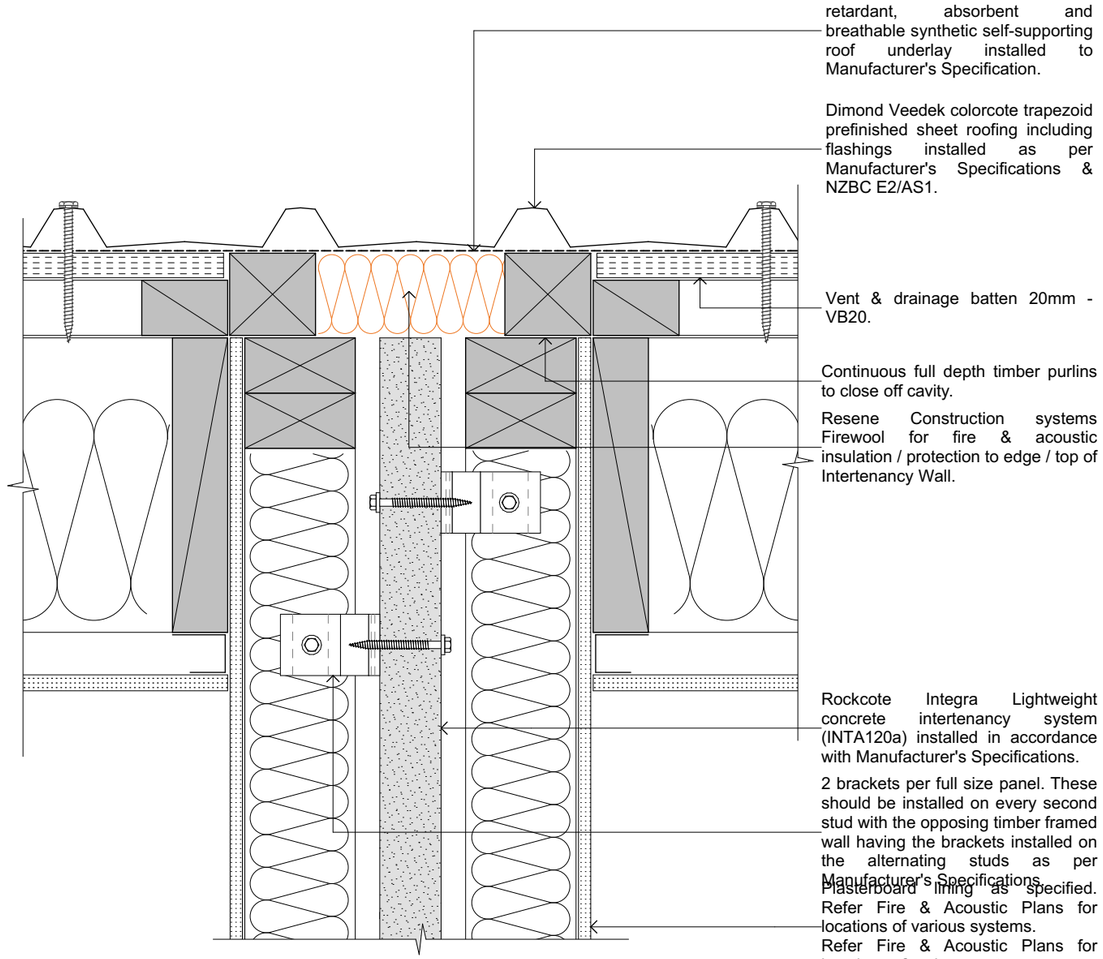
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3796
A4.29
construction details: intertenancy

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



85 detail: intertenancy wall: roof edge: barge - AB1.14
scale: 1:5 @ A3



86 detail: intertenancy wall: roof junction - AD1.14
scale: 1:5 @ A3

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A4.30
construction details: intertenancy

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Resene Construction systems Firewool for fire & acoustic insulation / protection to edge / top of Intertenancy Wall.

Continuous full height timber cavity battens to close off cavity.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Hardie 14mm external box corner.

Cut the long edges of the Stria cladding to butt into the aluminium external box corner with 4mm continuous bead flexible sealant.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

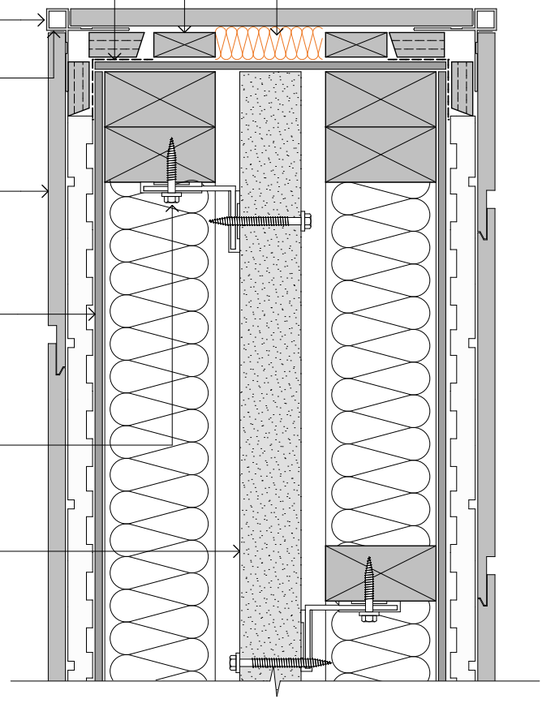
Note: All site cut edges to be sealed.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.

Note: Dwangs to be installed at 600mm centres.



87 detail: intertenancy wall: wing wall: Stria — scale: 1:5 @ A3 — - / AE1.13

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.

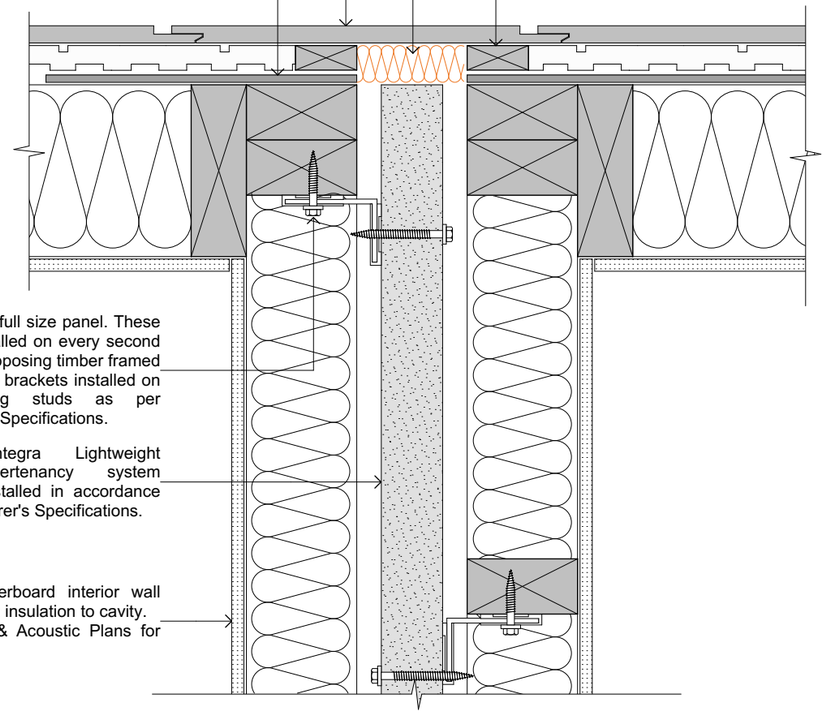
Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

Note: Dwangs to be installed at 600mm centres.

Resene Construction systems Firewool for fire & acoustic insulation / protection to edge / top of Intertenancy Wall.

Continuous full height timber cavity battens to close off cavity.

Note: All site cut edges to be sealed.



88 detail: intertenancy wall: T junction: external wall: Stria — scale: 1:5 @ A3 — - / AD1.11

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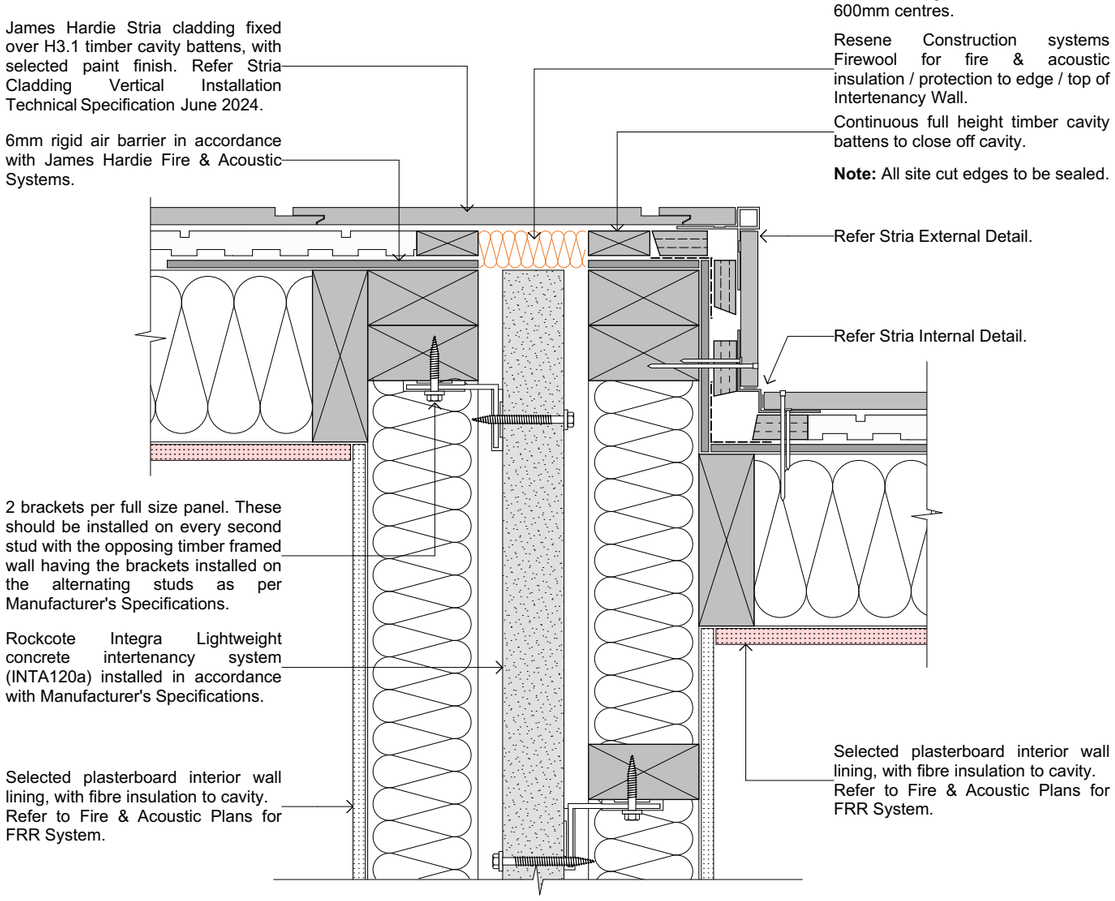
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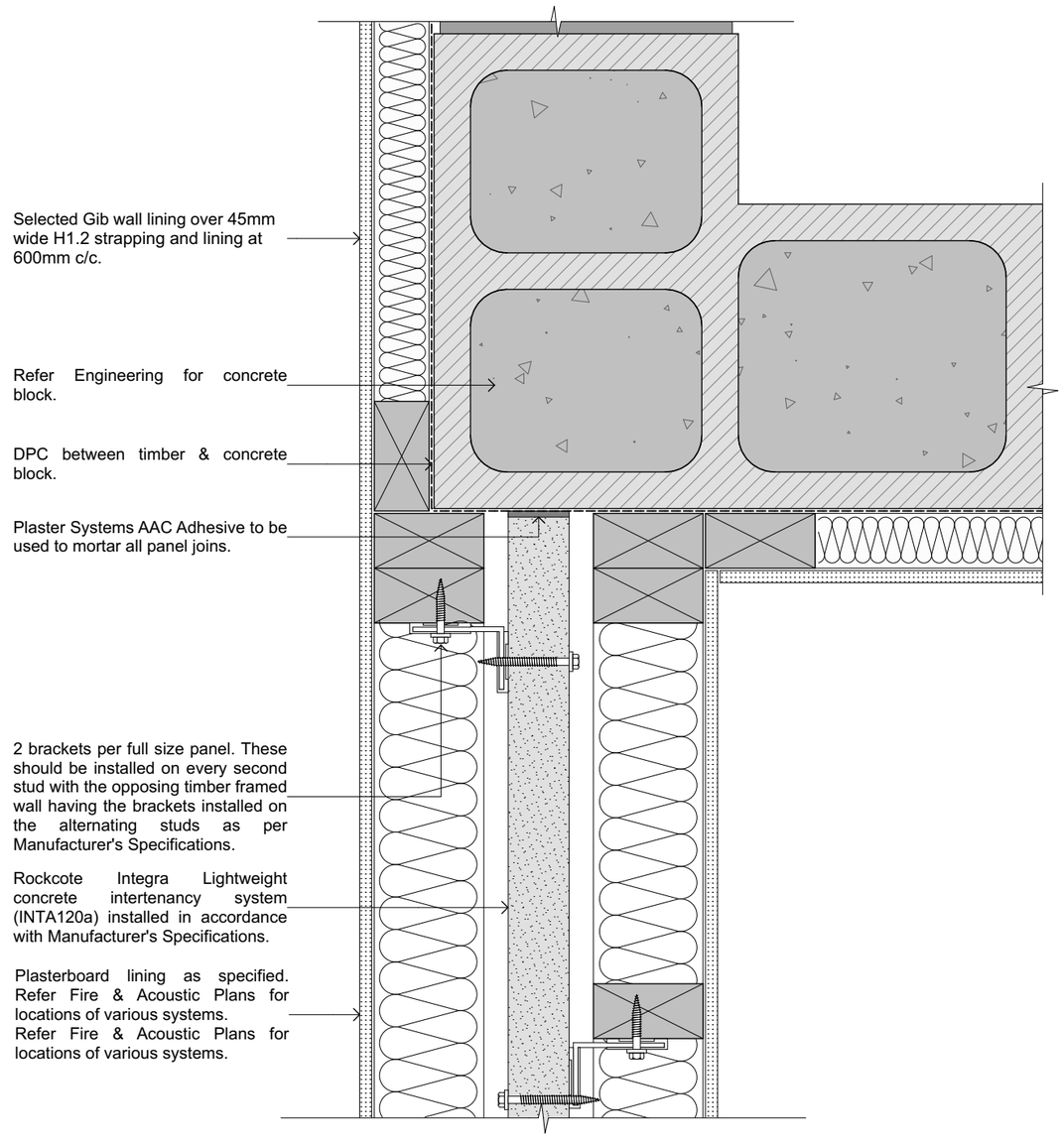
A4.31

construction details: intertenancy

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



89 detail: intertenancy wall: T junction: external wall: Oblique — scale: 1:5 @ A3 — - / AA1.14



90 detail: intertenancy wall: junction: external wall: concrete block — scale: 1:5 @ A3 — - / AA1.12

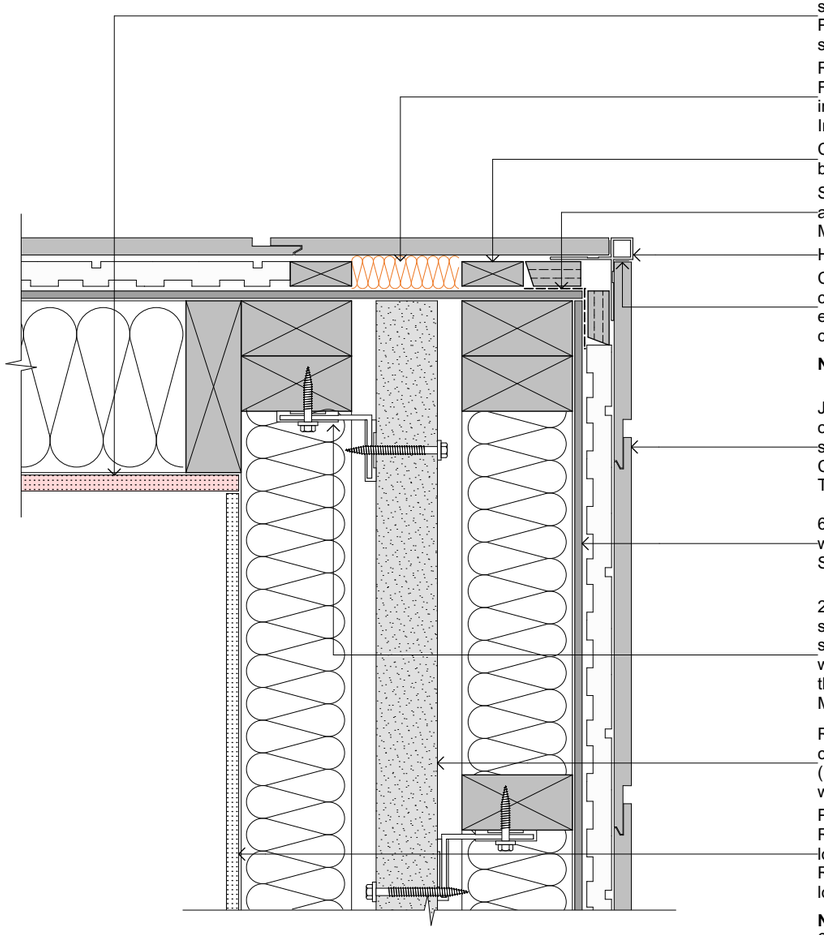
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A4.32
construction details: intertenancy

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

Resene Construction systems Firewool for fire & acoustic insulation / protection to edge / top of Intertenancy Wall.

Continuous full height timber cavity battens to close off cavity.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Hardie 14mm external box corner.

Cut the long edges of the Stria cladding to butt into the aluminium external box corner with 4mm continuous bead flexible sealant.

Note: All site cut edges to be sealed.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

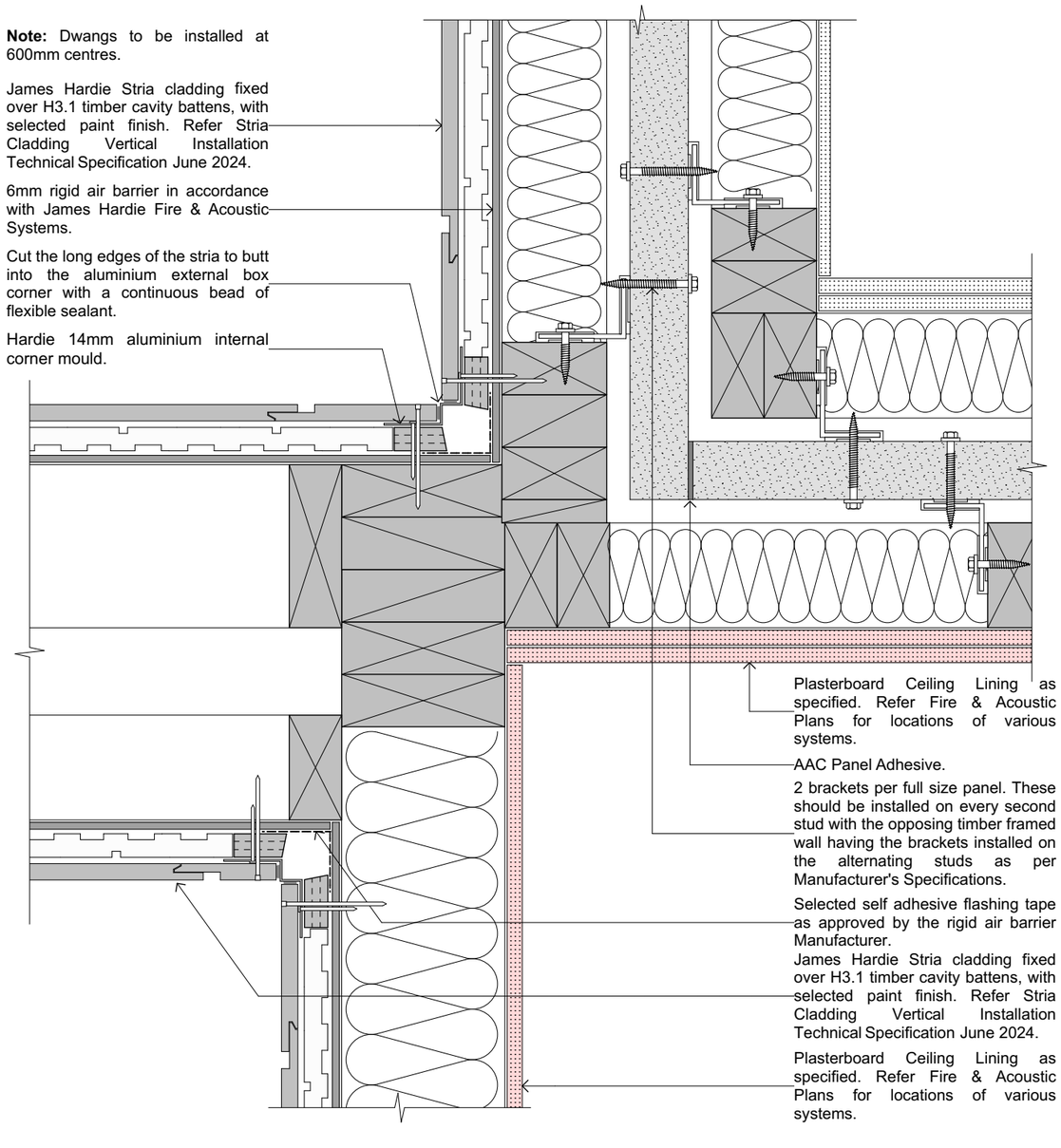
2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.

Plasterboard lining as specified. Refer Fire & Acoustic Plans for locations of various systems.
Refer Fire & Acoustic Plans for locations of various systems.

Note: Dwangs to be installed at 600mm centres.

91 detail: intertenancy wall: junction: external corner: Stria — scale: 1:5 @ A3 — - / AA1.13



Note: Dwangs to be installed at 600mm centres.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

Cut the long edges of the stria to butt into the aluminium external box corner with a continuous bead of flexible sealant.

Hardie 14mm aluminium internal corner mould.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

AAC Panel Adhesive.

2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.
James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

92 detail: intertenancy walls: junction: internal corner: Stria — scale: 1:5 @ A3 — - / AB1.13

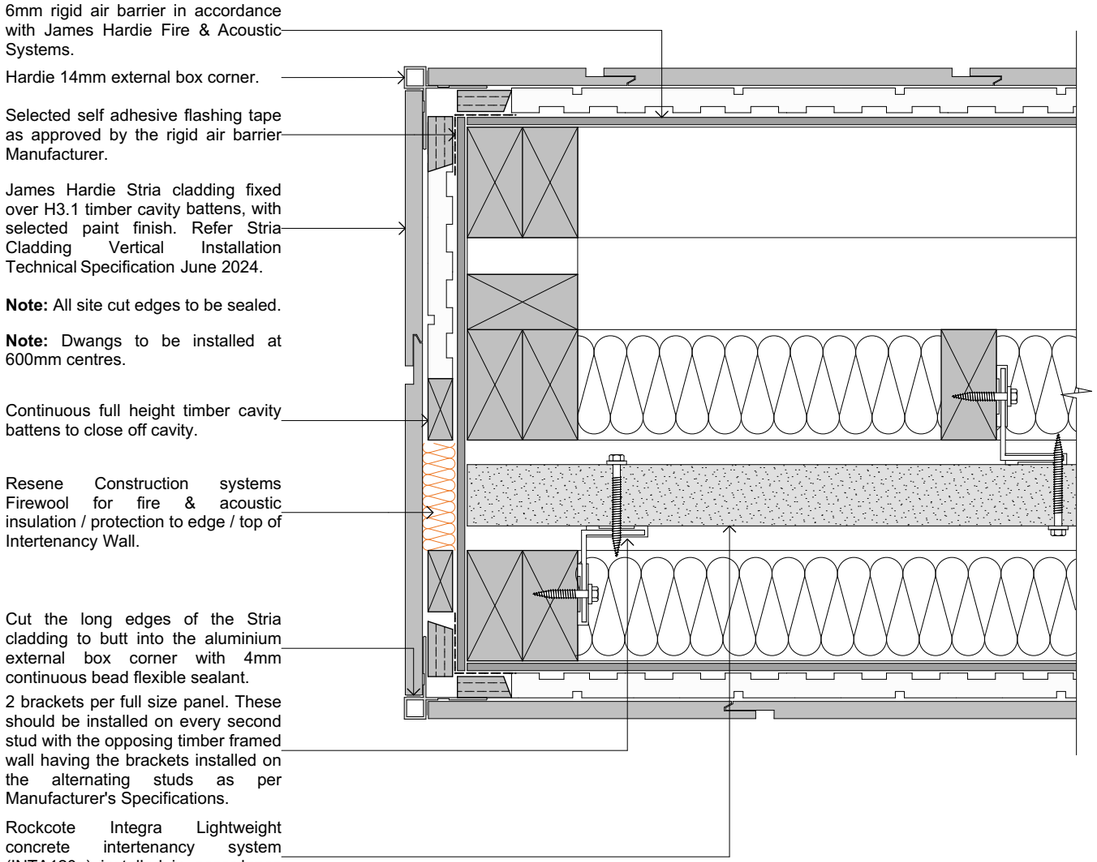
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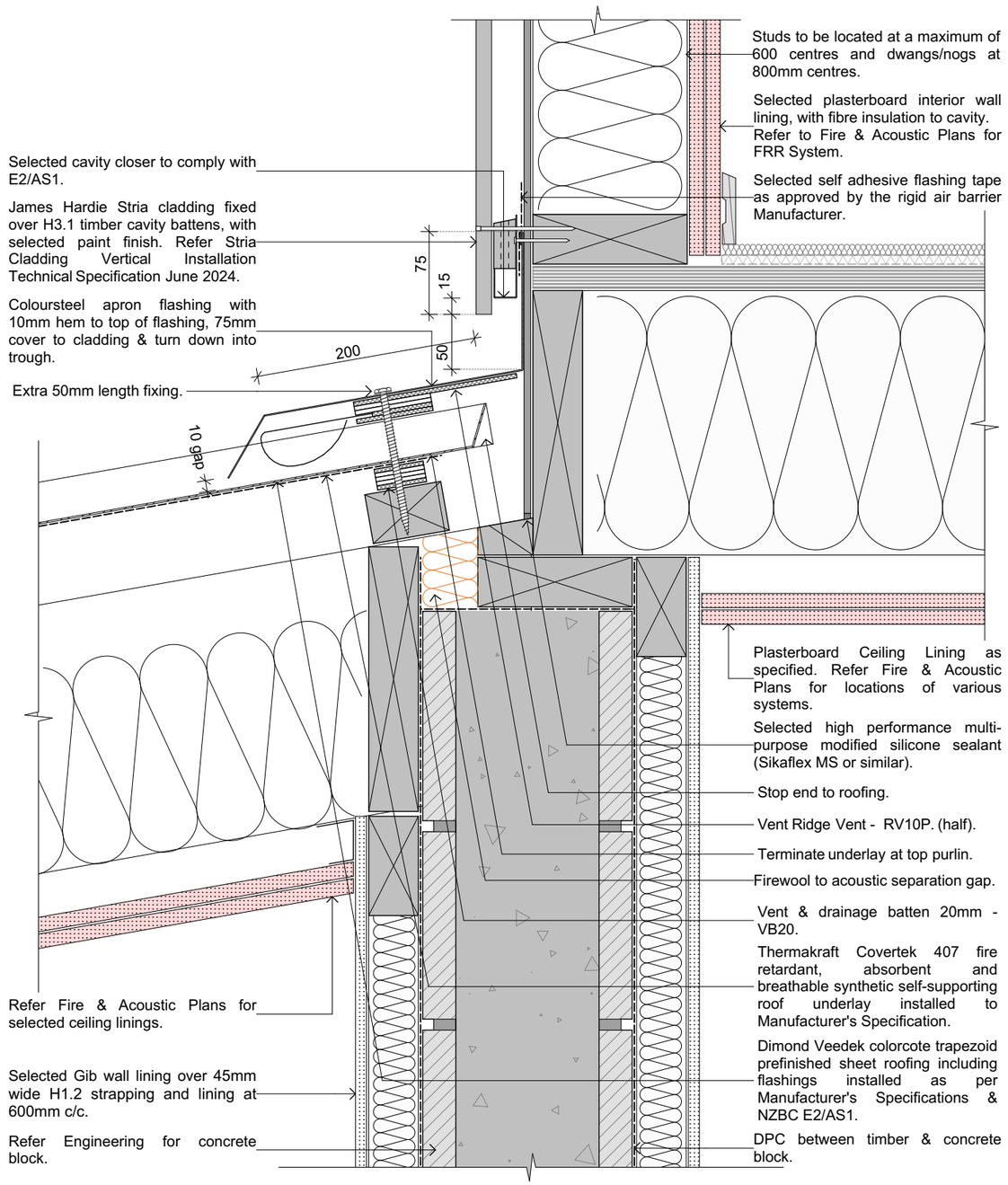
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A4.33
construction details: intertenancy

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93 detail: intertenancy wall: wing wall: Stria — scale: 1:5 @ A3 — AB1.12



94 detail: intertenancy wall: junction: roof apron: Stria — scale: 1:5 @ A3 — AB1.13

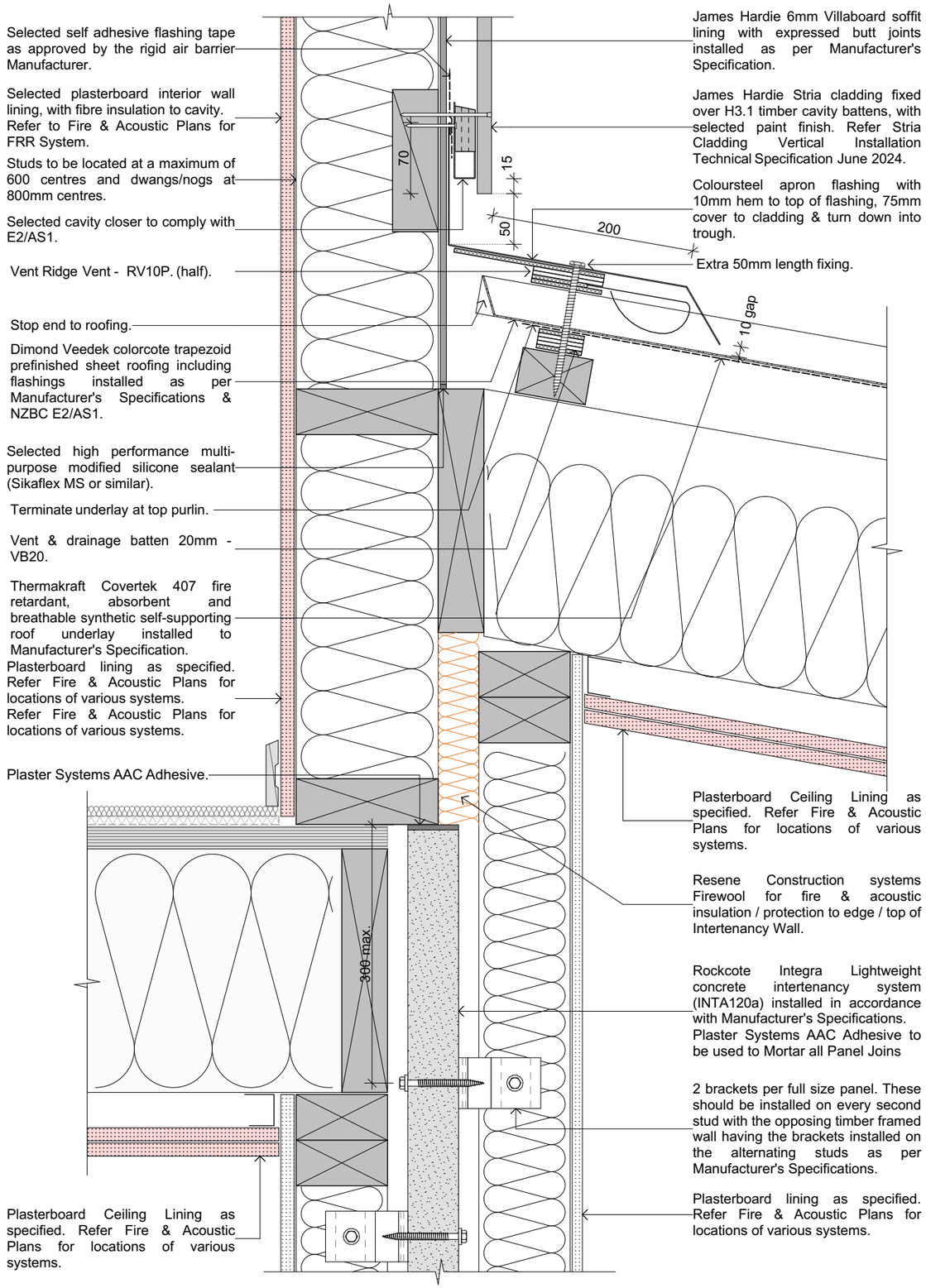
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3796
A4.34
construction details: intertenancy

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

Studs to be located at a maximum of 600 centres and dwangs/nogs at 800mm centres.

Selected cavity closer to comply with E2/AS1.

Vent Ridge Vent - RV10P. (half).

Stop end to roofing.

Dimond Veedek colorcote trapezoid prefinished sheet roofing including flashings installed as per Manufacturer's Specifications & NZBC E2/AS1.

Selected high performance multi-purpose modified silicone sealant (Sikaflex MS or similar).

Terminate underlay at top purlin.

Vent & drainage batten 20mm - VB20.

Thermakraft Covertek 407 fire retardant, absorbent and breathable synthetic self-supporting roof underlay installed to Manufacturer's Specification.

Plasterboard lining as specified. Refer Fire & Acoustic Plans for locations of various systems.
Refer Fire & Acoustic Plans for locations of various systems.

Plaster Systems AAC Adhesive.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

James Hardie 6mm Villaboard soffit lining with expressed butt joints installed as per Manufacturer's Specification.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Colorsteel apron flashing with 10mm hem to top of flashing, 75mm cover to cladding & turn down into trough.

Extra 50mm length fixing.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

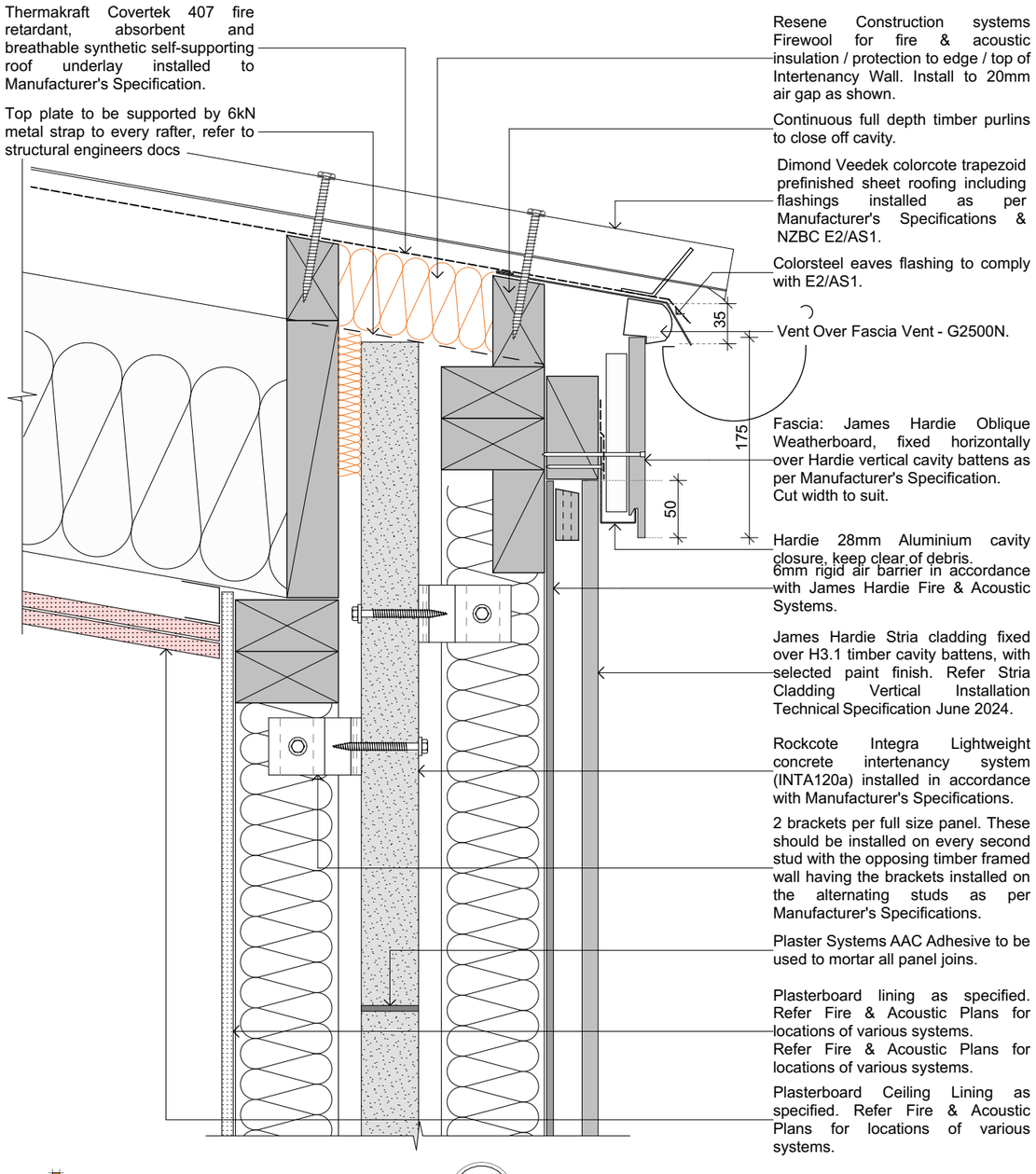
Resene Construction systems Firewool for fire & acoustic insulation / protection to edge / top of Intertenancy Wall.

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.
Plaster Systems AAC Adhesive to be used to Mortar all Panel Joins

2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Plasterboard lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

95 detail: intertenancy wall: junction: roof apron: Stria - AB1.14
scale: 1:5 @ A3



Thermakraft Covertek 407 fire retardant, absorbent and breathable synthetic self-supporting roof underlay installed to Manufacturer's Specification.

Top plate to be supported by 6kN metal strap to every rafter, refer to structural engineers docs

Resene Construction systems Firewool for fire & acoustic insulation / protection to edge / top of Intertenancy Wall. Install to 20mm air gap as shown.

Continuous full depth timber purlins to close off cavity.

Dimond Veedek colorcote trapezoid prefinished sheet roofing including flashings installed as per Manufacturer's Specifications & NZBC E2/AS1.

Colorsteel eaves flashing to comply with E2/AS1.

Vent Over Fascia Vent - G2500N.

Fascia: James Hardie Oblique Weatherboard, fixed horizontally over Hardie vertical cavity battens as per Manufacturer's Specification.
Cut width to suit.

Hardie 28mm Aluminium cavity closure, keep clear of debris.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

Rockcote Integra Lightweight concrete intertenancy system (INTA120a) installed in accordance with Manufacturer's Specifications.

2 brackets per full size panel. These should be installed on every second stud with the opposing timber framed wall having the brackets installed on the alternating studs as per Manufacturer's Specifications.

Plaster Systems AAC Adhesive to be used to mortar all panel joins.

Plasterboard lining as specified. Refer Fire & Acoustic Plans for locations of various systems.
Refer Fire & Acoustic Plans for locations of various systems.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

96 detail: intertenancy wall: roof edge: fascia: FFR Ceiling - AA1.20
scale: 1:5 @ A3

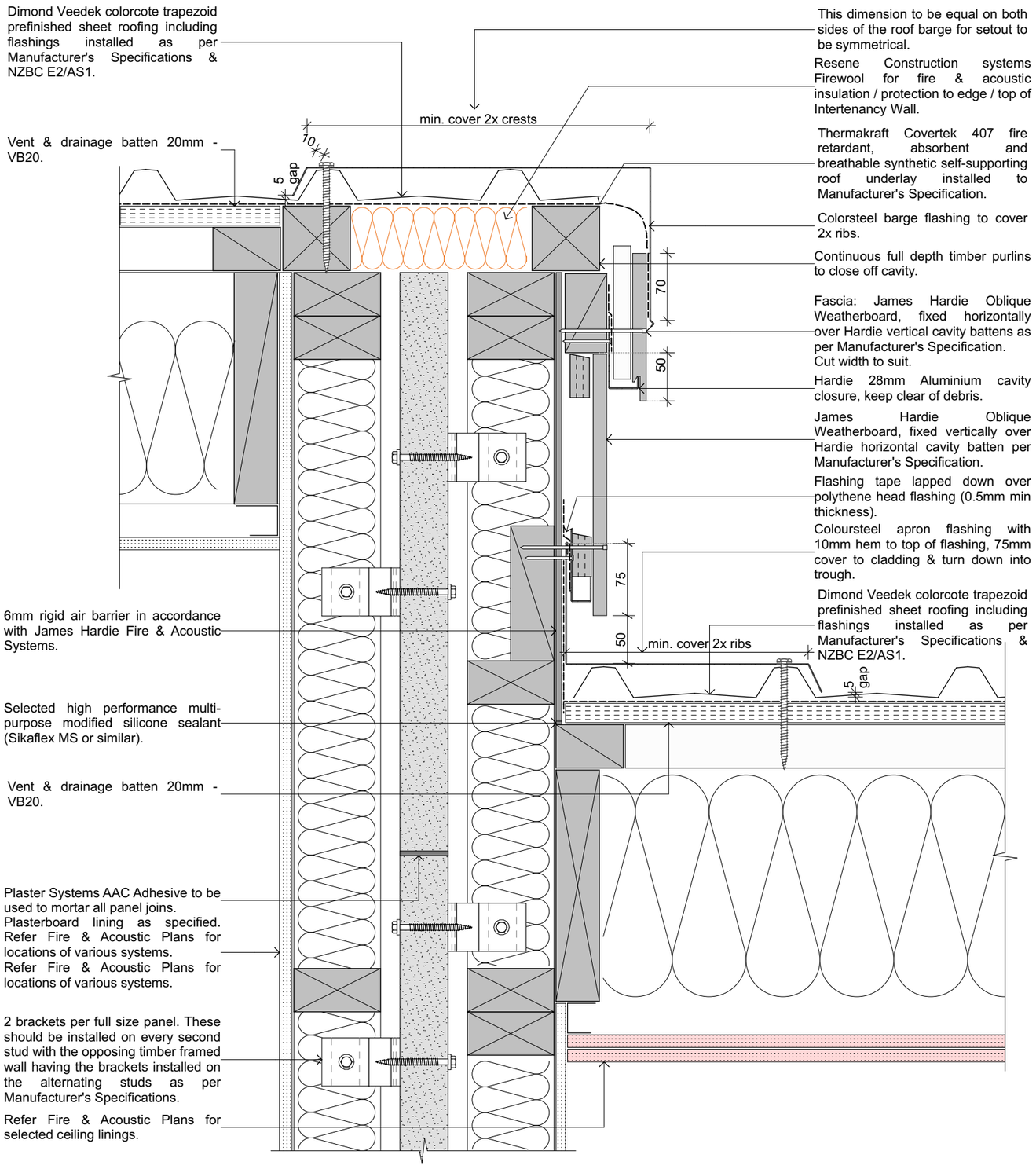
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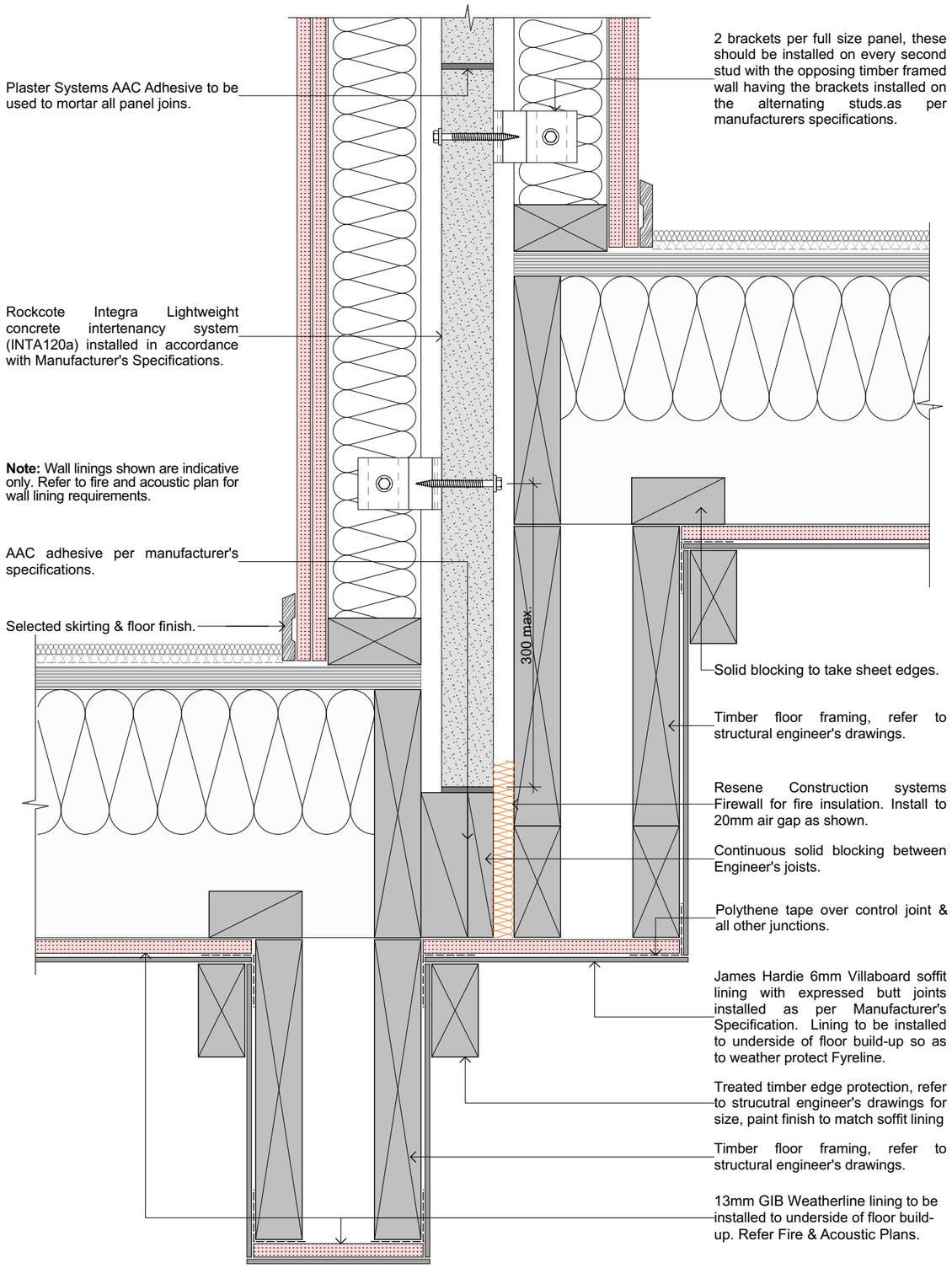
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A4.35
construction details: intertenancy

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97 detail: intertenancy wall: junction: roof: barge: Oblique: apron — AB1.13
scale: 1:5 @ A3



98 detail: intertenancy: base of wall: timber floor — AE1.03
scale: 1:5 @ A3

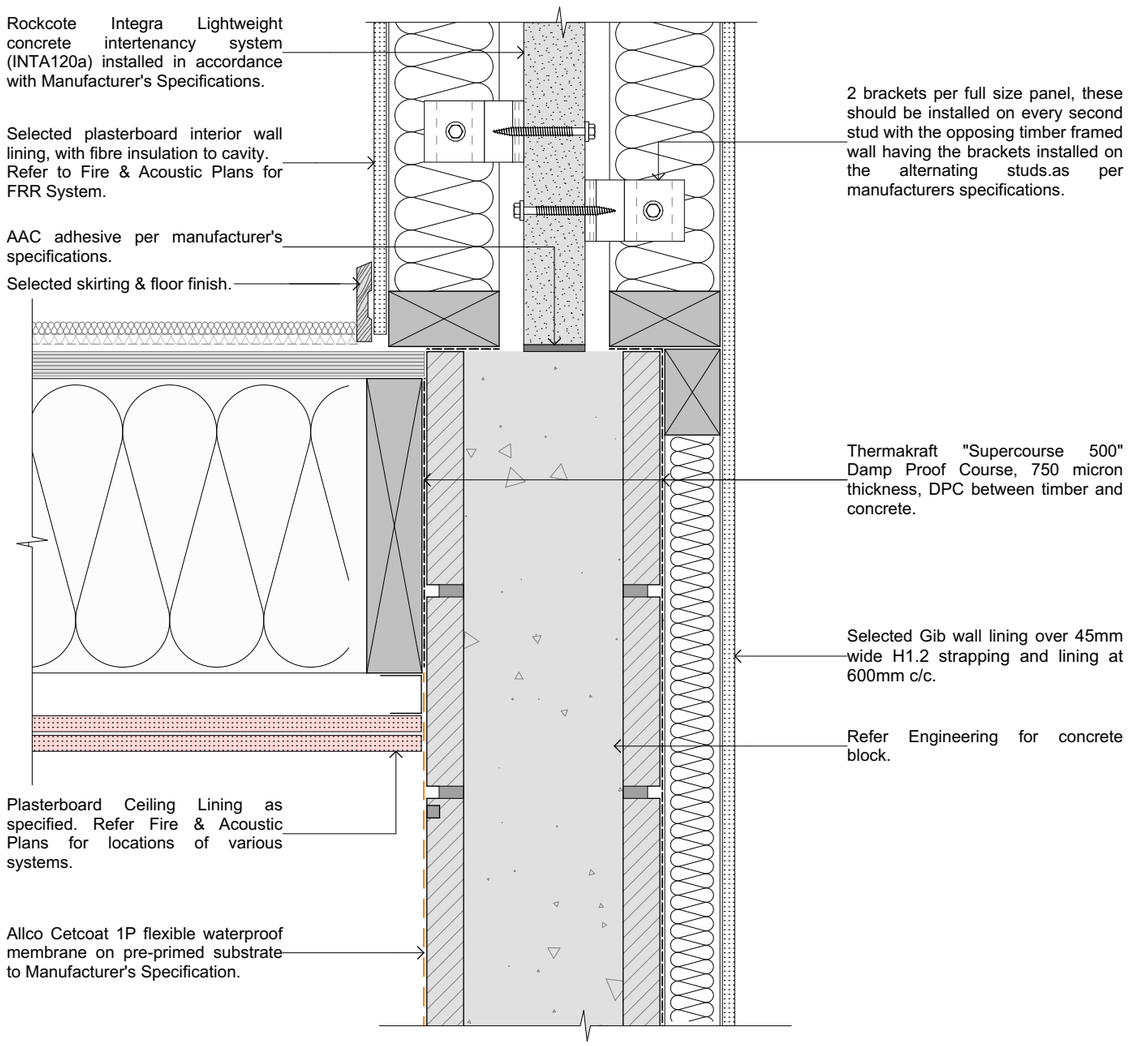
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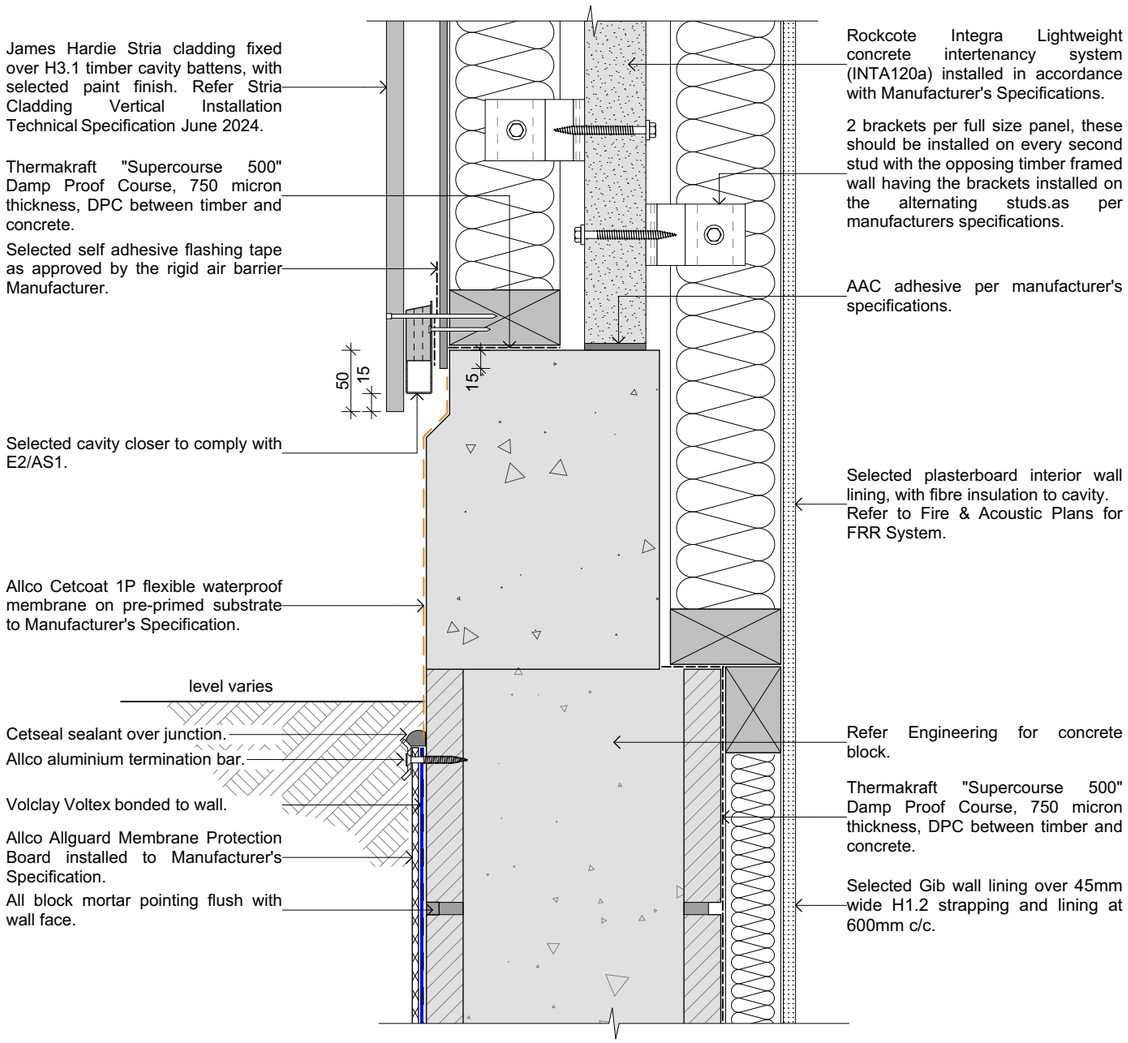
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A4.36
construction details: intertenancy

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99 detail: intertenancy: base of wall: blockwork: timber floor
scale: 1:5 @ A3
- AB1.12



100 detail: intertenancy: base of wall: blockwork: nib
scale: 1:5 @ A3
- AA1.11

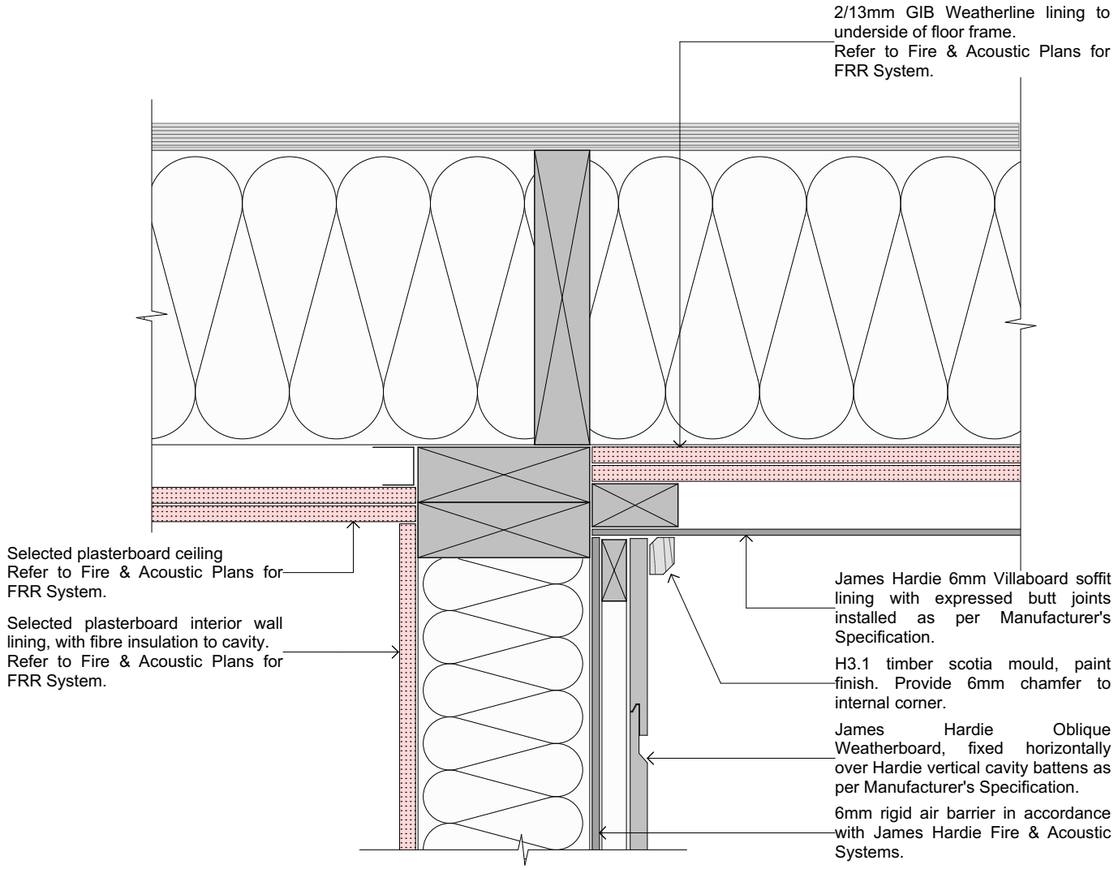
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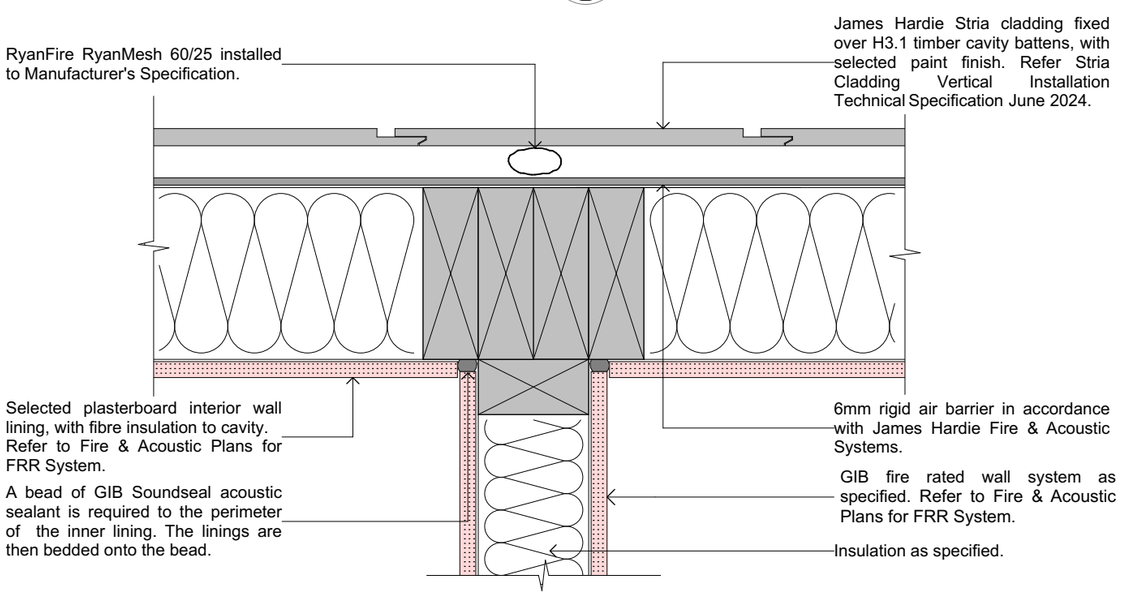
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A4.37
construction details: intertenancy

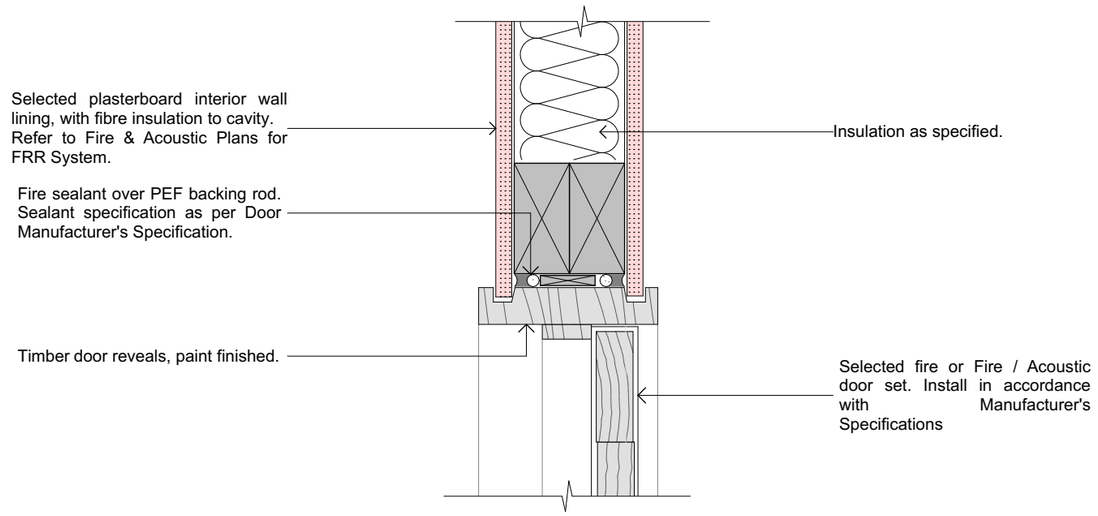
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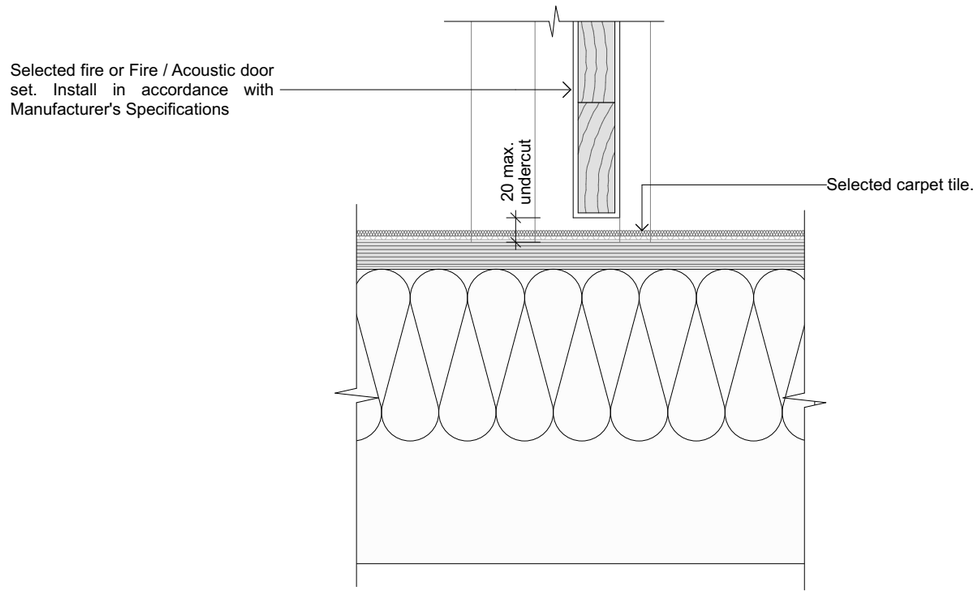
103 detail: FRR: Oblique: soffit
scale: 1:5 @ A3 — - Typ.



104 detail: FRR: wall: junction: exterior wall: Stria
scale: 1:5 @ A3 — - Typ.



105 detail: FRR: internal: door: head
scale: 1:5 @ A3 — - Typ.



106 detail: FRR: internal: door: base
scale: 1:5 @ A3 — - Typ.

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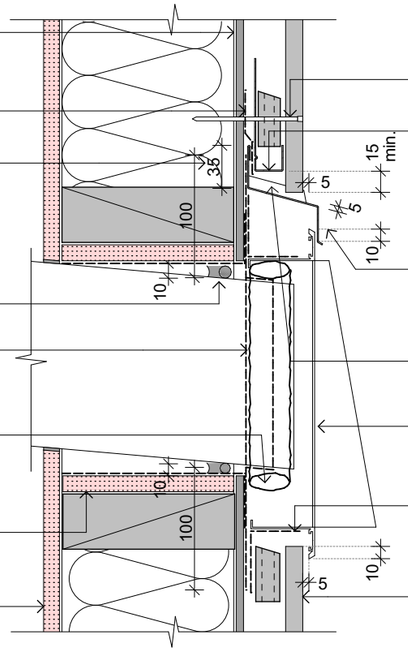
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A4.38

construction details: fire / acoustic

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

Selected self adhesive flashing tape as approved by the rigid air barrier Manufacturer.

35mm head flashing upstand.

Note: Wall linings shown are indicative only. Refer to fire and acoustic plan for wall lining requirements.

Sikaflex MS waterproof sealant over PEF backing rod.

Selected flashing tape min. 25mm wide around pipe.

RyanFire RyanMesh 60/25 installed to Manufacturer's Specification. Install to all sides of penetration.

Fyreline to be dressed into opening on all sides, provide solid blocking to close of framing cavity.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

Fixings to manufacturers specifications.

Hardie uPVC vent strip. with min. 15mm drip edge.

Powdercoated aluminium head flashing 1.6mm thick, with 15° min. fall, 35mm min. upstand, stopends both ends & min. 10mm cover to joinery. Powdercoat finish to match window joinery.

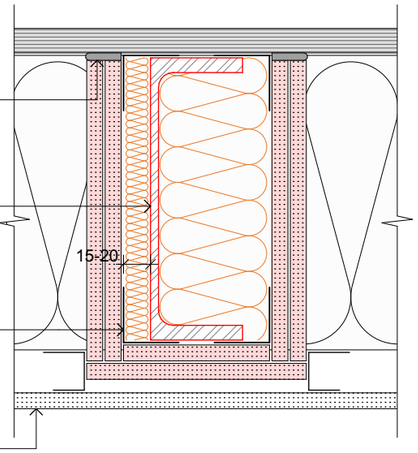
10mm stopends to head flashing to finish at back of cladding.

Selected powder coated aluminium vent cowl, install in accordance with manufacturers specifications. Colour: Dulux Bronco.

Additional layer of selected flashing tape to all sides, with min 50mm cover.

James Hardie Stria cladding fixed over H3.1 timber cavity battens, with selected paint finish. Refer Stria Cladding Vertical Installation Technical Specification June 2024.

107 detail: FRR: Stria: large pipe penetration
scale: 1:5 @ A3
- Typ.



GIB Soundseal fire rated sealant to underside of 19mm structural plywood flooring & along Fyreline edges.

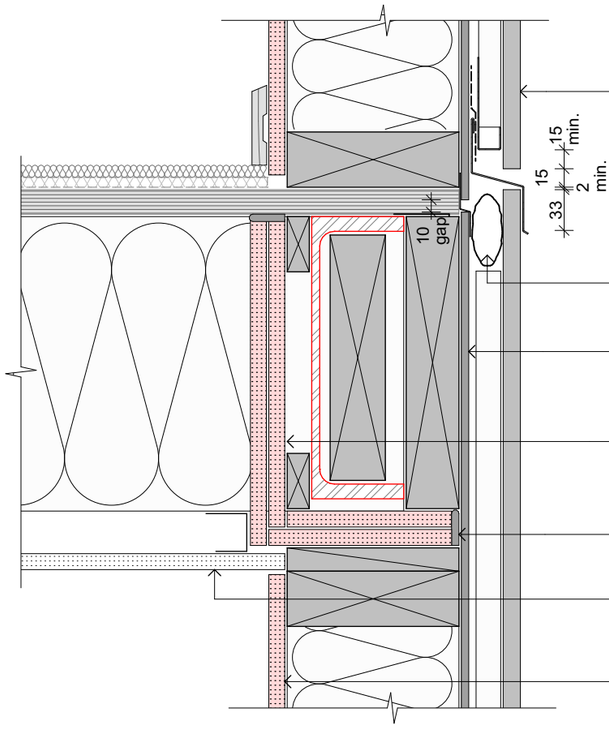
Steel members required for post-fire stability support and steel members that support fire rated floors/rooves, to be encased in 2/13mm GIB Fyreline.

GIBFix angles at each corner of steel beam. Leave a 15-20mm gap between vertical leg of each GIBFix angle and edge of steel member flange to accept top and bottom strip screws.

Selected plasterboard ceiling lining. Refer to Fire & Acoustic Plans for FRR System.

Note: Ceiling linings shown are indicative only. Refer to fire and acoustic plan for wall lining requirements.

108 detail: FRR: protection to mid-floor steel beams
scale: 1:5 @ A3
- Typ.



Selected cladding, shown indicatively.

Note: Ceiling linings shown are indicative only. Refer to fire and acoustic plan for wall lining requirements.

RyanFire RyanMesh 60/25 installed to Manufacturer's Specification.

6mm rigid air barrier in accordance with James Hardie Fire & Acoustic Systems.

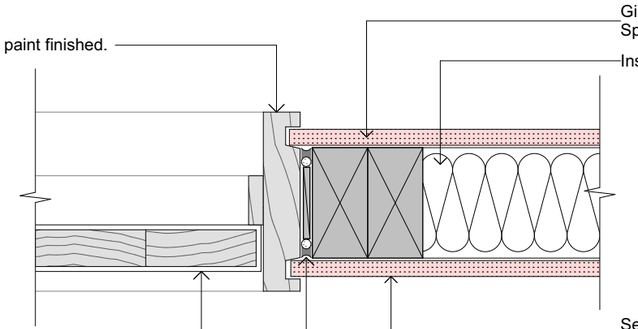
Steel members required for post-fire stability support and steel members that support fire rated floors/rooves, to be encased in 2/13mm GIB Fyreline to internal sides.

GIB Soundseal fire rated sealant to Fyreline sheet edges.

Plasterboard Ceiling Lining as specified. Refer Fire & Acoustic Plans for locations of various systems.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

109 detail: FRR: protection to mid-floor edge steel beams
scale: 1:5 @ A3
- Typ.



Timber door reveals, paint finished.

Gib Rail system installed to Specification.

Insulation as specified.

Selected plasterboard interior wall lining, with fibre insulation to cavity. Refer to Fire & Acoustic Plans for FRR System.

Selected fire or Fire / Acoustic door set. Install in accordance with Manufacturer's Specifications

Fire sealant over PEF backing rod. Sealant specification as per Door Manufacturer's Specification.

110 detail: FRR: internal: door: jamb
scale: 1:5 @ A3
- Typ.

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8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

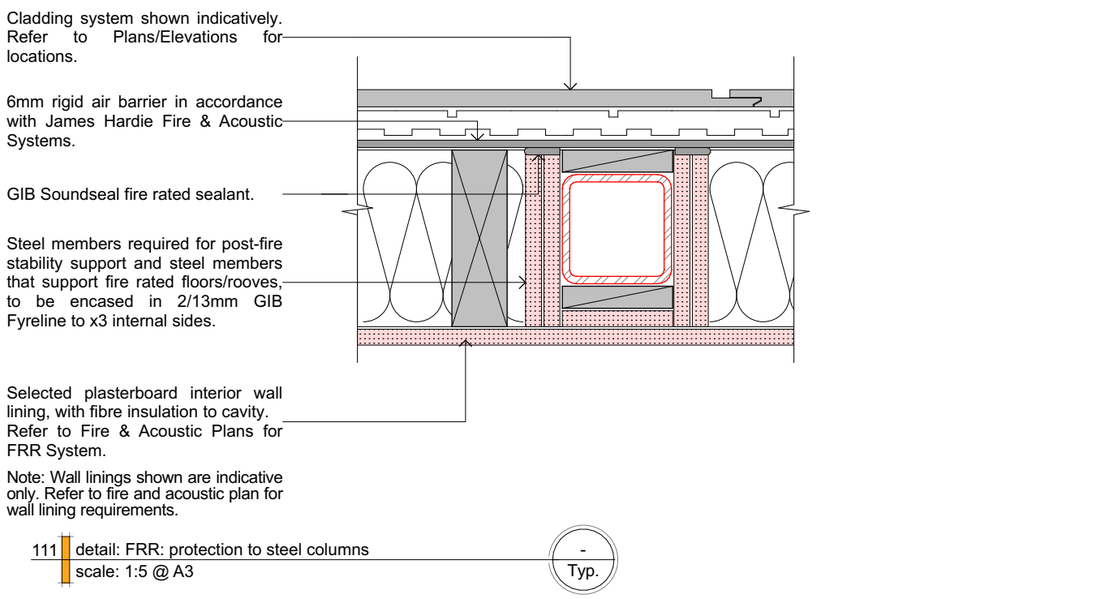
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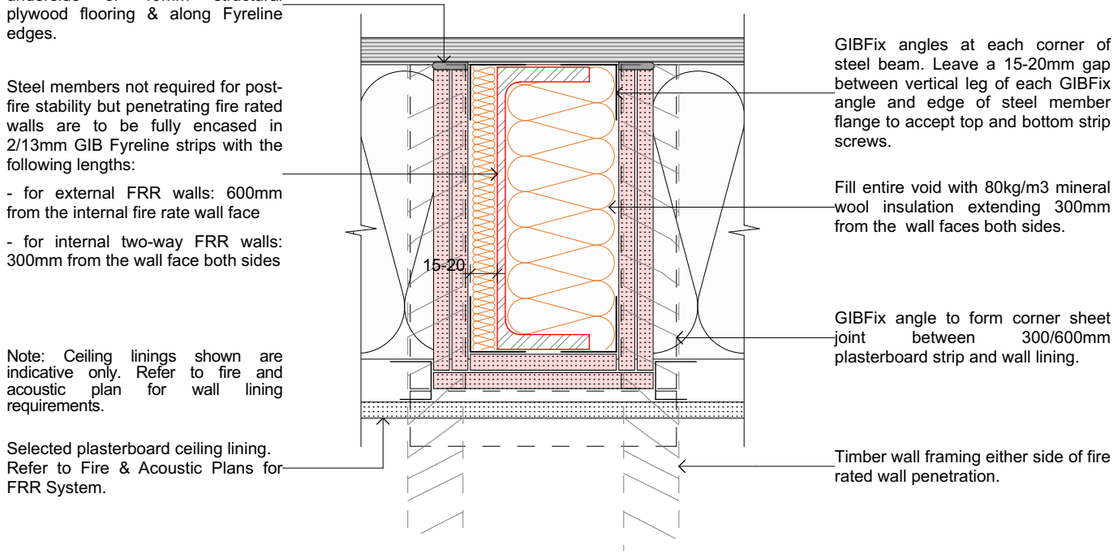
A4.39

construction details: fire / acoustic

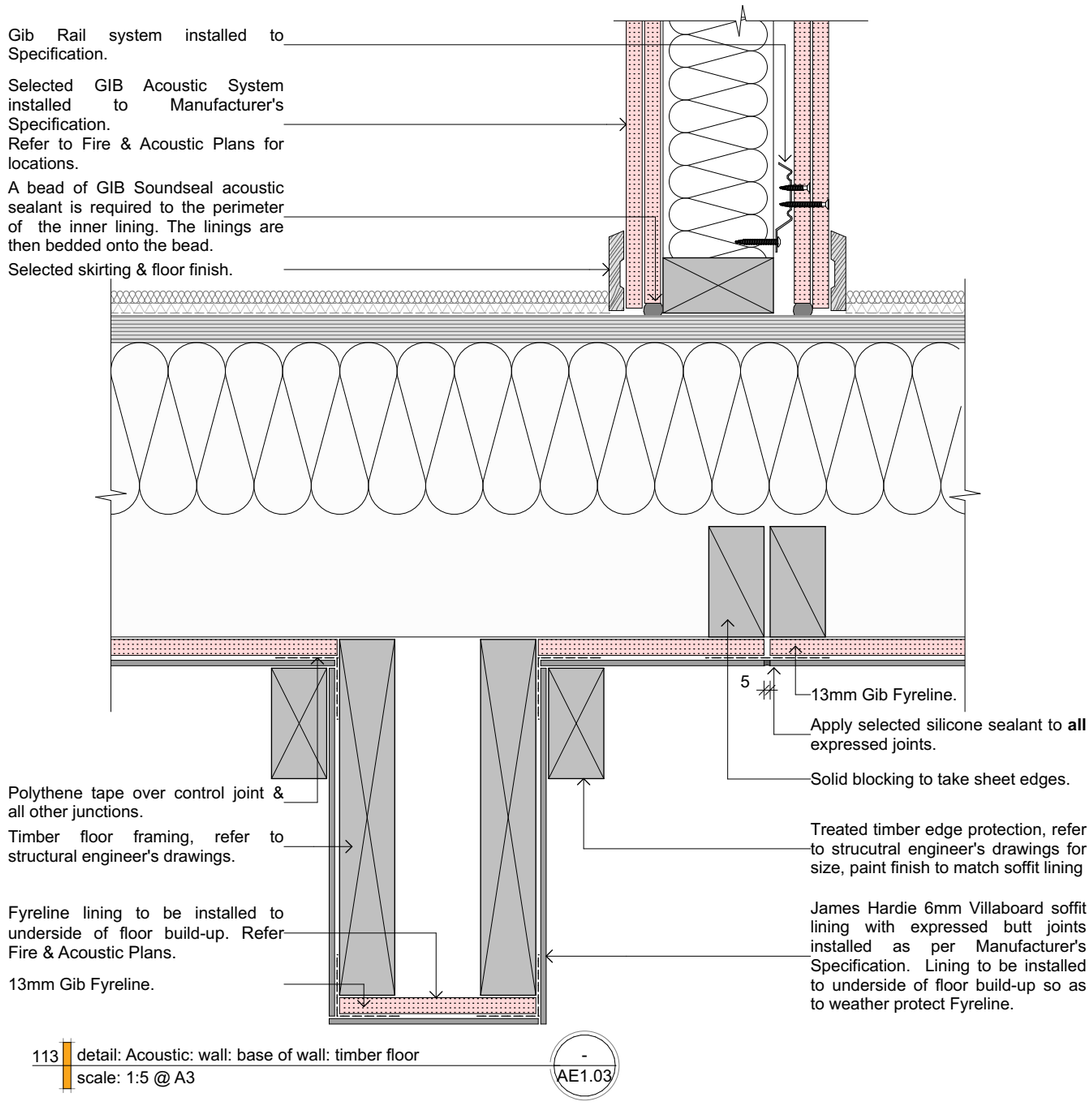
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



111 detail: FRR: protection to steel columns — scale: 1:5 @ A3 — - Typ.



112 detail: FRR: fire wall / steel beam penetration — scale: 1:5 @ A3 — - Typ.



113 detail: Acoustic: wall: base of wall: timber floor — scale: 1:5 @ A3 — - AE1.03

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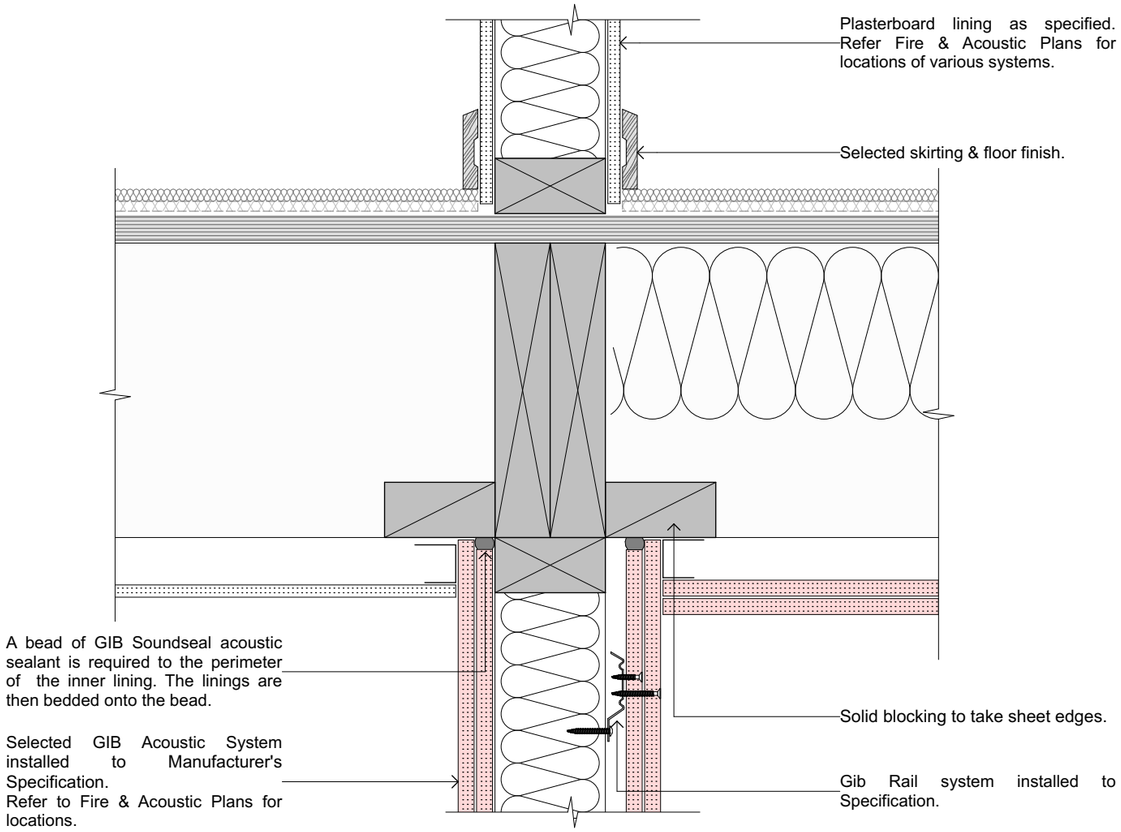
rev.	date	issue	description
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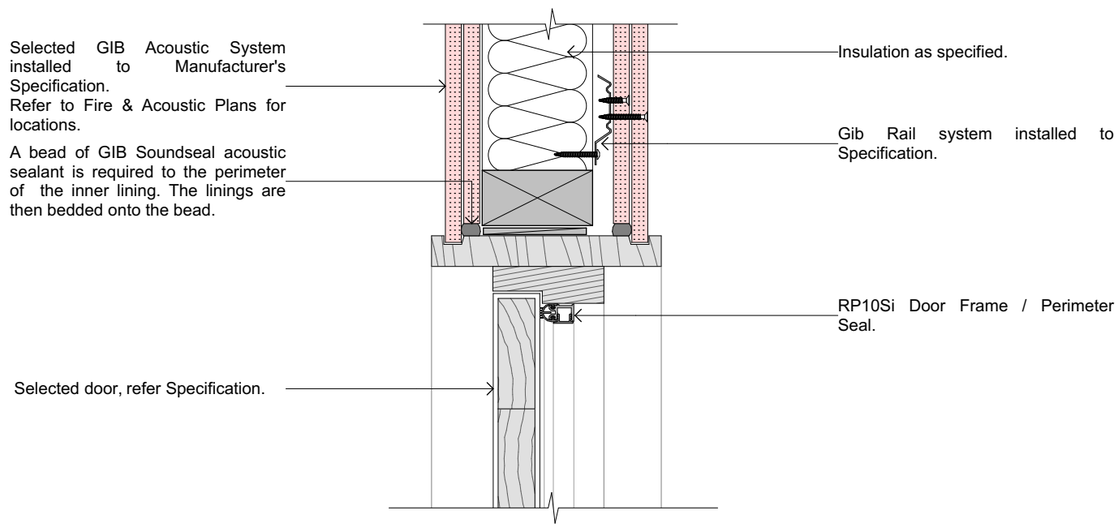
A4.40

construction details: fire / acoustic

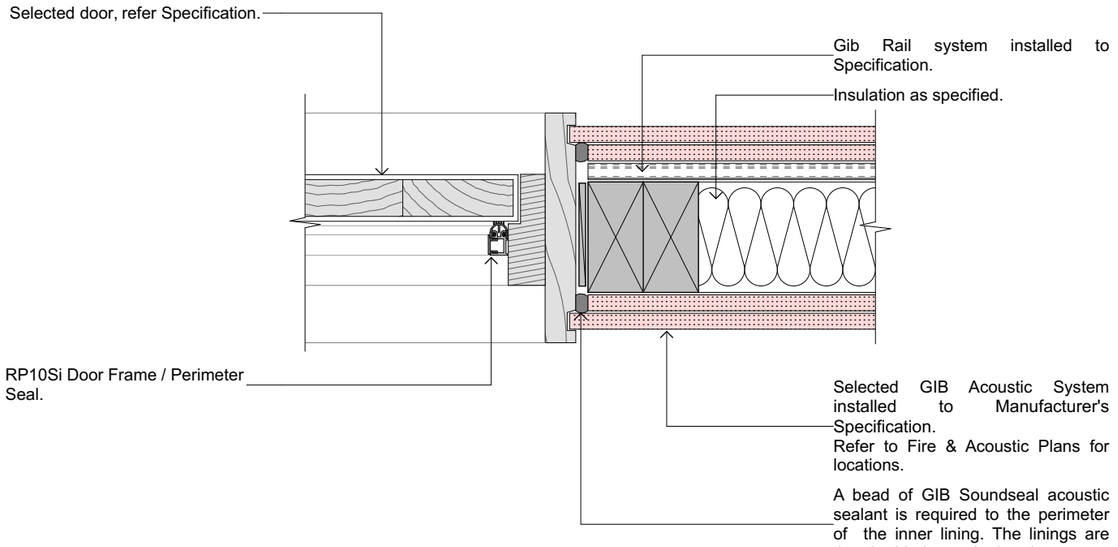
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



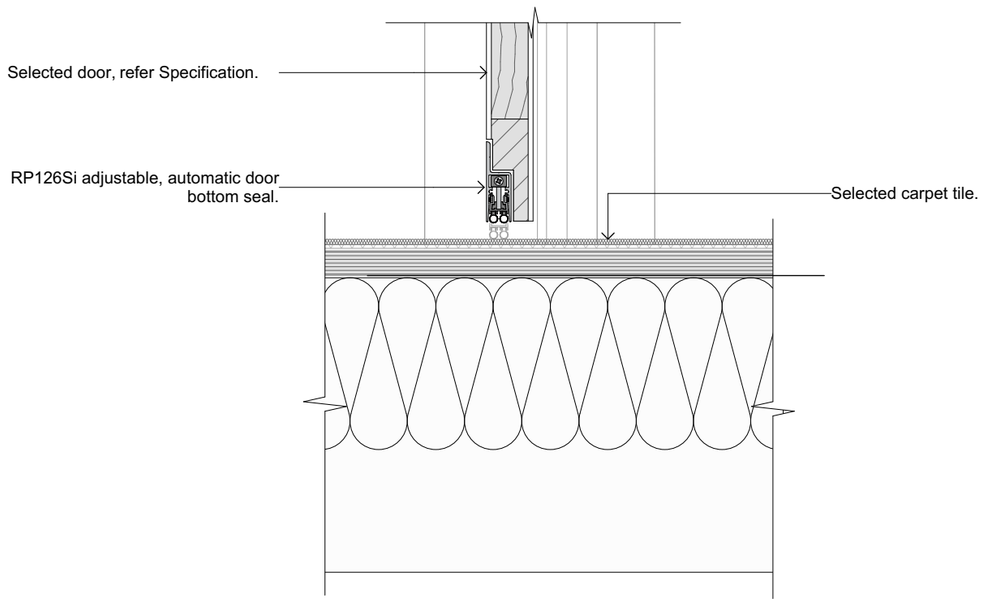
114 detail: Acoustic: top of wall: timber floor
scale: 1:5 @ A3 — - Typ.



115 detail: Acoustic: door: head: perimeter seal
scale: 1:5 @ A3 — - Typ.



116 detail: Acoustic: door: jamb: perimeter seal
scale: 1:5 @ A3 — - Typ.



117 detail: Acoustic: door: base seal
scale: 1:5 @ A3 — - Typ.

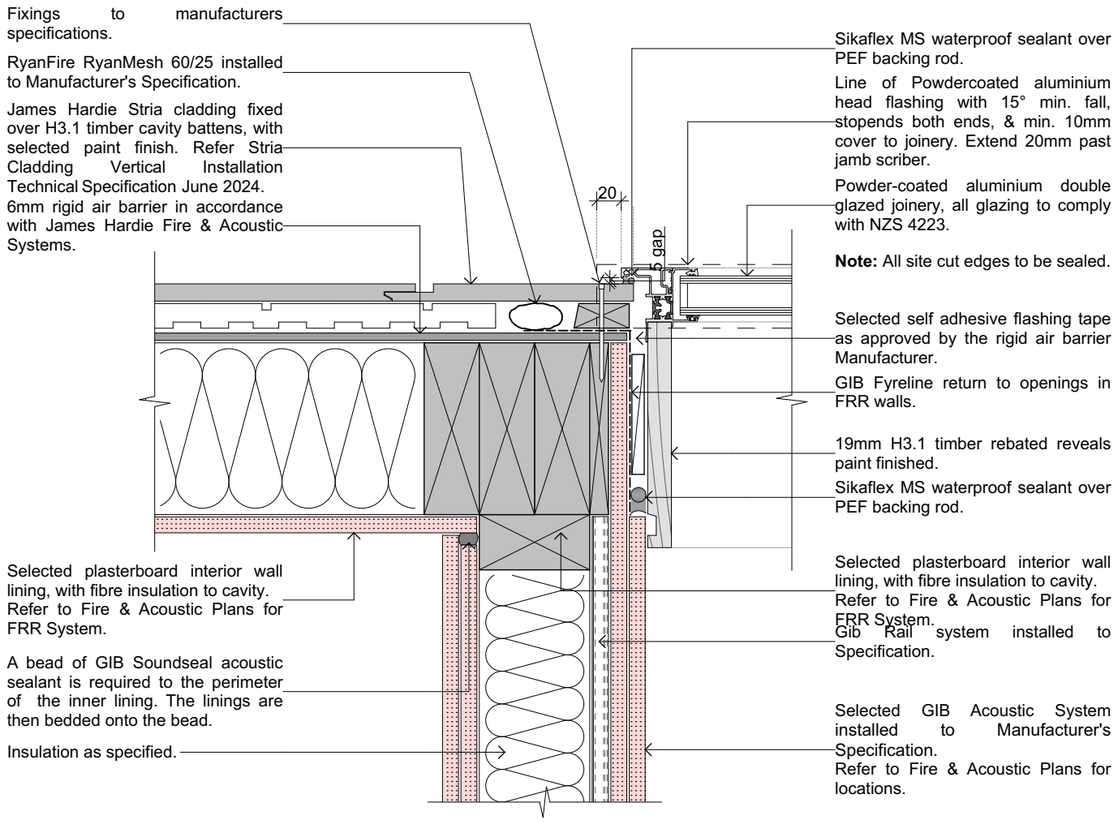
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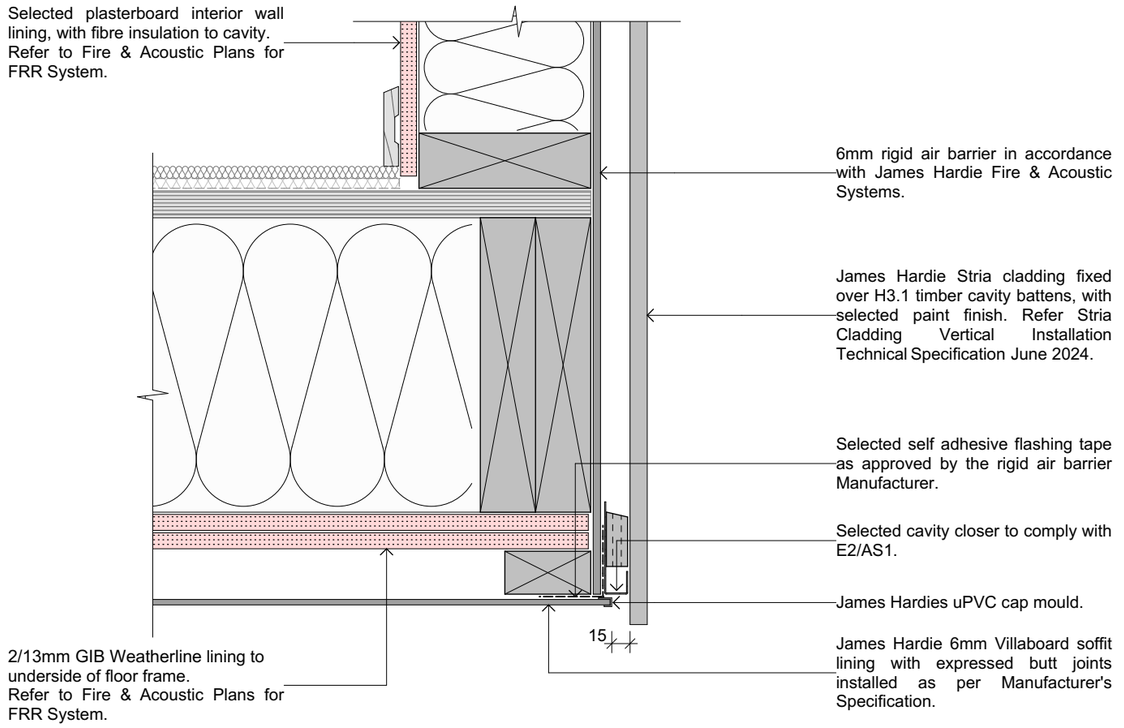
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3796
A4.41
construction details: fire / acoustic

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



118 detail: Acoustic: wall: junction: exterior wall: Stria — scale: 1:5 @ A3 — AB1.12



119 detail: FRR: Stria: soffit edge — scale: 1:5 @ A3 — AE1.15

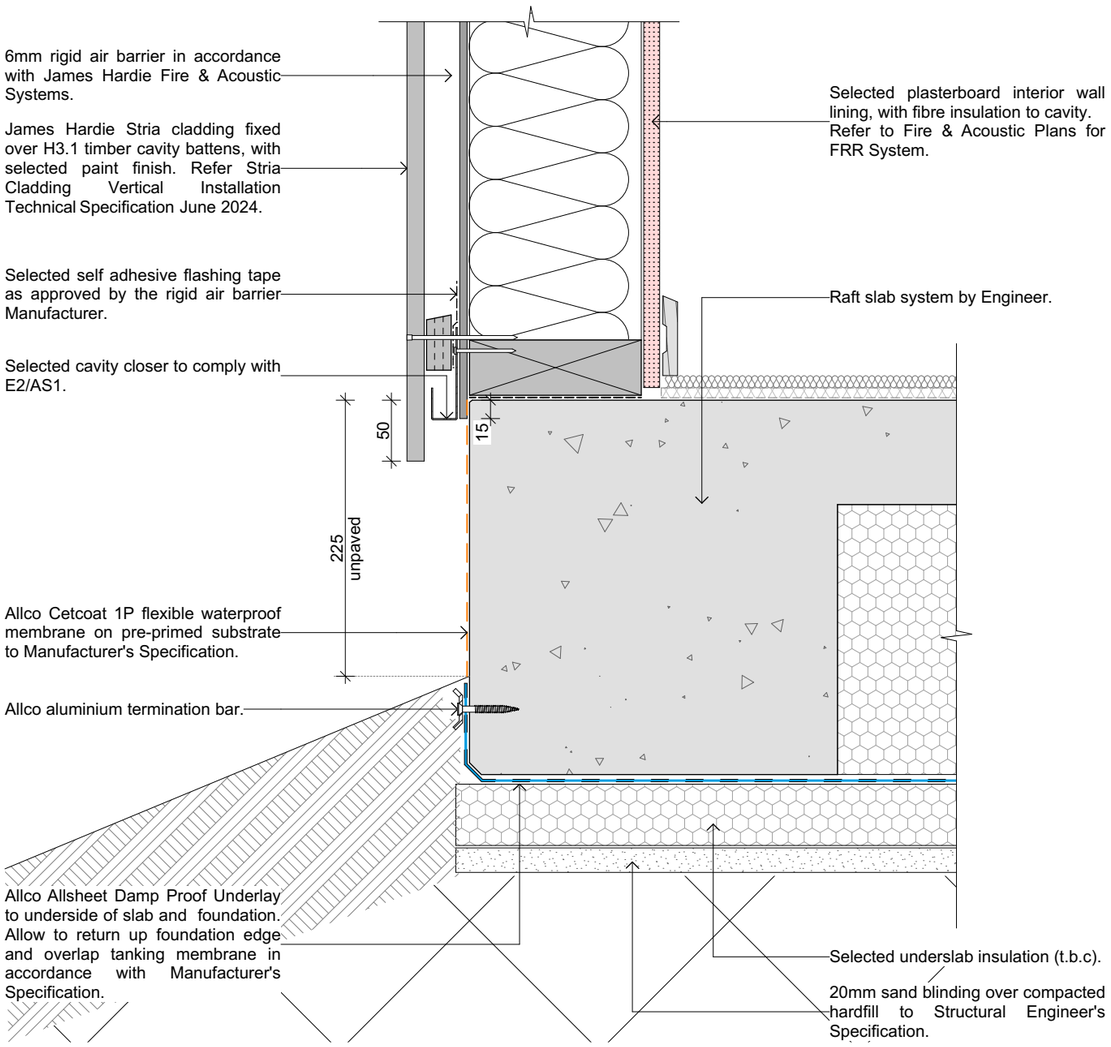
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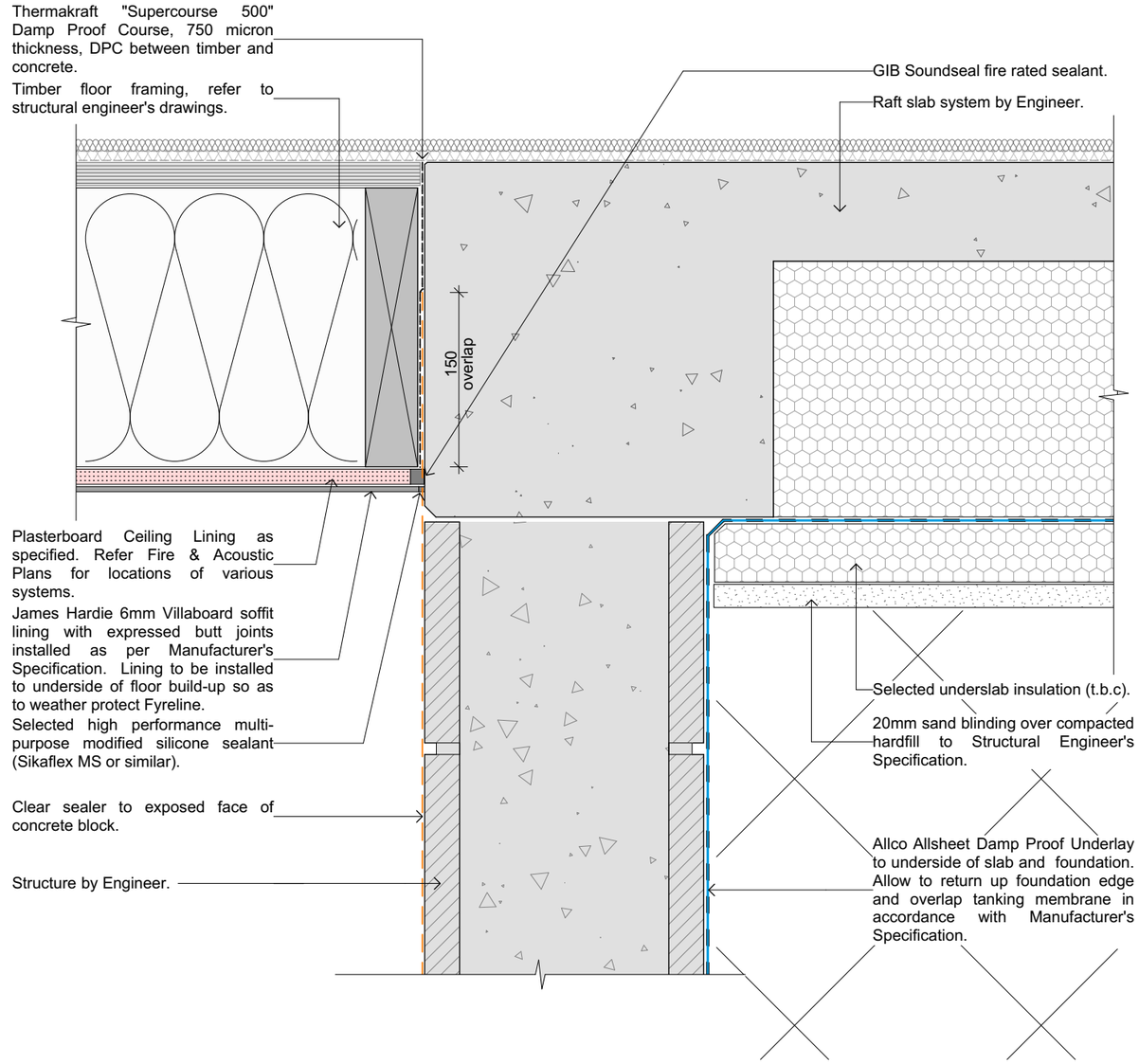
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3796
A4.42
construction details: fire / acoustic

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125 detail: tanking: DPM: slab edge — scale: 1:5 @ A3 — AE1.02



126 detail: tanking: DPM: footing: timber floor junction — scale: 1:5 @ A3 — AE1.02

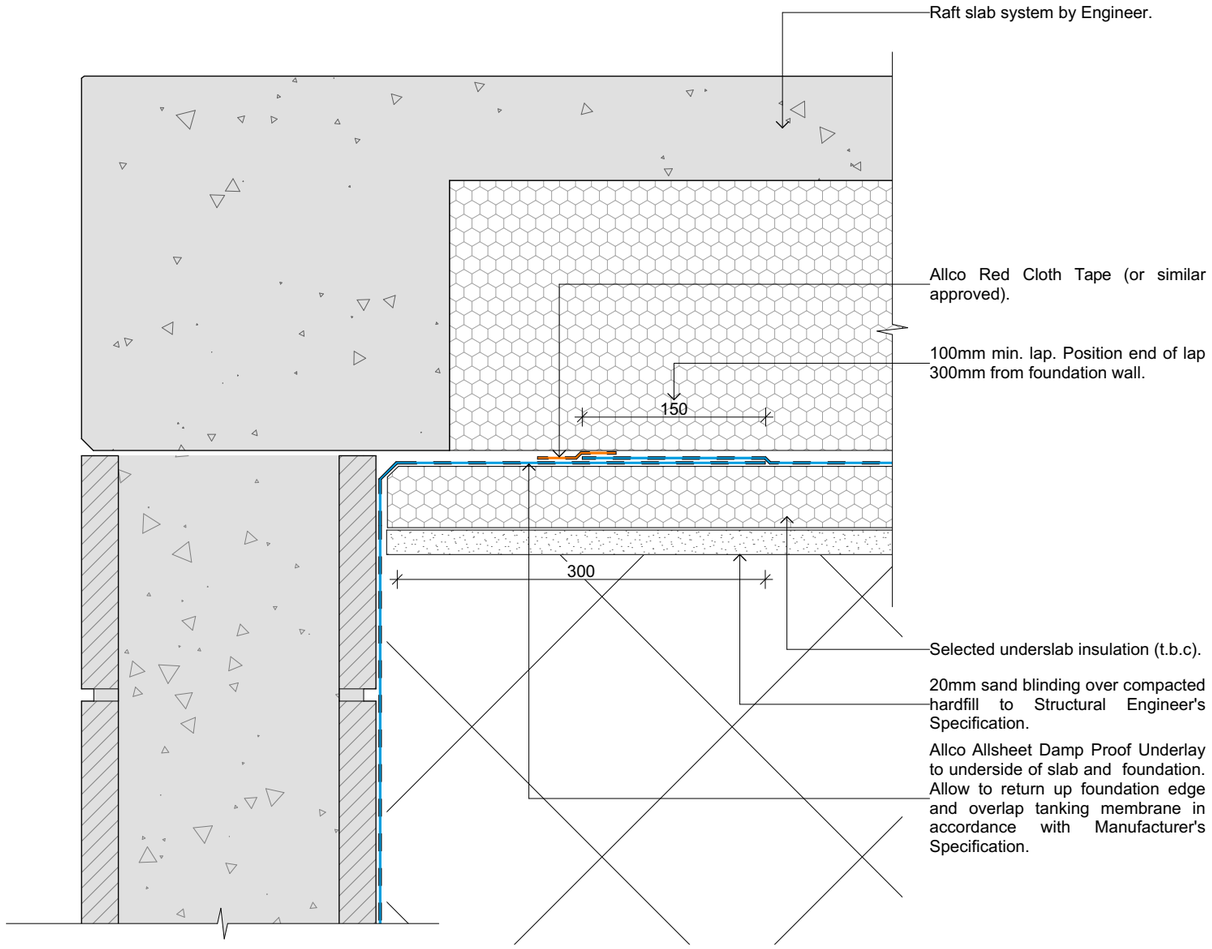
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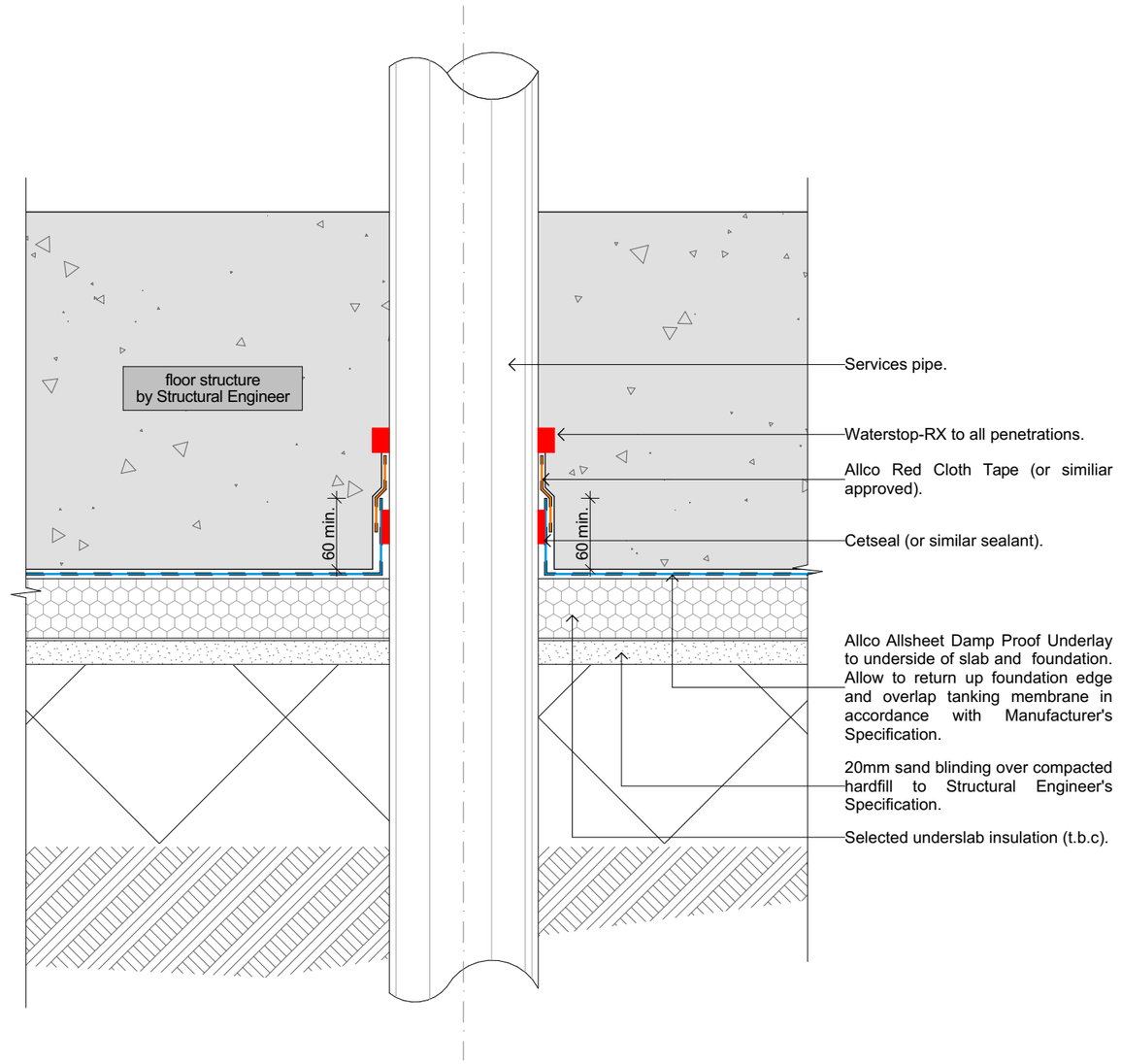
rev.	date	issue	description
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3796
A4.43
construction details: tanking: DPM

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



127 detail: tanking: DPM lap
scale: 1:5 @ A3
- / AE1.02



128 detail: tanking: DPM: typical penetration: Block E
scale: 1:5 @ A3
- / -

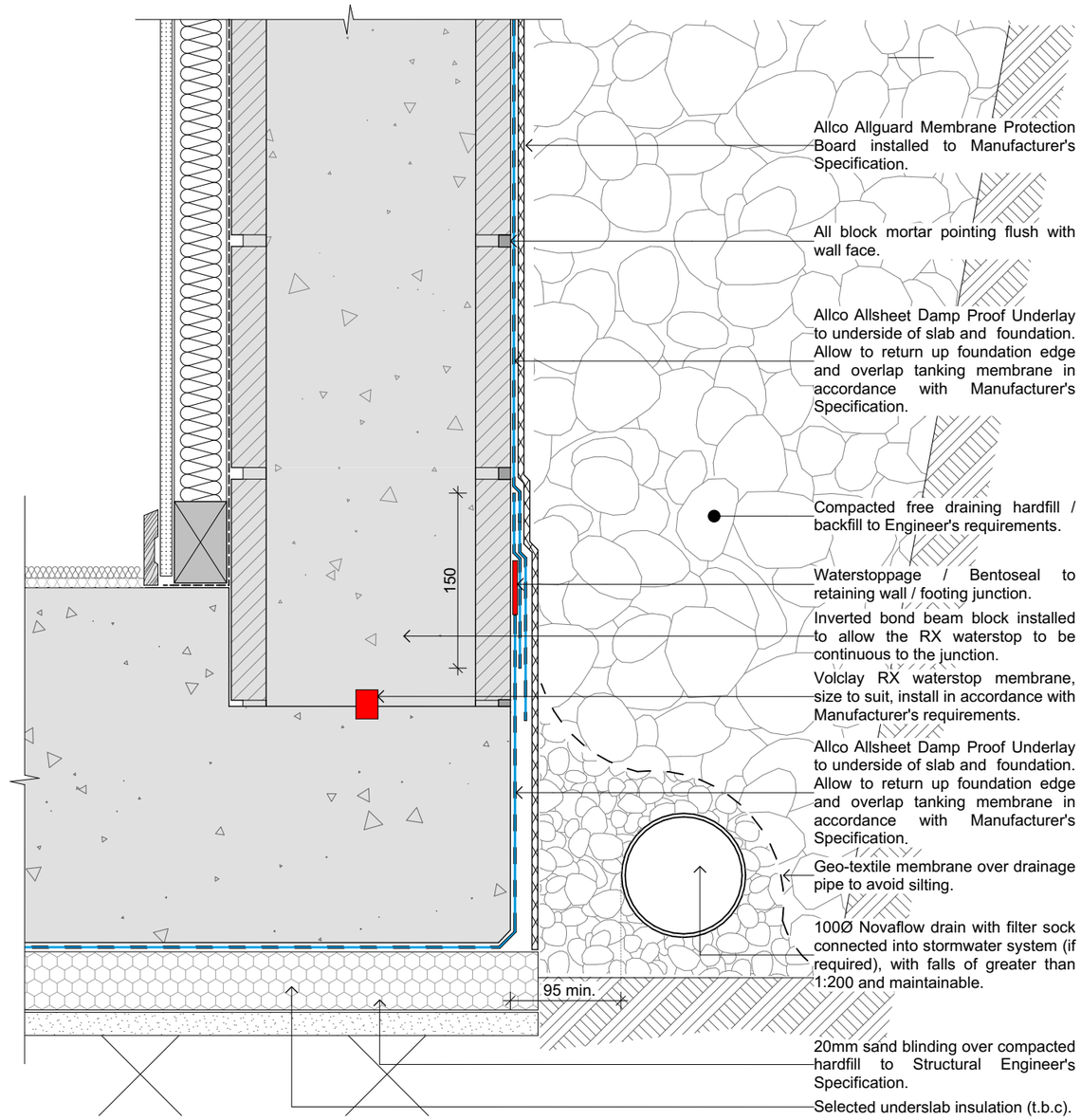
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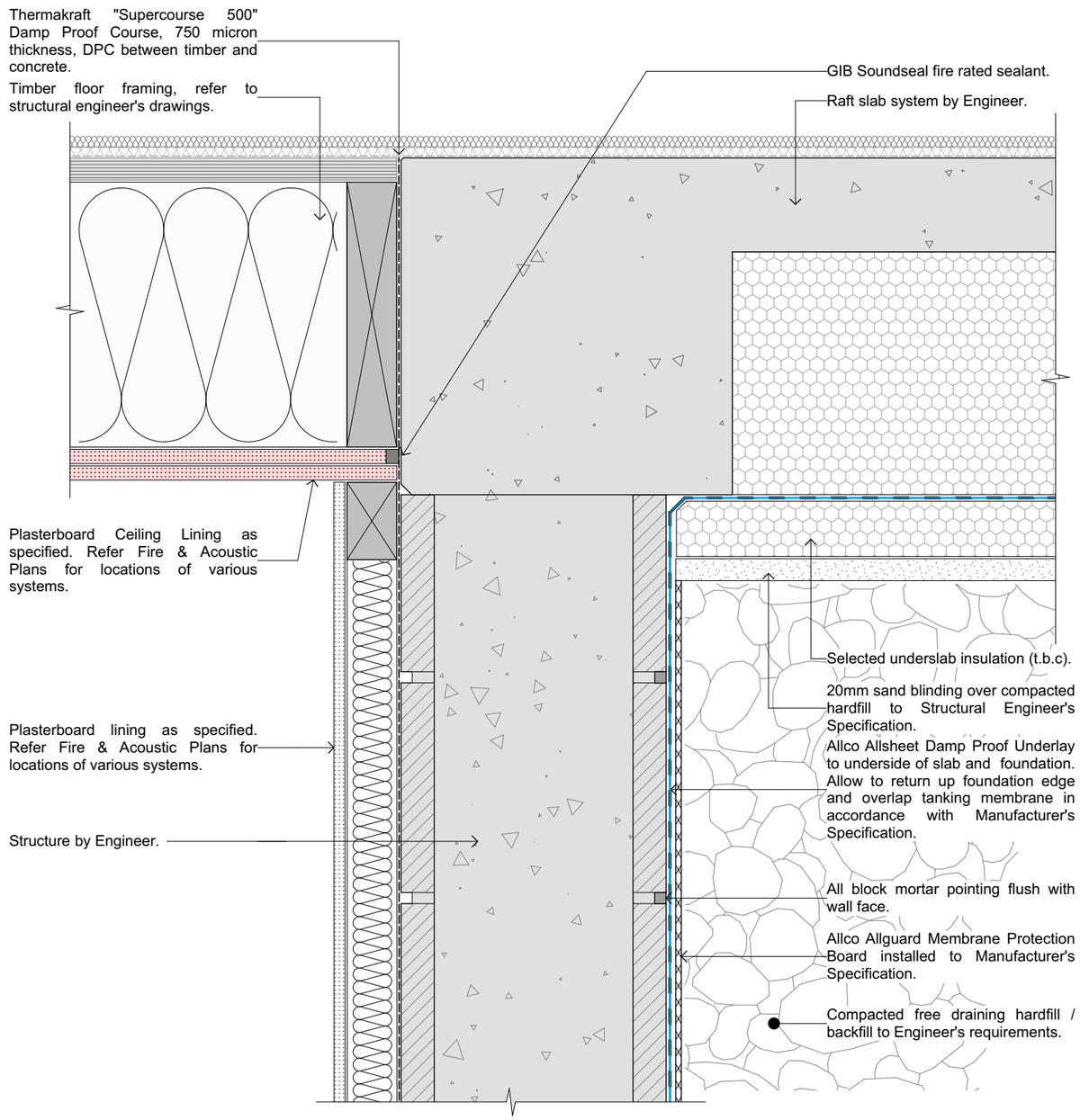
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3796
A4.44
construction details: tanking: DPM

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129 detail: tanking: DPM: retaining wall — scale: 1:5 @ A3 — AE1.02



130 detail: tanking: DPM: slab: timber floor junction — scale: 1:5 @ A3 — AE1.02

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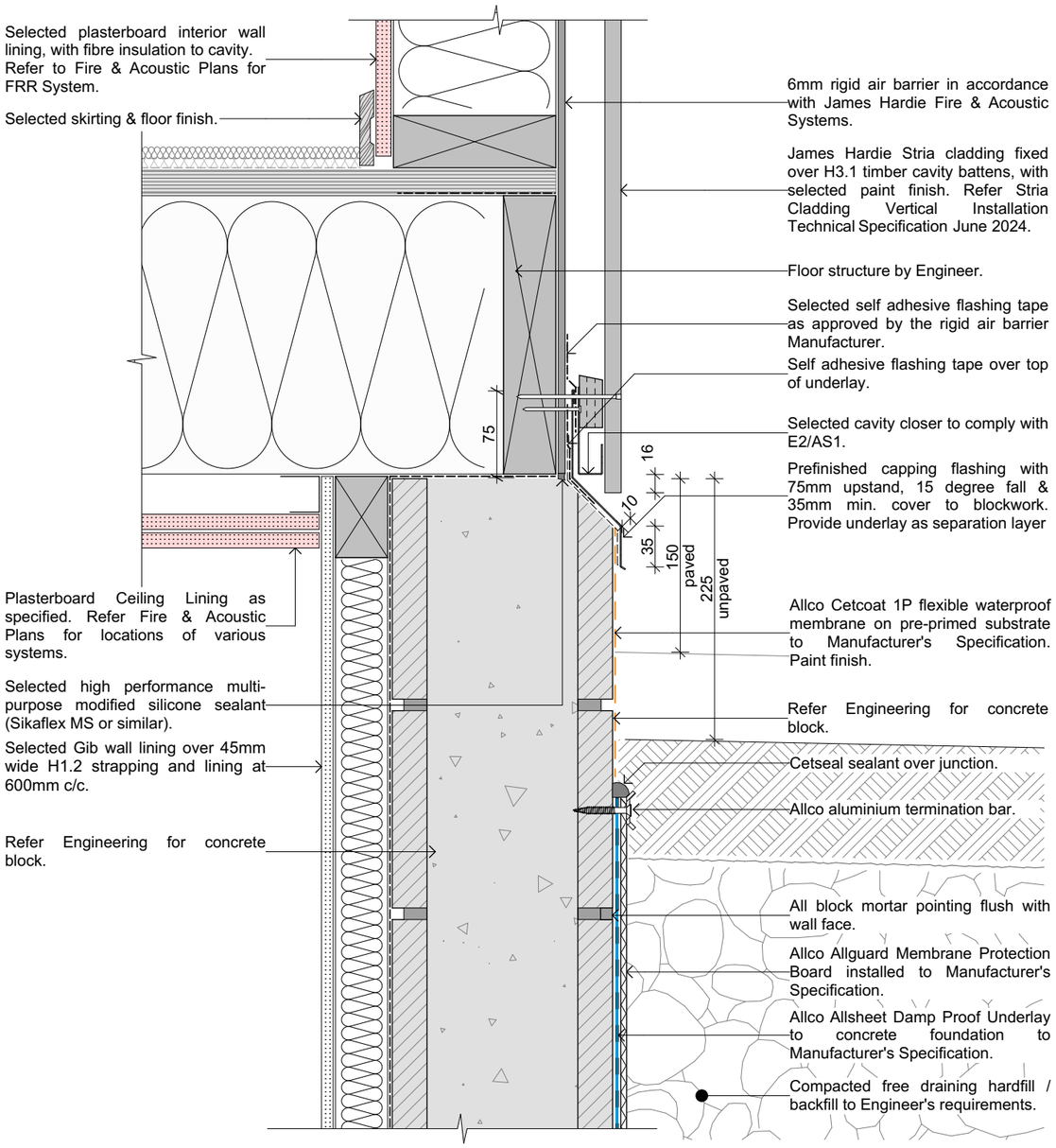
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A4.45

construction details: tanking: DPM

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



131 detail: tanking: DPM: base of wall: Stria cladding
scale: 1:5 @ A3
- AE1.11

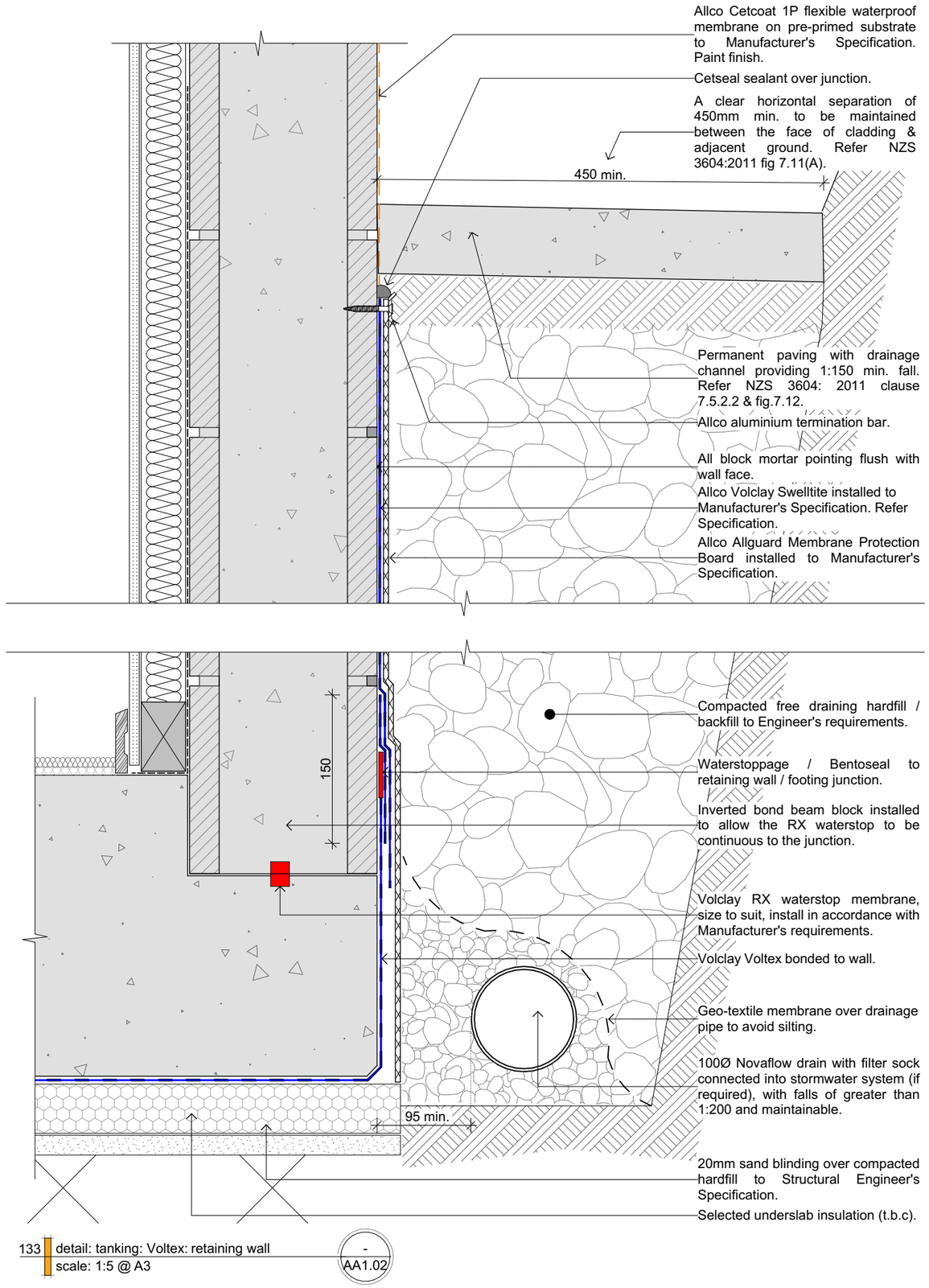
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3796
A4.46
construction details: tanking: DPM: Voltex

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



133 detail: tanking: Voltex: retaining wall
scale: 1:5 @ A3
- AA1.02

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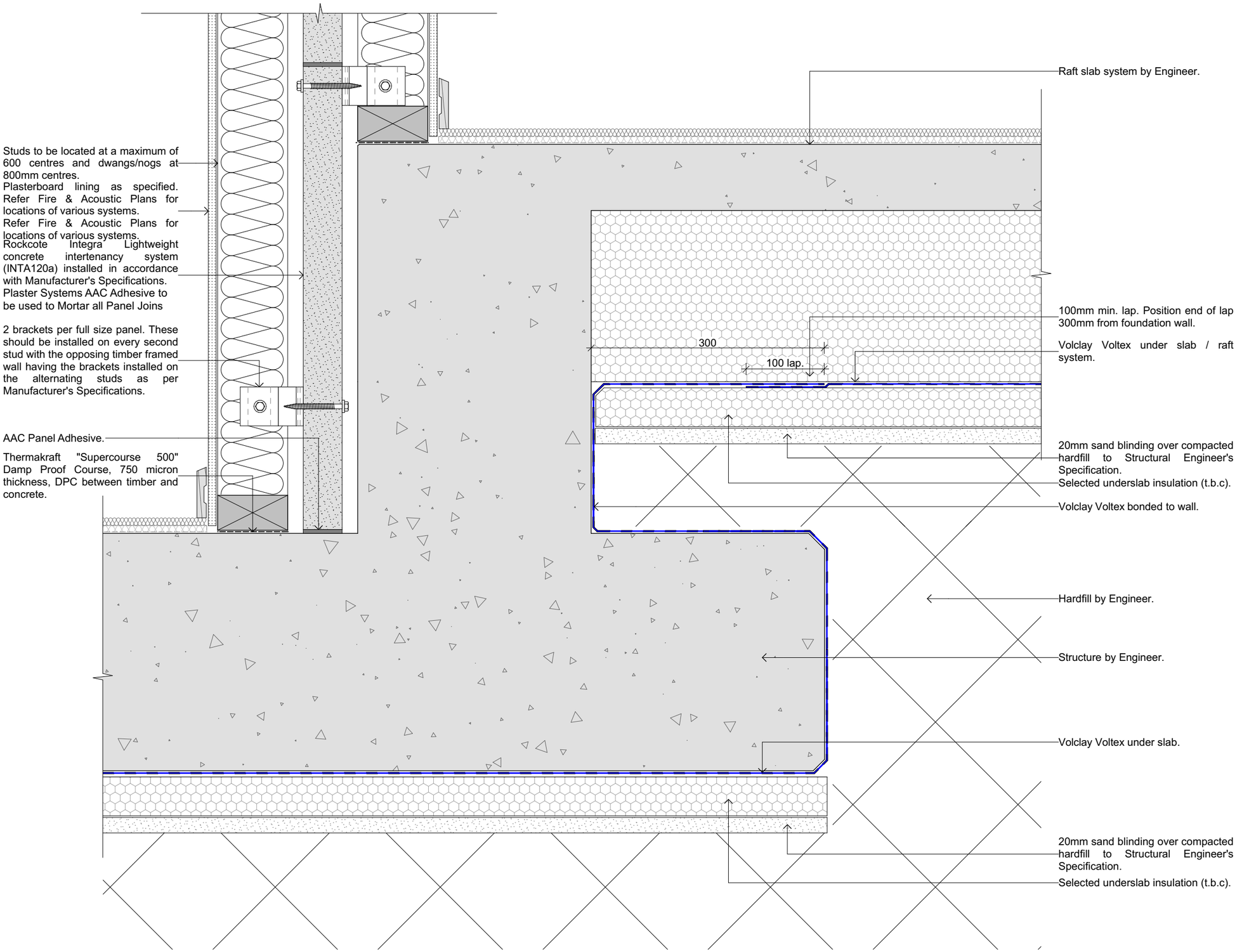
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A4.47

construction details: tanking: Voltex

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



134 detail: tanking: Voltex: slab level transition
scale: 1:5 @ A3
-
AB1.11

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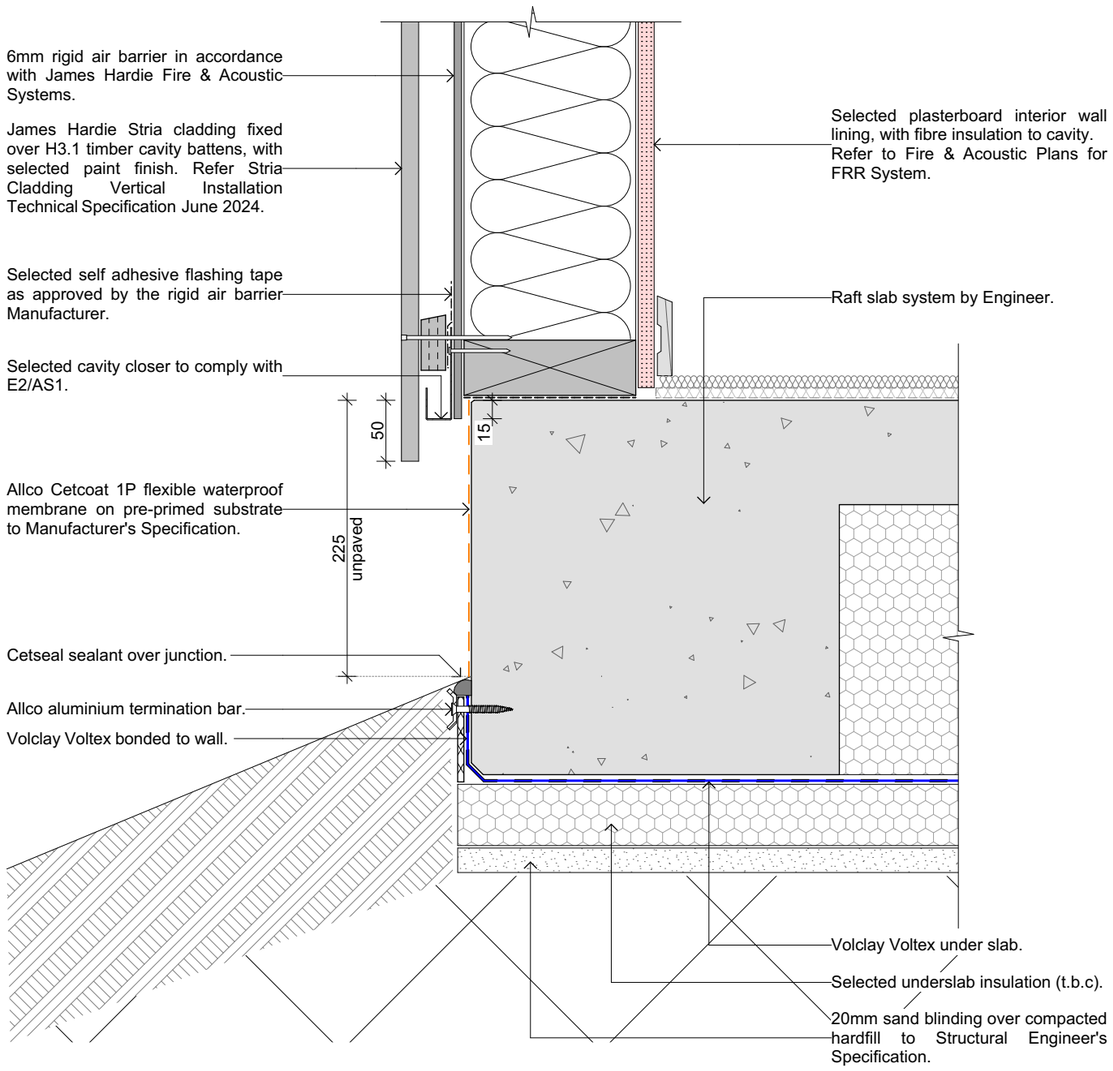
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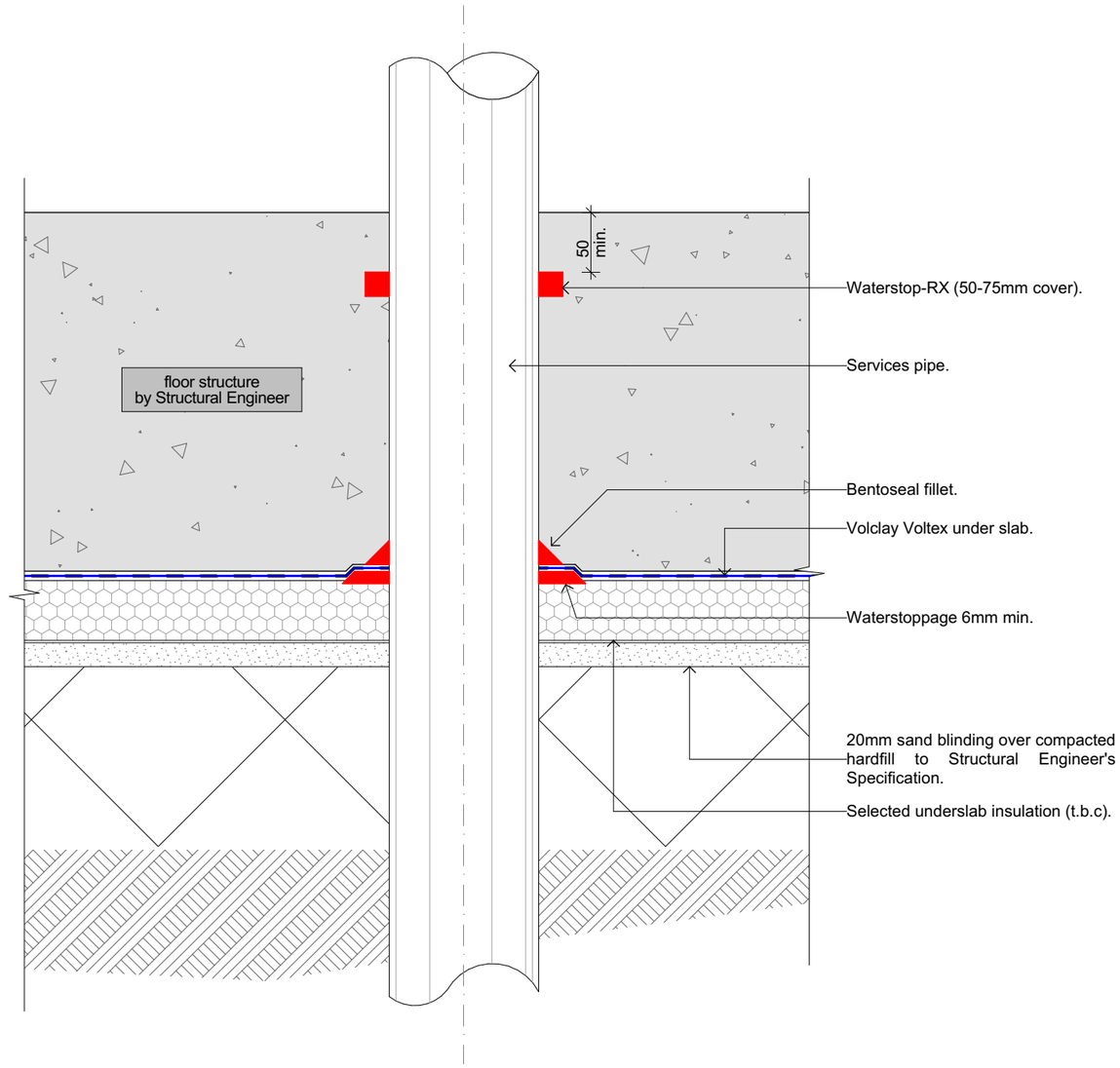
A4.48

construction details: tanking: Voltex

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



135 detail: tanking: Voltex: slab edge: Stria cladding — scale: 1:5 @ A3 — - / AA1.01



136 detail: tanking: Voltex: typical penetration: Blocks A,B,C,D — scale: 1:5 @ A3 — - / -

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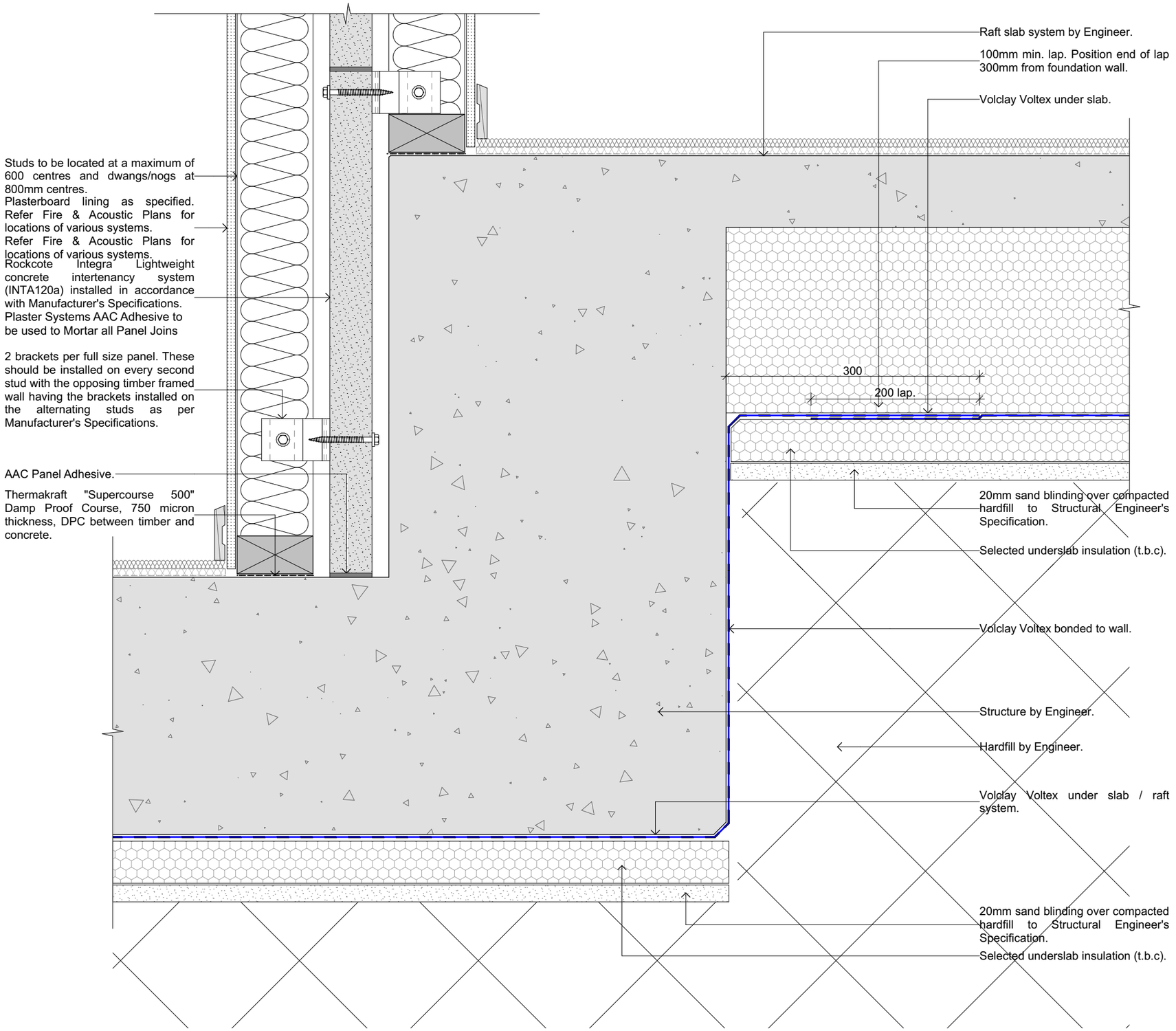
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A4.49

construction details: tanking: Voltex

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



137 detail: tanking: Voltex: base of retaining wall: foundation — AB1.02
scale: 1:5 @ A3

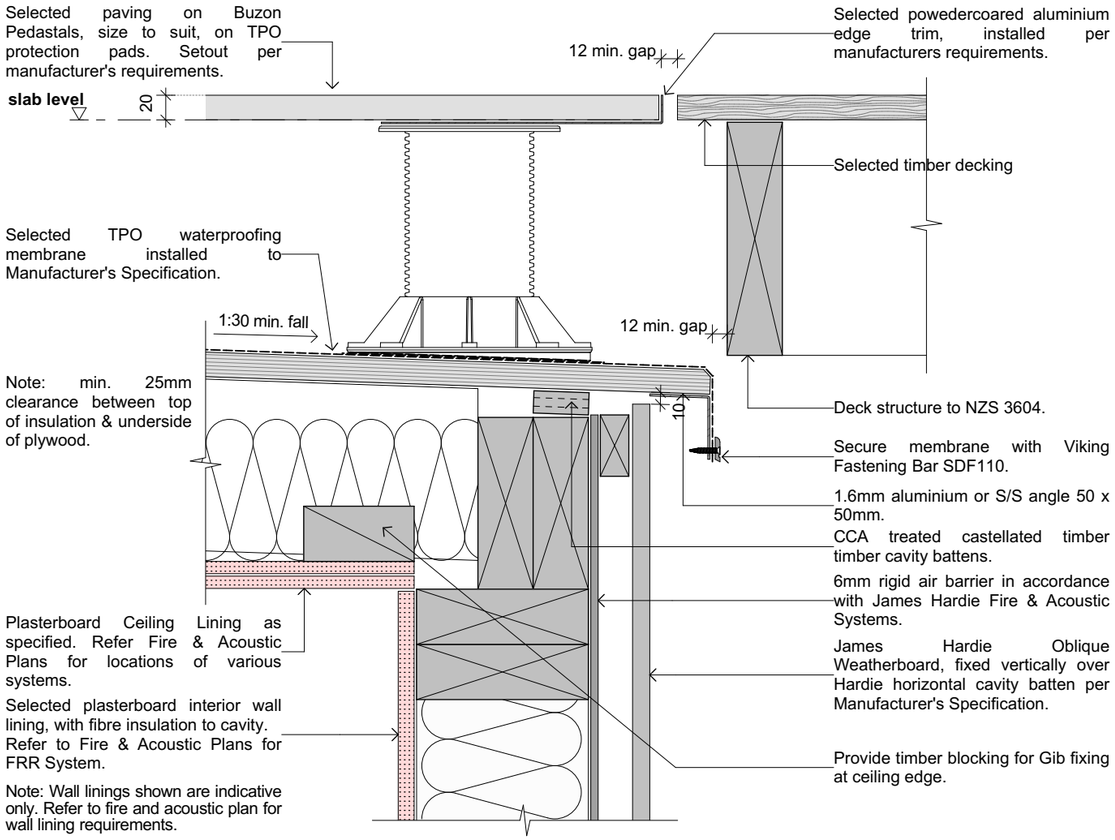
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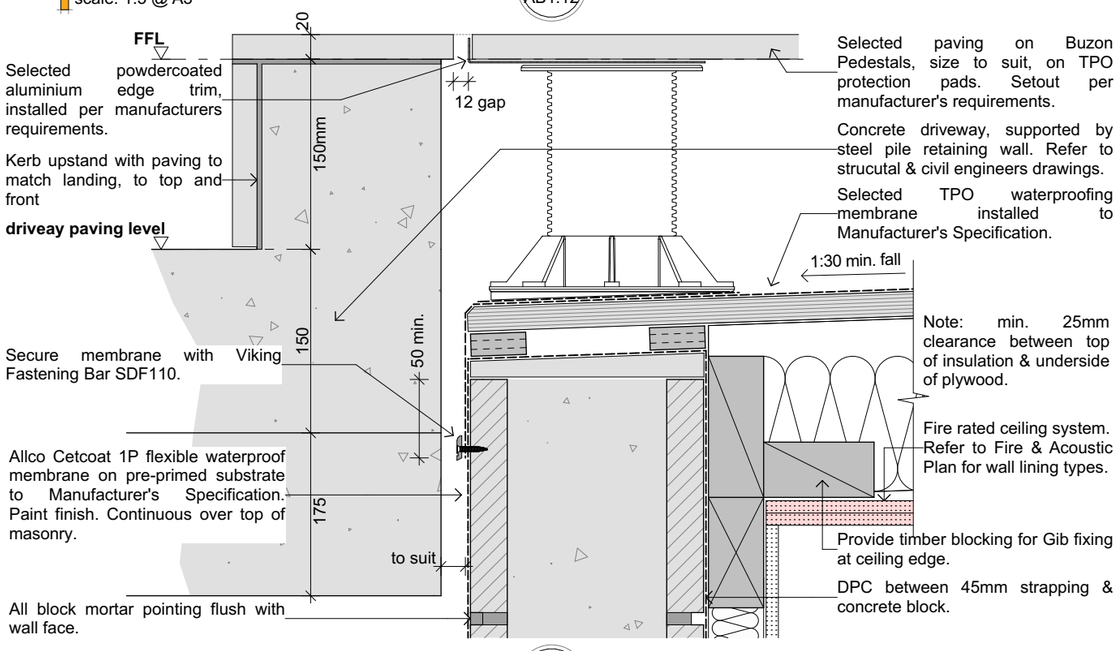
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3796
A4.50
construction details: tanking: Voltex

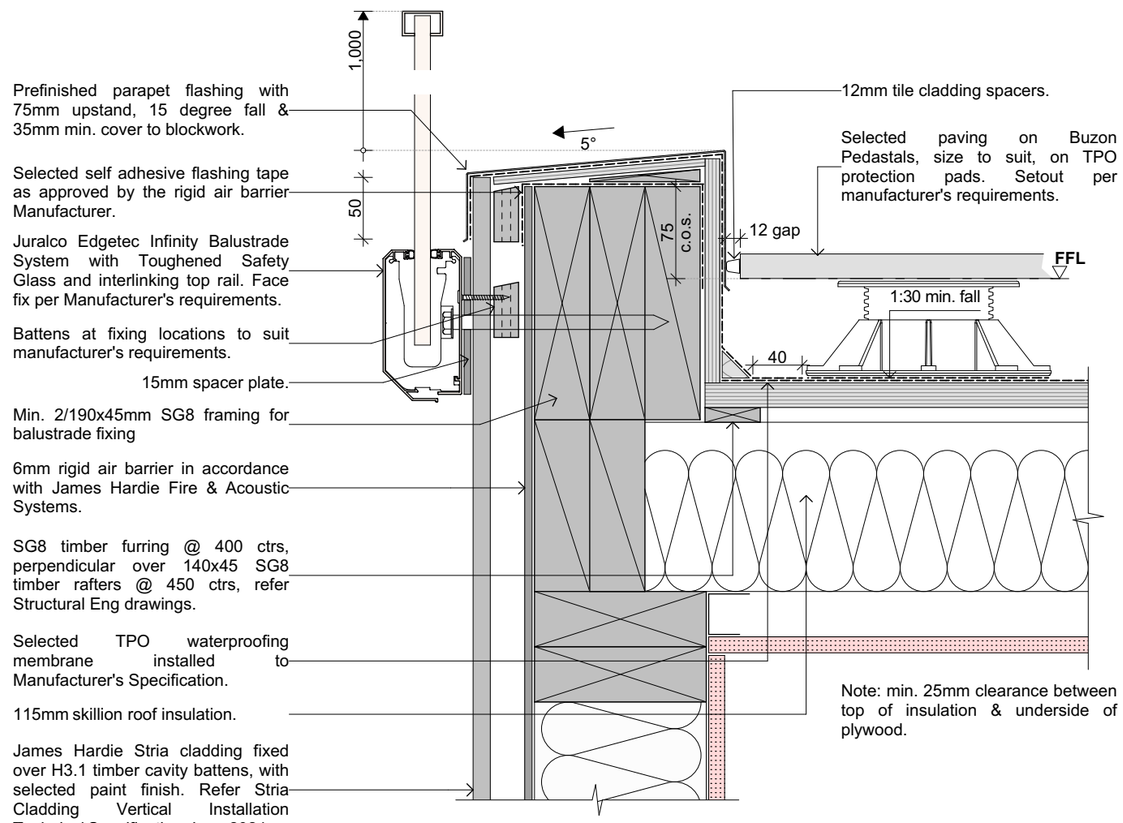
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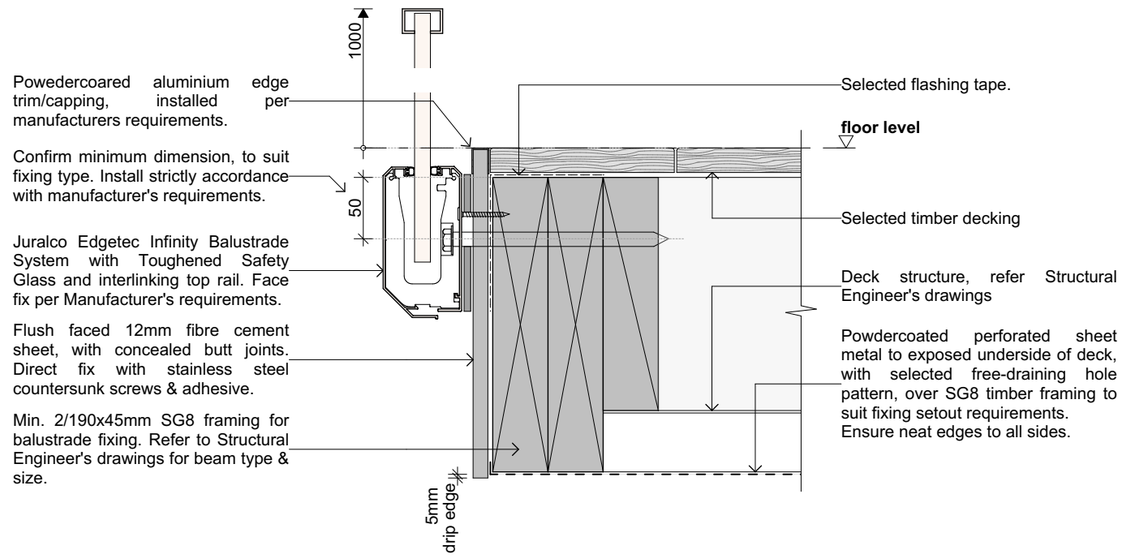
140 detail: TPO membrane: roof deck verge/vertical Oblique — scale: 1:5 @ A3 — - / AB1.12



132 detail: TPO membrane: roof deck/conc. block — scale: 1:5 @ A3 — - / AB1.13



141 detail: TPO membrane: T1.1: roof deck / balustrade /Stria — scale: 1:5 @ A3 — - / AB1.12



146 detail: timber deck / balustrade — scale: 1:5 @ A3 — - / AB1.12

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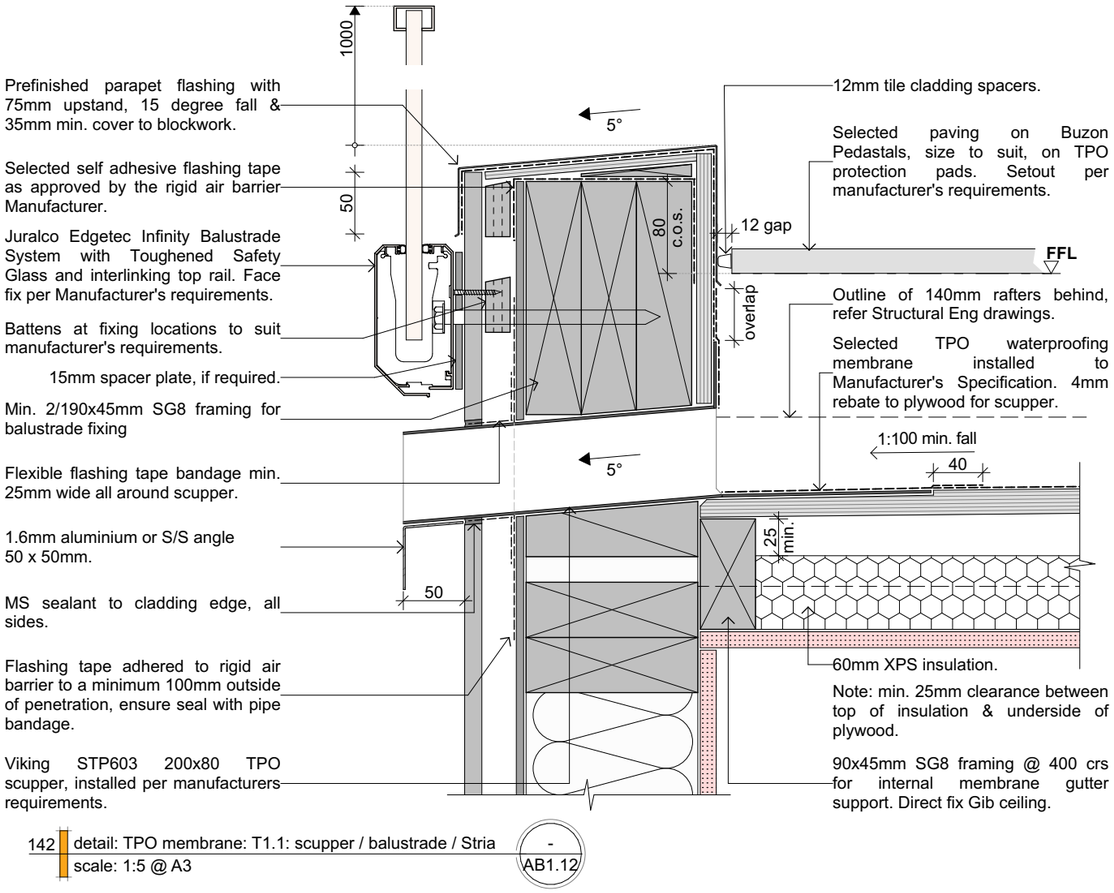
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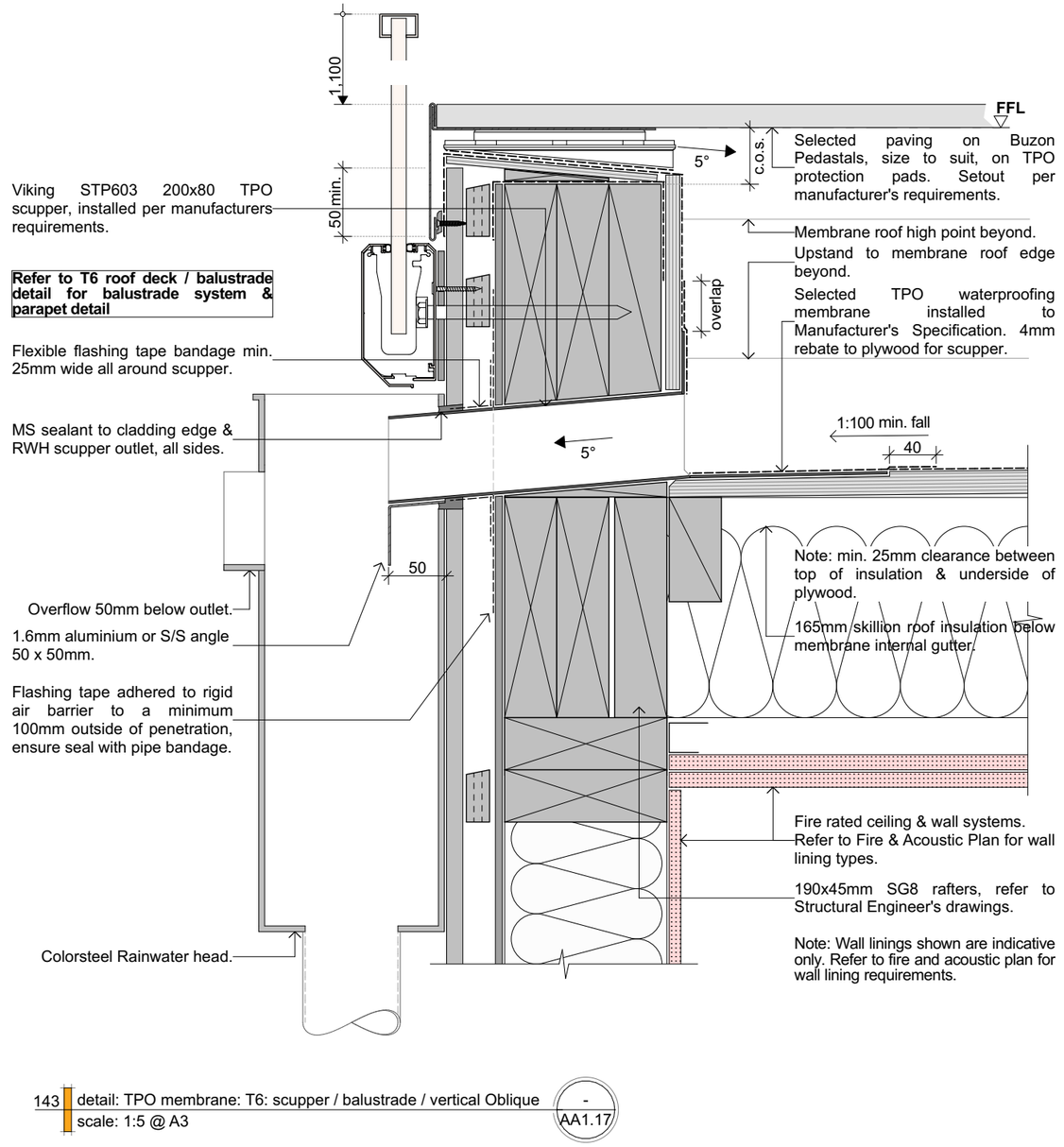
A4.51

construction details: deck / balustrade

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



142 detail: TPO membrane: T1.1: scupper / balustrade / Stria — scale: 1:5 @ A3 — AB1.12



143 detail: TPO membrane: T6: scupper / balustrade / vertical Oblique — scale: 1:5 @ A3 — AA1.17

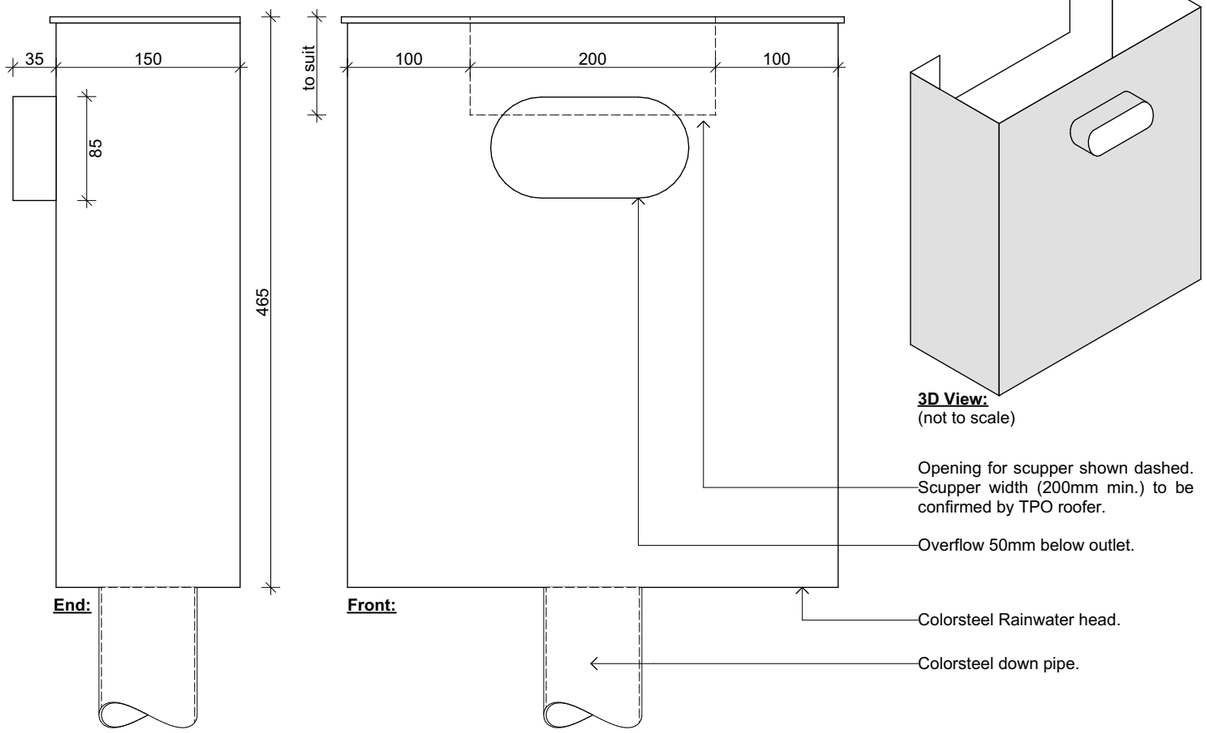
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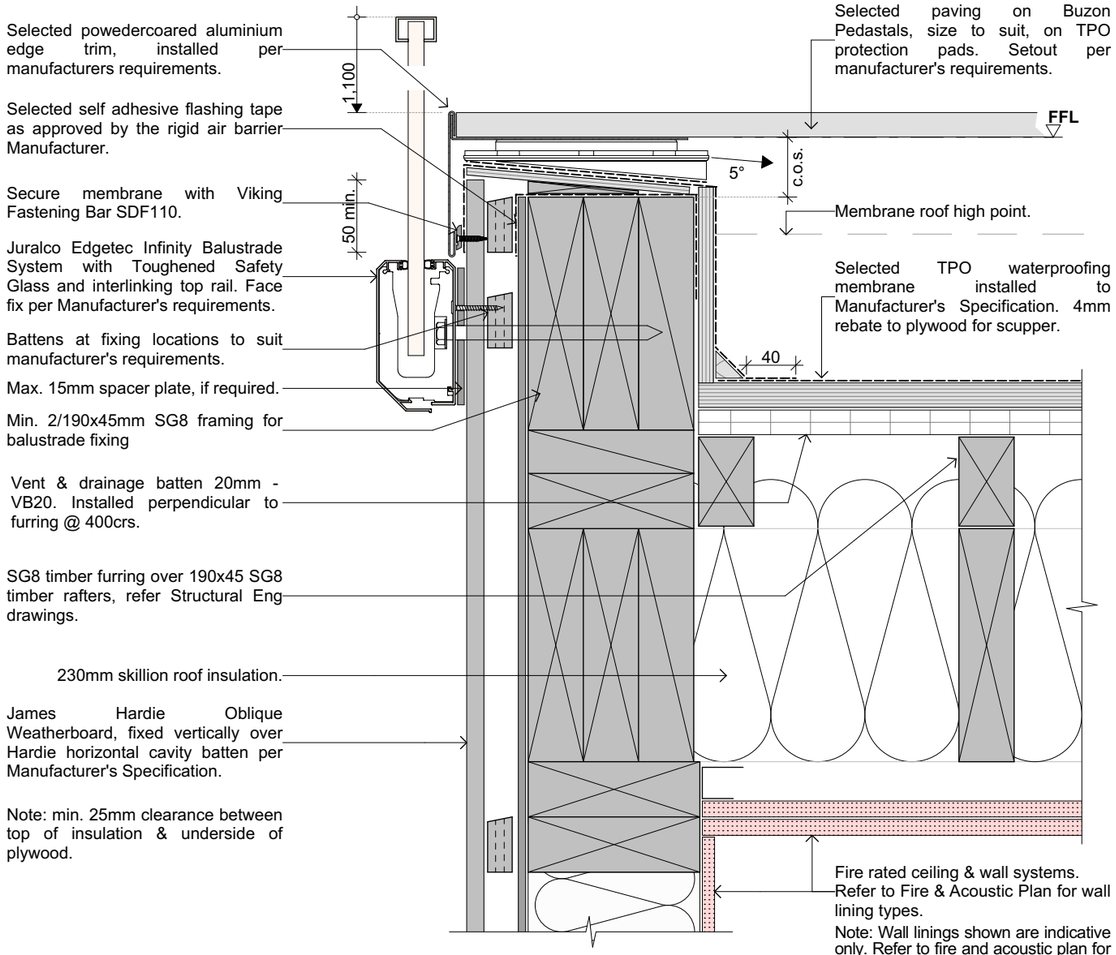
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A4.52
construction details: Oblique: TPO membrane

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



144 detail: TPO membrane: rain water head — scale: 1:5 @ A3 — - / AA1.17



145 detail: TPO membrane: T6: roof deck / balustrade / vertical Oblique — scale: 1:5 @ A3 — - / AA1.17

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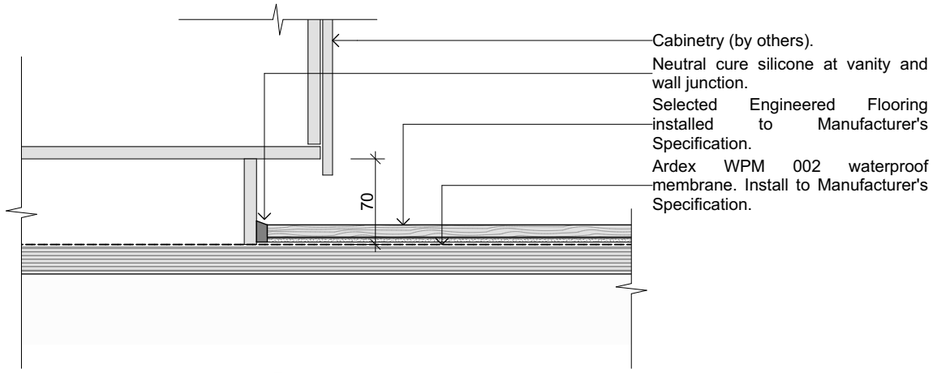
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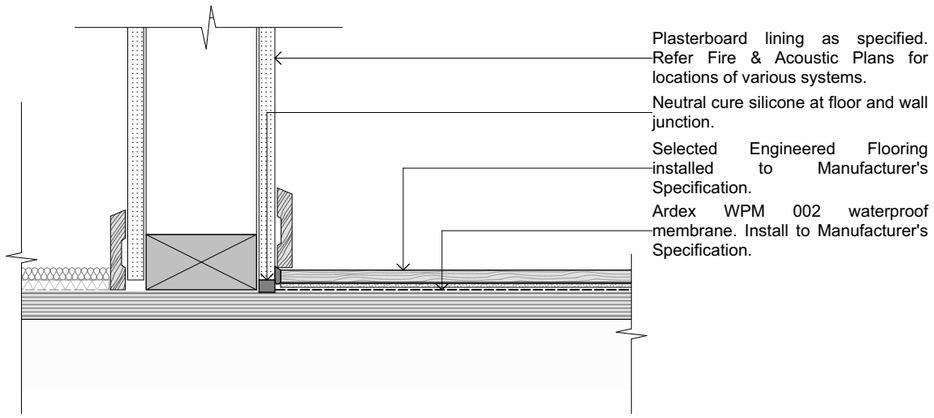
A4.53

construction details: Oblique: TPO membrane

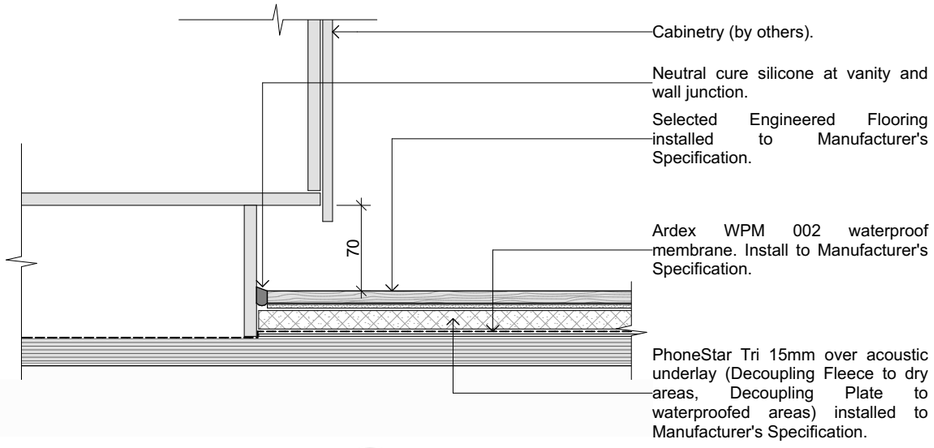
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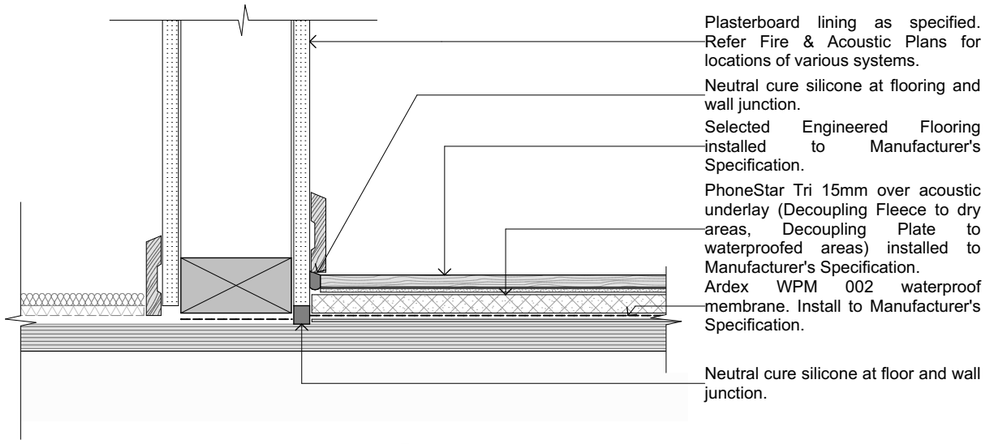
150 detail: internal: timber floor: cabinetry junction — scale: 1:5 @ A3 — - Typ.



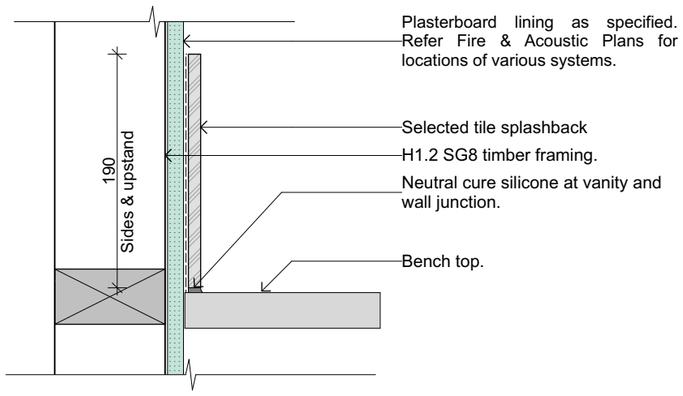
151 detail: internal: timber floor: wall junction — scale: 1:5 @ A3 — - Typ.



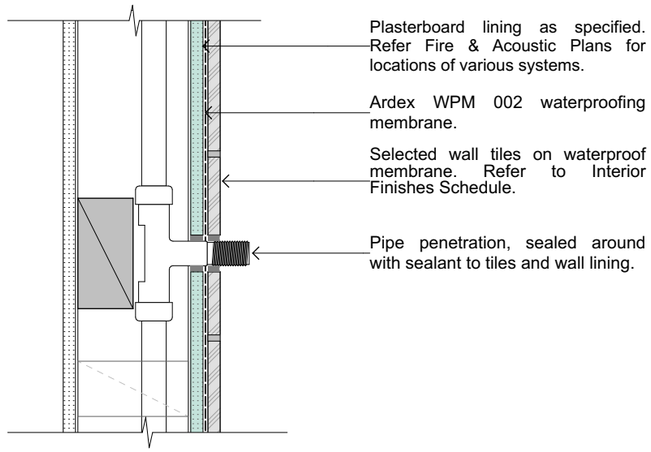
152 detail: internal: PhoneStar: timber floor: cabinetry junction — scale: 1:5 @ A3 — - Typ.



153 detail: internal: PhoneStar: timber floor: wall junction — scale: 1:5 @ A3 — - Typ.



154 detail: internal: vanity: tiled wall junction — scale: 1:5 @ A3 — - Typ.



155 detail: internal: penetration: tiled shower wall — scale: 1:5 @ A3 — - Typ.

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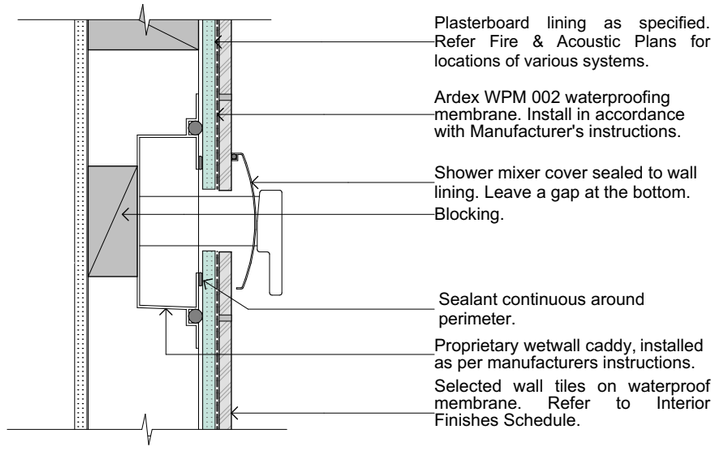
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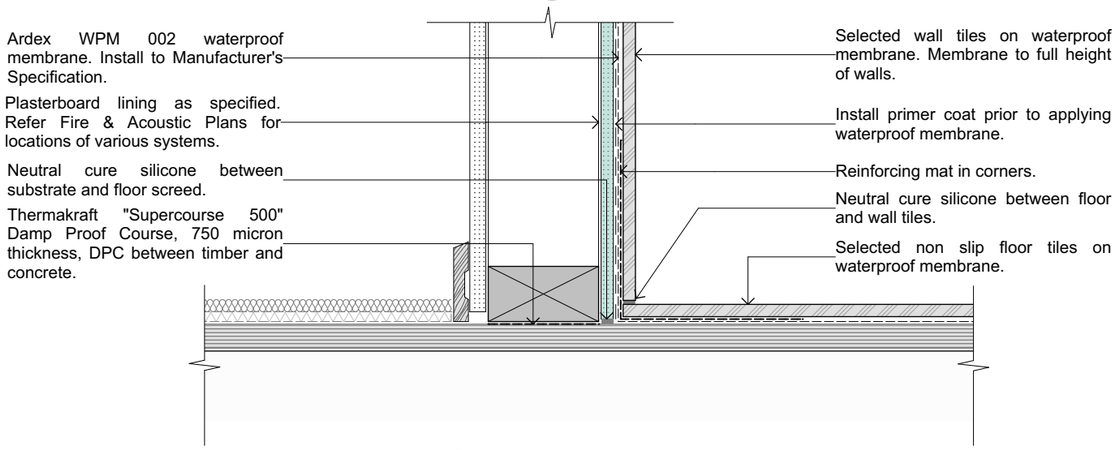
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A4.54

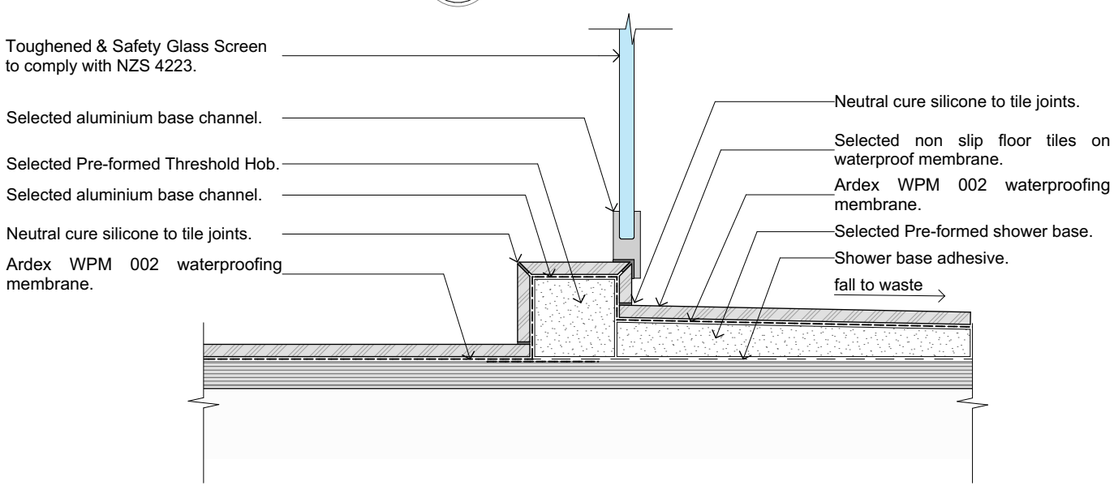
construction details: internals



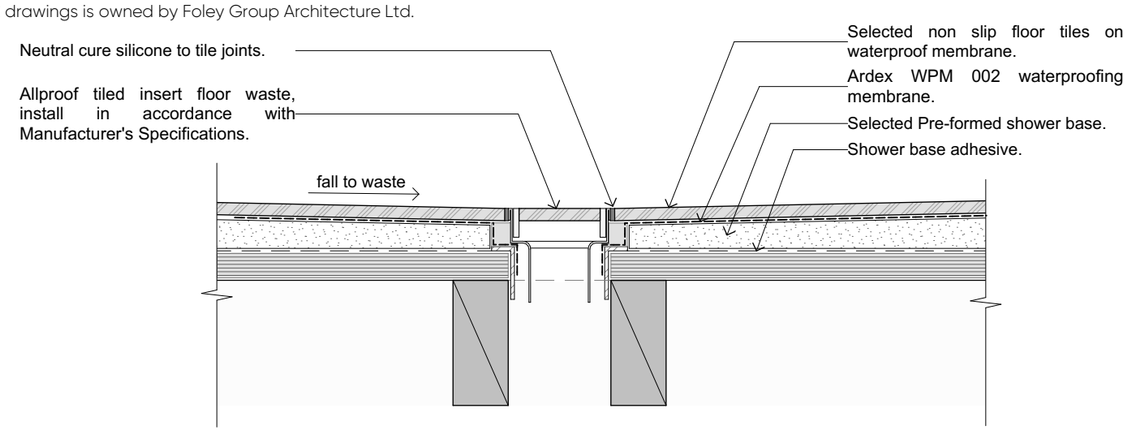
156 detail: internal penetration: tiled shower wall: shower caddy: - Typ.
scale: 1:5 @ A3



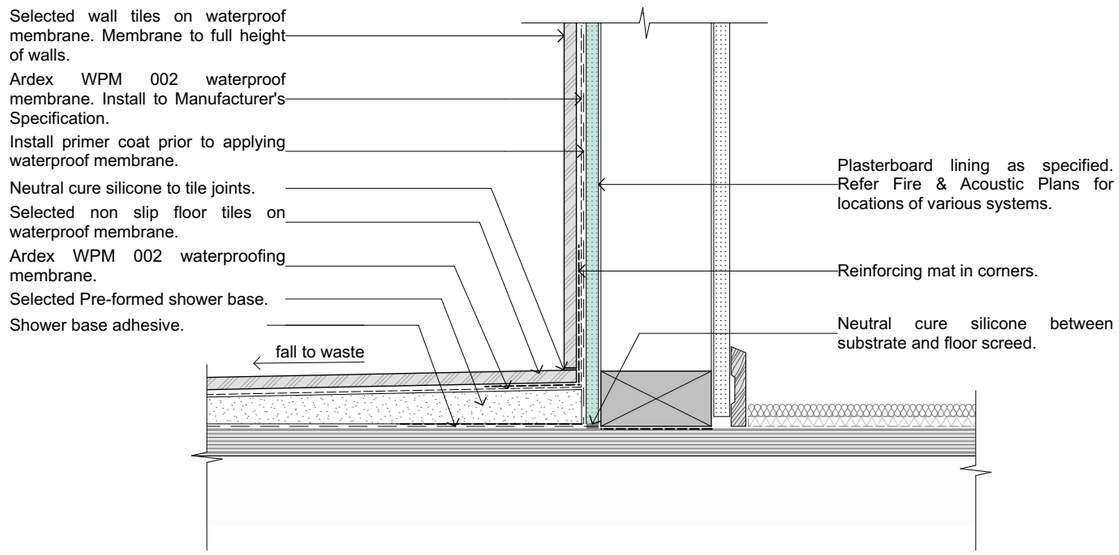
157 detail: internal: junction: tiled floor: tiled wall - Typ.
scale: 1:5 @ A3



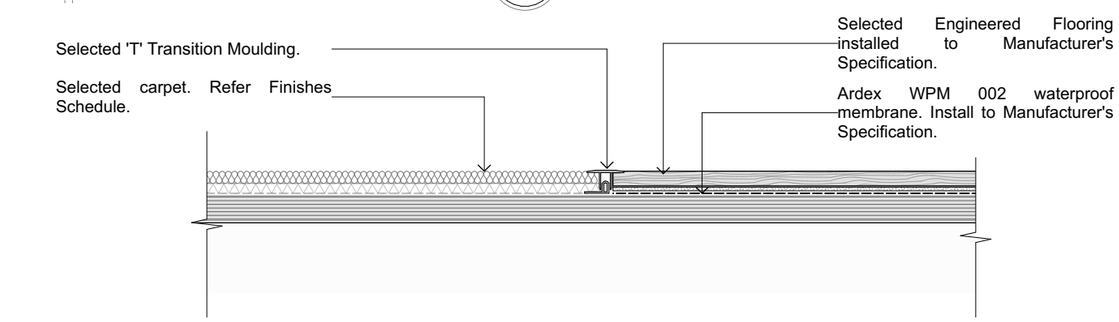
158 detail: internal: wet tiled floor: shower: hob - Typ.
scale: 1:5 @ A3



159 detail: internal: wet tiled floor: shower: outlet - Typ.
scale: 1:5 @ A3



160 detail: internal: wet tiled floor: shower: wall junction - Typ.
scale: 1:5 @ A3



161 detail: internal: transition: carpet: floor laminate: waterspash zone - Typ.
scale: 1:5 @ A3

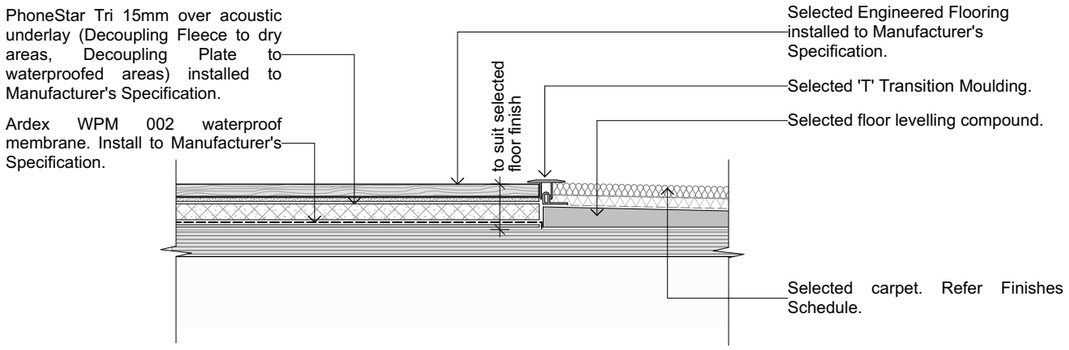
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8, 10 & 12 Anderson Heights Queenstown
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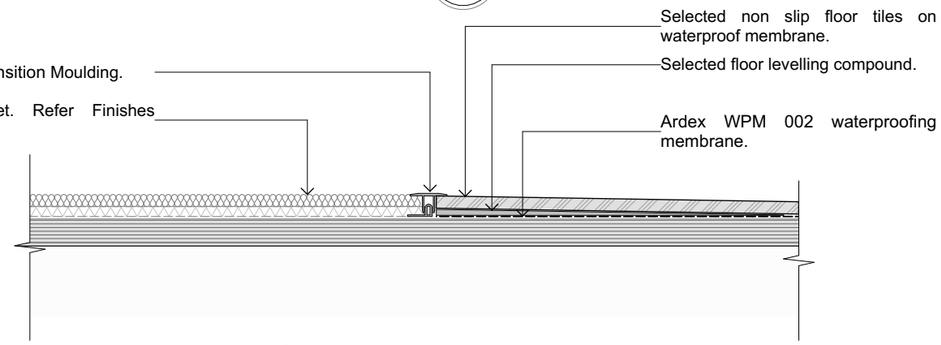
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A4.55
construction details: internals

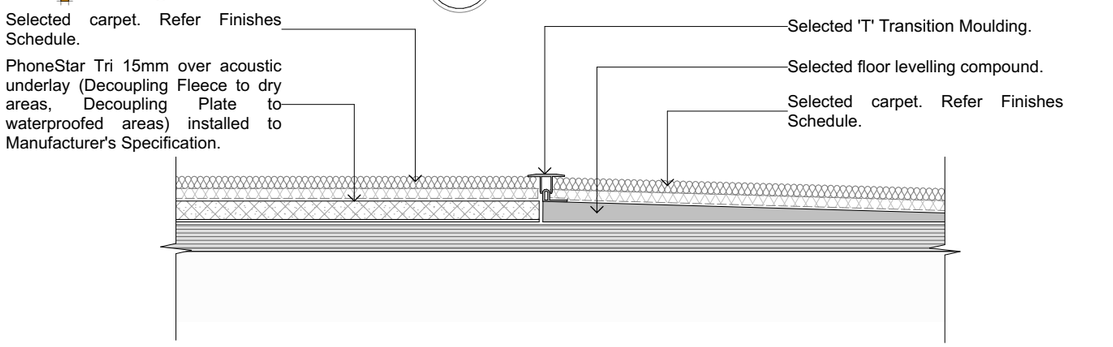
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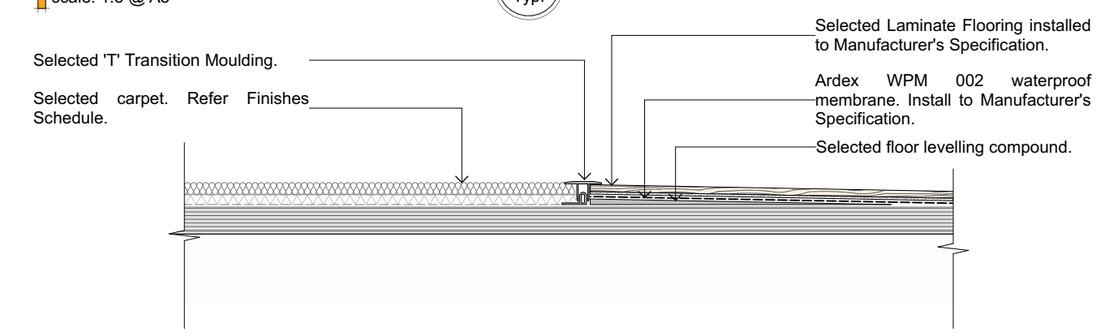
162 detail: internal: transition: carpet: Phonestar: engineered flooring — scale: 1:5 @ A3 — Typ. -



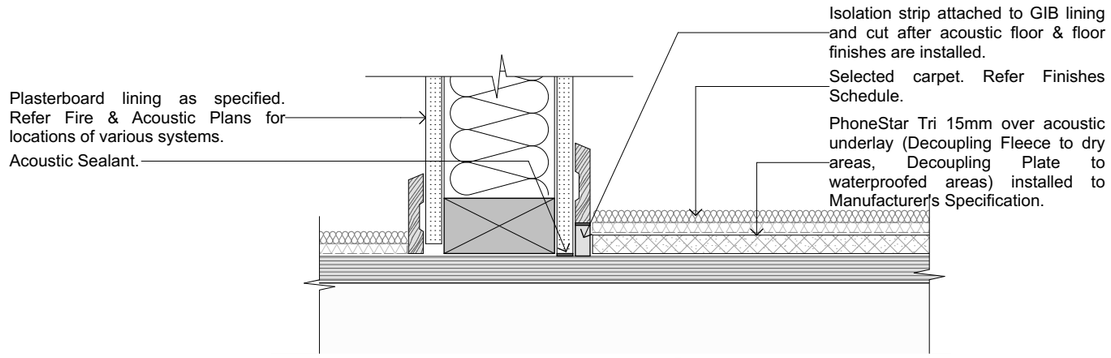
163 detail: internal: transition: carpet: ceramic tile — scale: 1:5 @ A3 — Typ. -



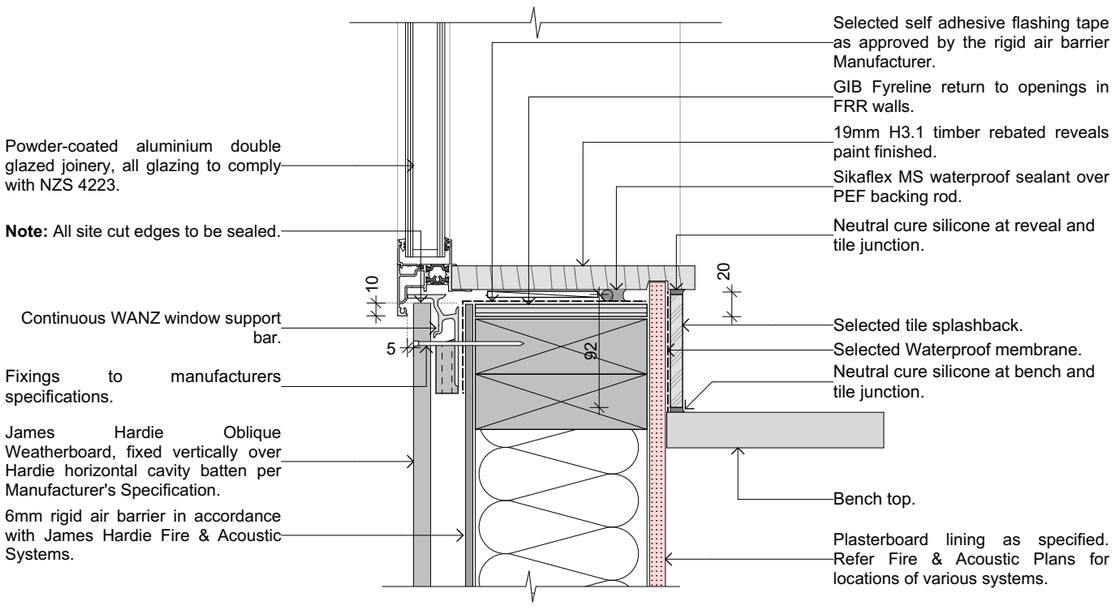
164 detail: internal: transition: carpet: Phonestar: carpet — scale: 1:5 @ A3 — Typ. -



165 detail: internal: transition: carpet: vinyl plank — scale: 1:5 @ A3 — Typ. -



168 detail: internal: Phonestar: wall junction — scale: 1:5 @ A3 — Typ. -



167 detail: internal: kitchen joinery: splash back: window — scale: 1:5 @ A3 — Typ. -

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

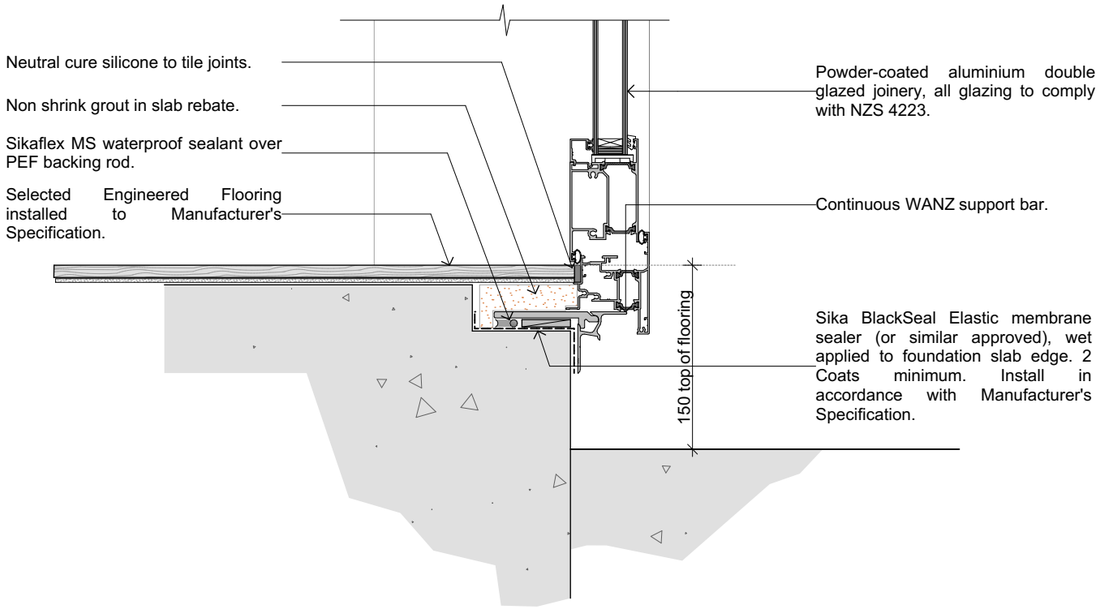
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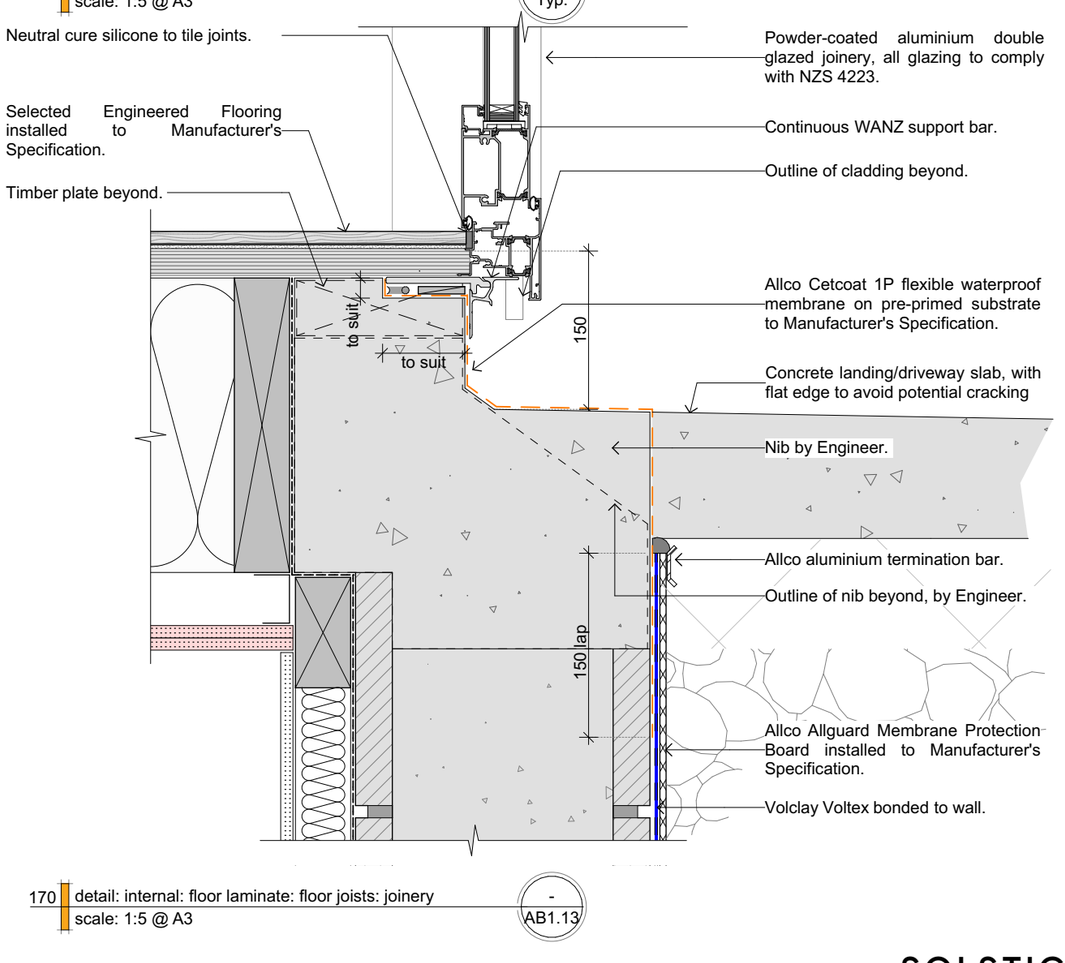
A4.56

construction details: internals

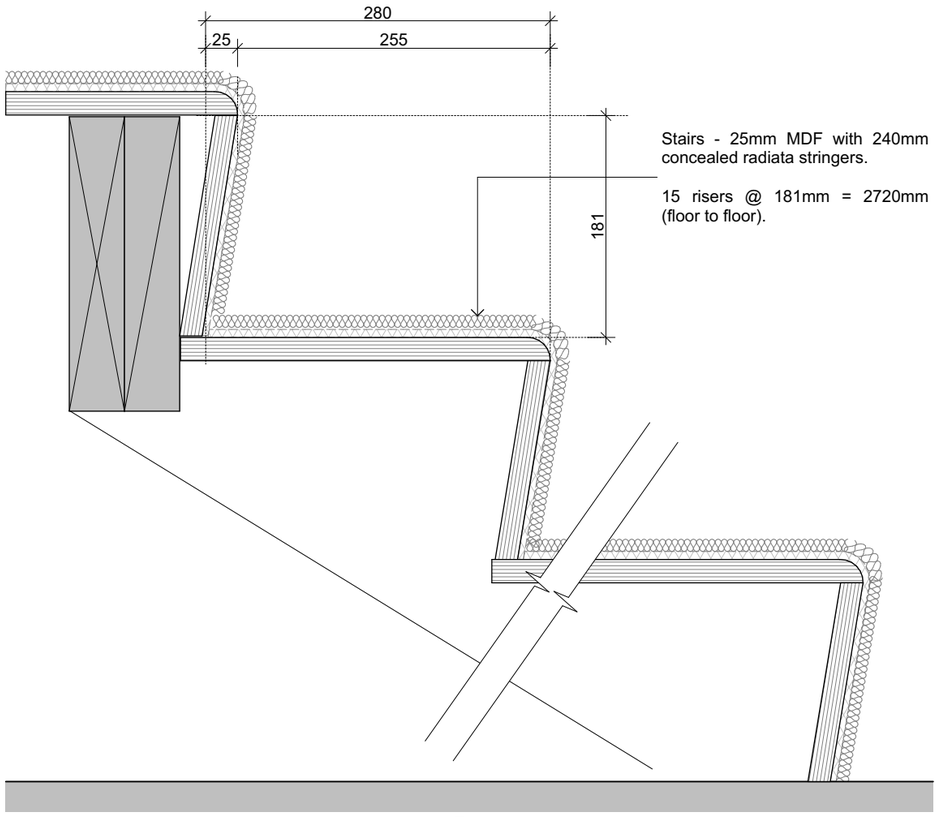
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



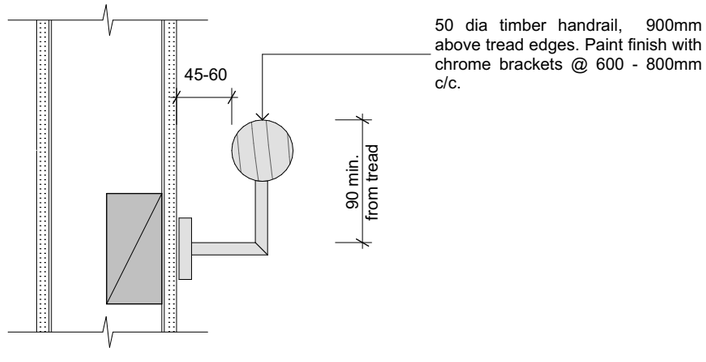
169 detail: internal: floor laminate: slab: joinery — scale: 1:5 @ A3 — Typ.



170 detail: internal: floor laminate: floor joists: joinery — scale: 1:5 @ A3 — AB1.13



171 detail: internal: stair tread & riser: typical — scale: 1:5 @ A3 — Typ.



173 detail: internal: handrail — scale: 1:5 @ A3 — Typ.

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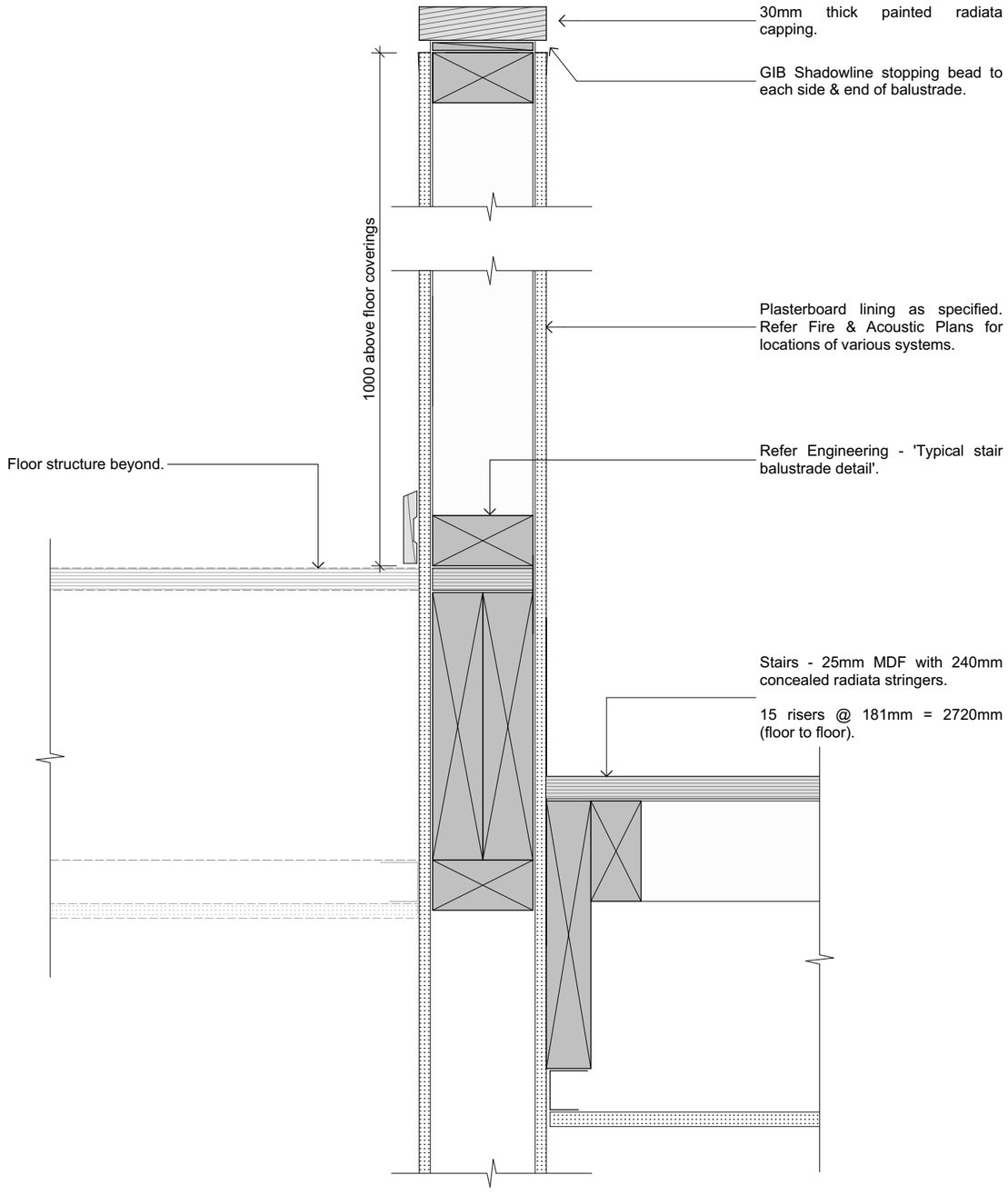
rev.	date	issue	description
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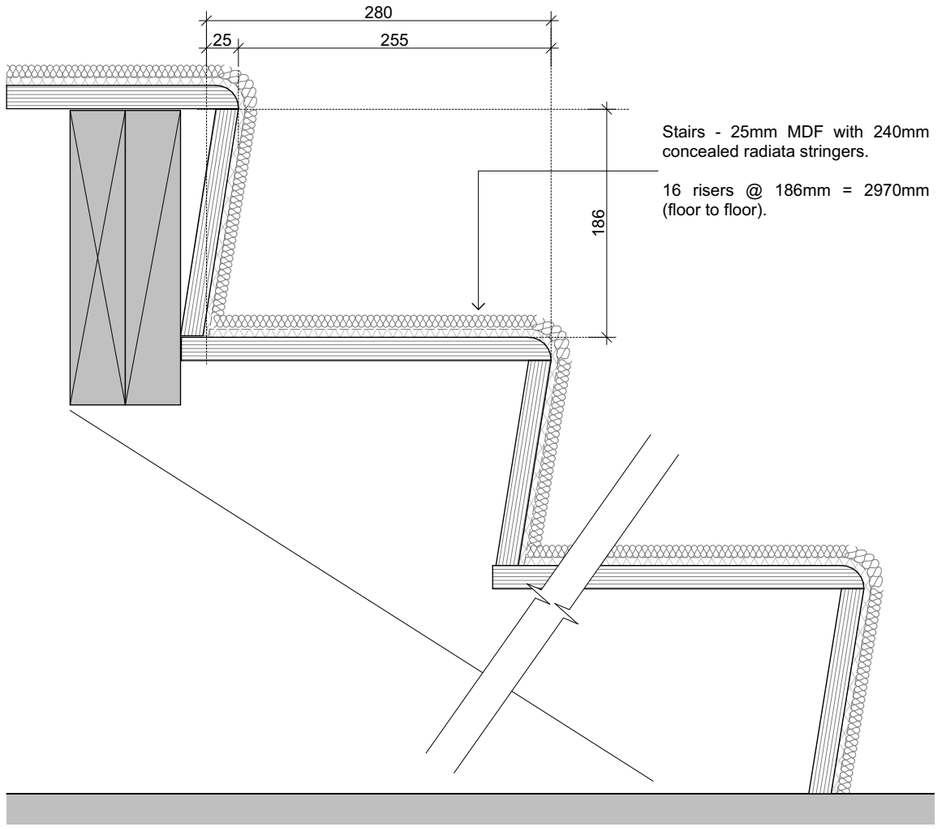
A4.57

construction details: internals

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



172 detail: internal: balustrade — scale: 1:5 @ A3 — - / Typ.



174 detail: internal: stair tread & riser: to upper floor: Block A — scale: 1:5 @ A3 — - / -

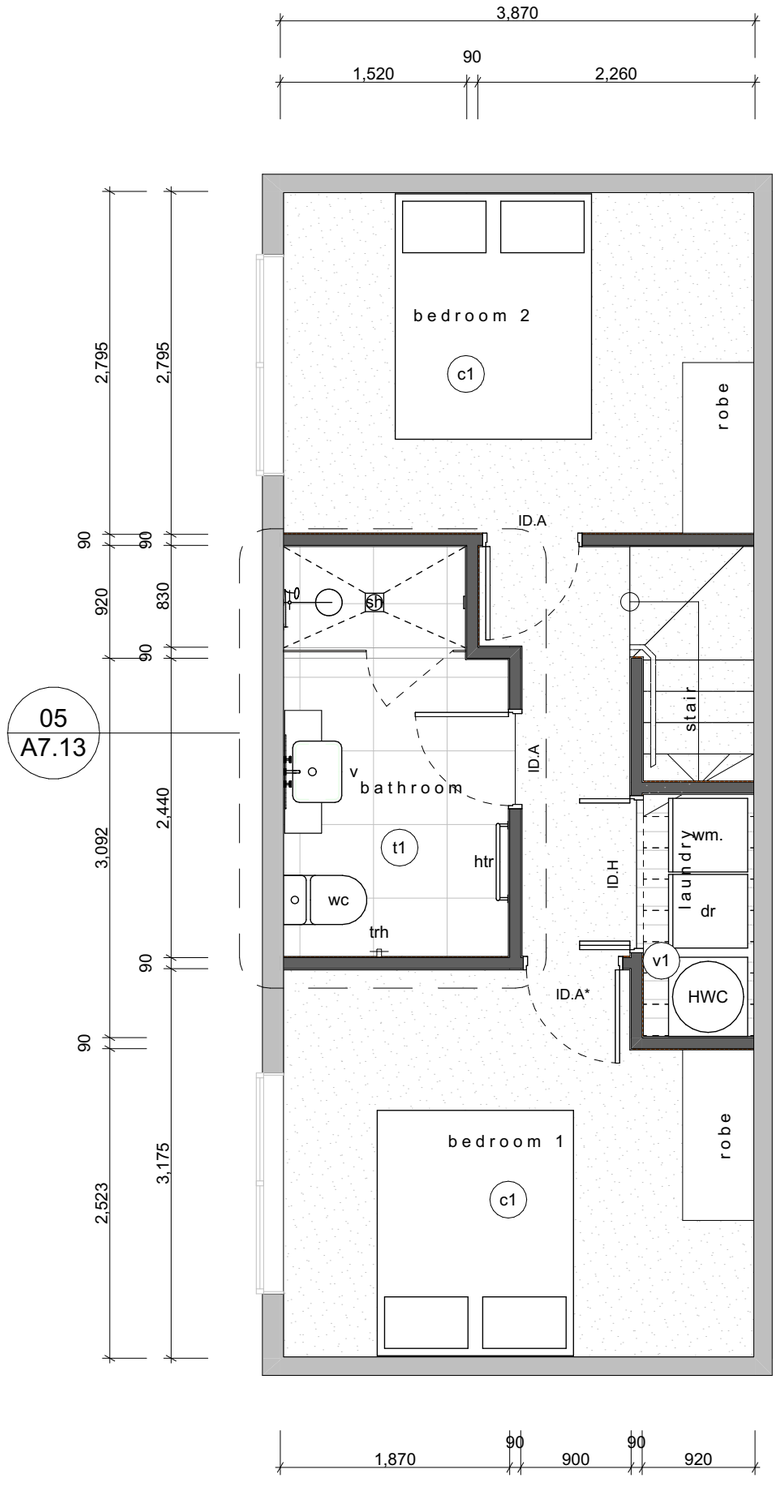
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3796
A4.58
construction details: internals

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



05
A7.13

01 T1 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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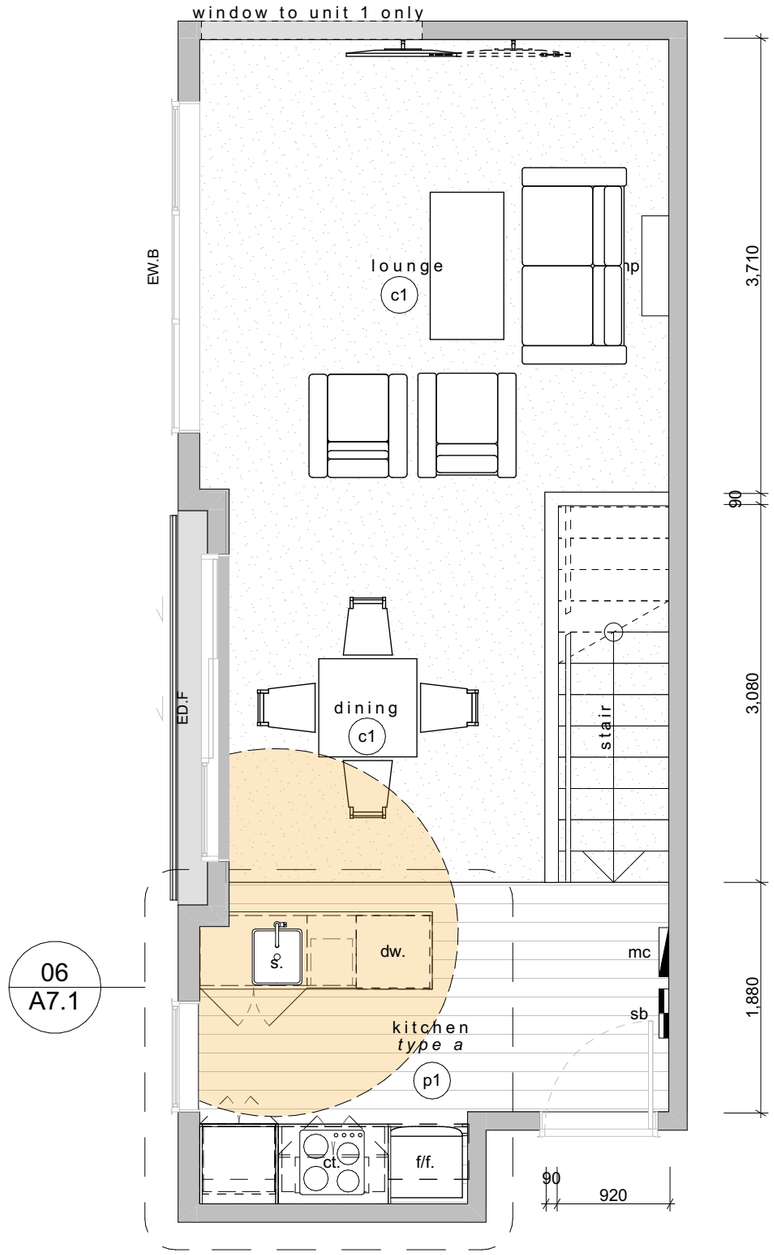
rev.	date	issue	description
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A5.11

Typology 1: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T1 02 presentation plan
scale 1:50 @ A3

floor finishes legend

- c1 **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- c2 **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- t1 **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- p1 **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- v1 **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.

Circle indicates 1.5m required from kitchen tap as per E3/AS1.

Deck: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

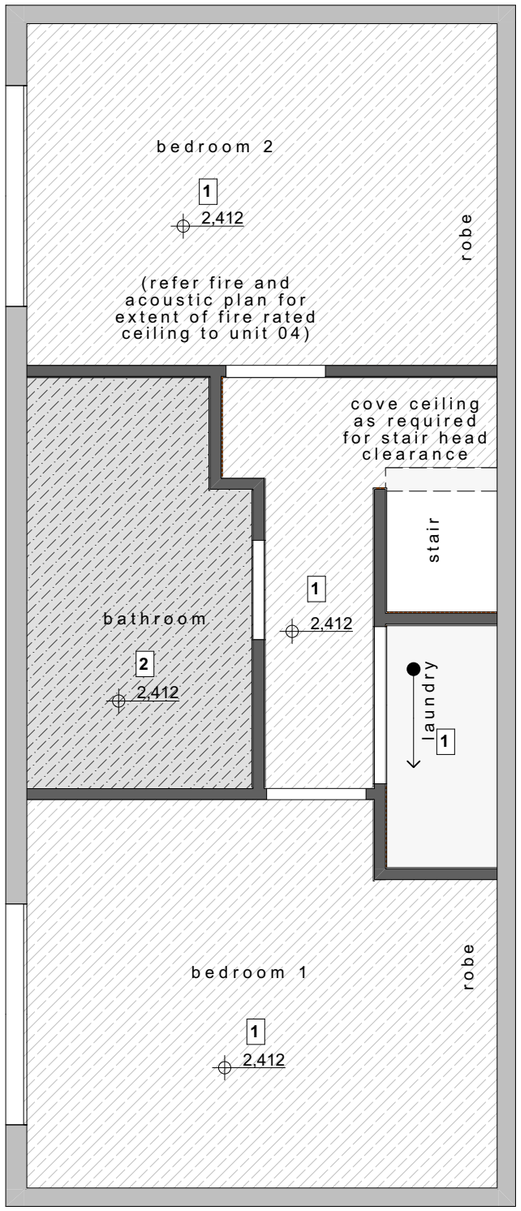
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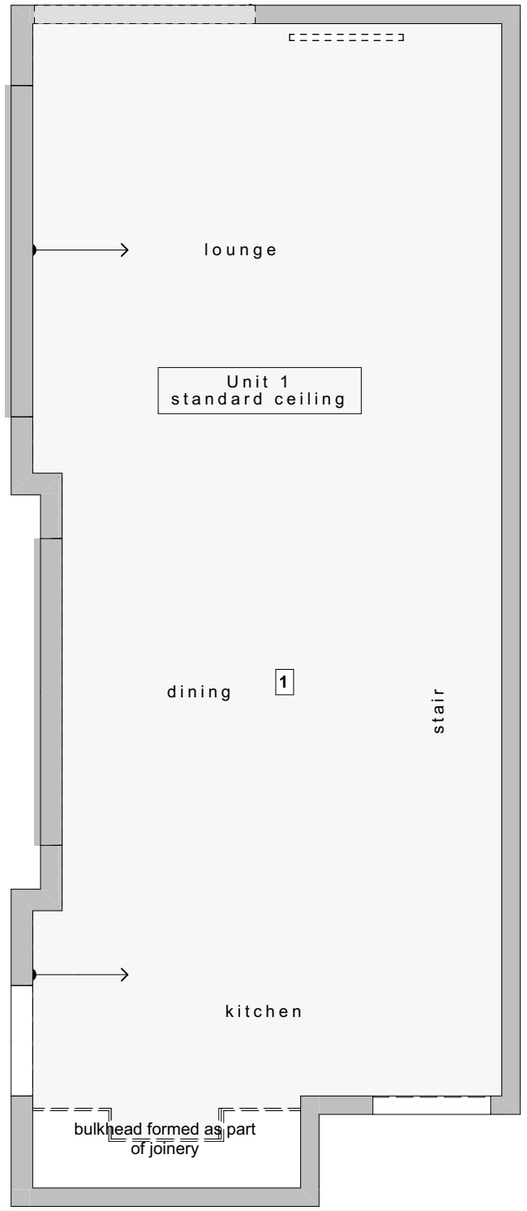
rev.	date	issue	description
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A5.12
Typology 1: typology plan: level 02

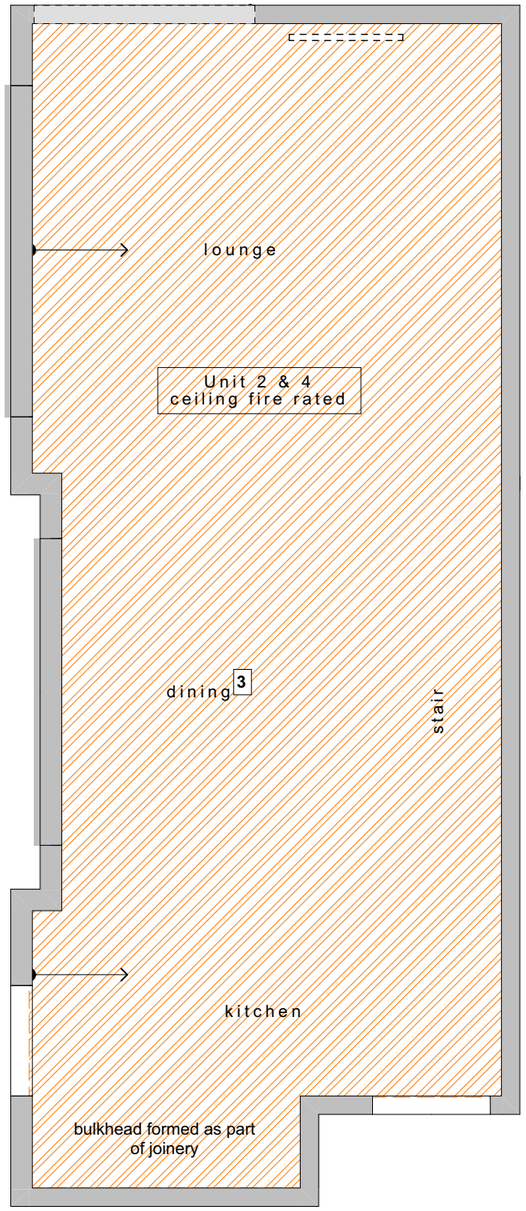
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01 T1 01 reflected ceiling plan
scale 1:50 @ A3



03 T1 02 reflected ceiling plan (unit 1)
scale 1:50 @ A3



02 T1 02 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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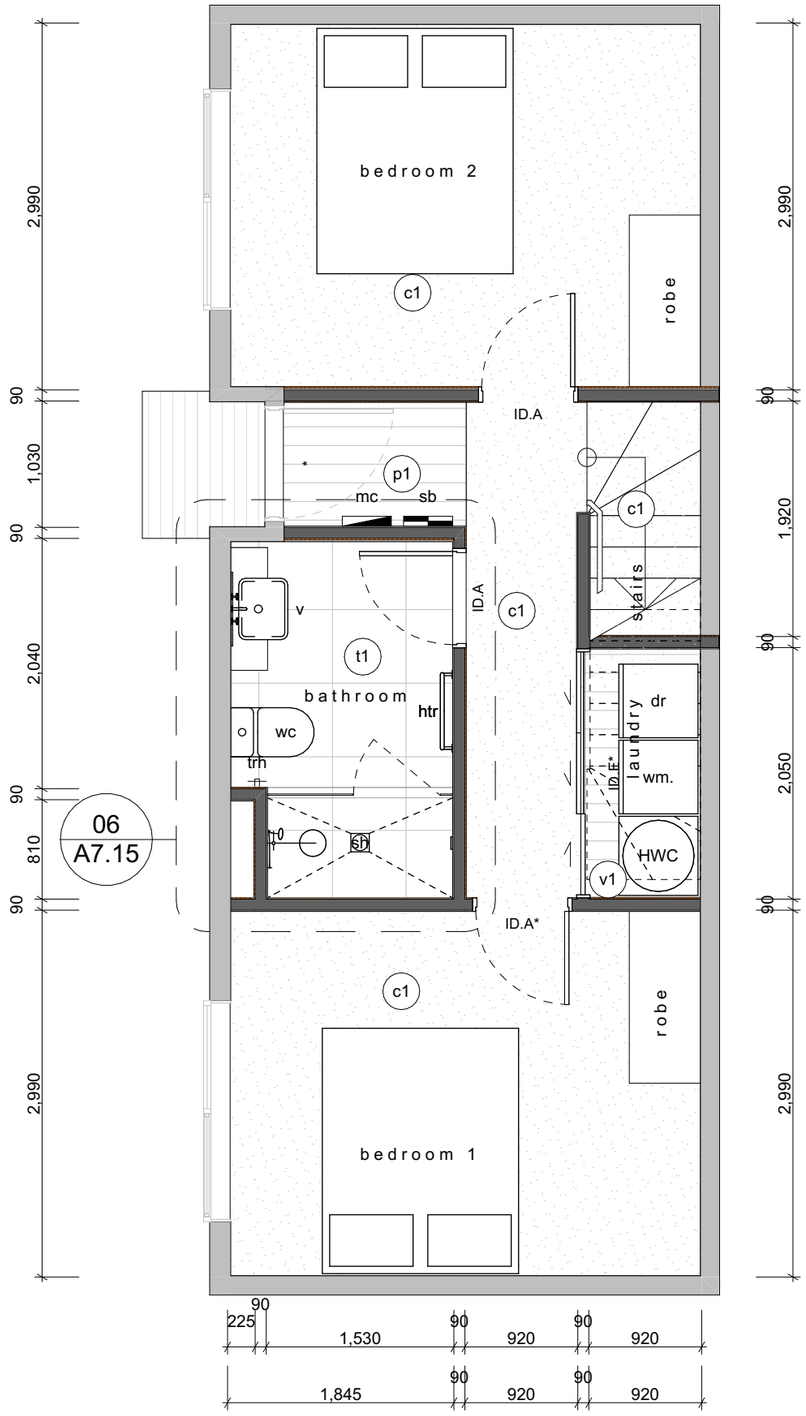
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A5.13

Typology 1: reflected ceiling plans

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T1.1 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- c1 **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- c2 **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- t1 **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- p1 **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- v1 **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

- **f/f.** Selected integrated fridge freezer.
- **f.** Selected under bench fridge.
- **ov.** Selected oven.
- **ct.** Selected cooktop.
- **dw.** Selected dishwasher.
- **rh.** Selected integrated ranghood.
- **wm.** Selected washing machine.
- **dr.** Selected dryer.
- **hp.** Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

- **s.** Selected sink.
- **t.** Selected tap.
- **va.** Selected vanity, basin & mixer.
- **wc.** Selected toilet.
- **trh.** Selected toilet roll holder.
- **htr.** Selected heated towel rail.
- **sh.** Selected shower head. Provide solid blocking for fixing.
- **mix.** Selected mixer. Provide solid blocking for fixing.
- **hwc.** Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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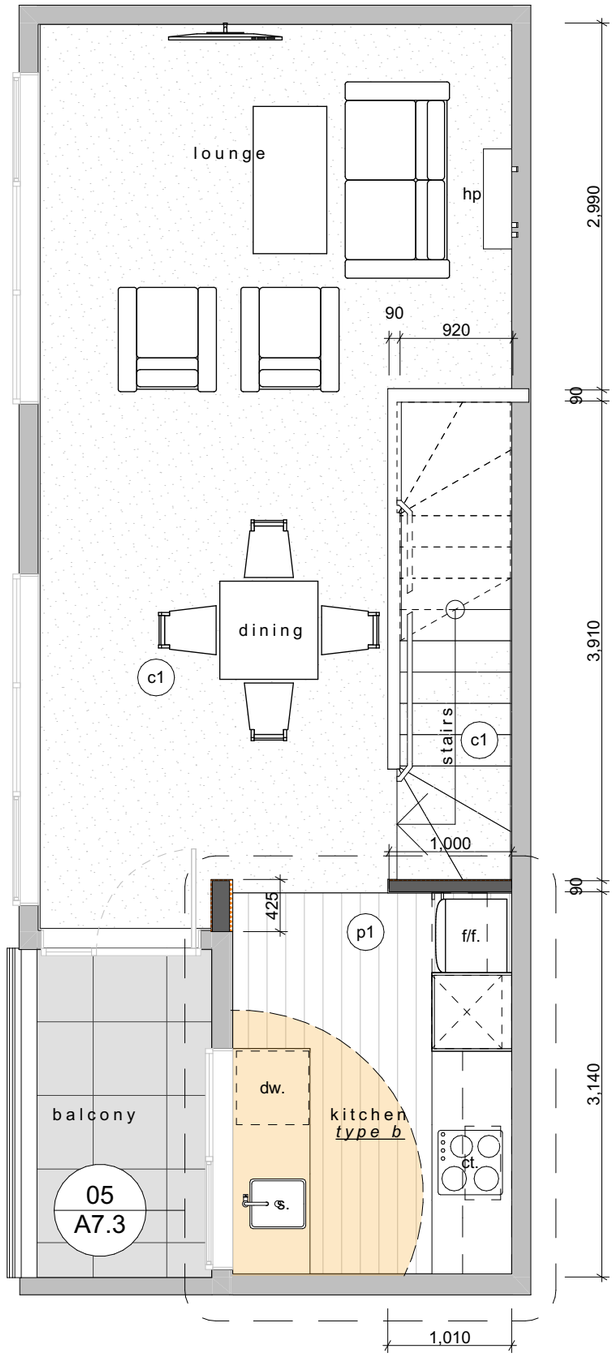
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A5.21

Typology 1.1: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.

Circle indicates 1.5m required from kitchen tap as per E3/AS1.

Deck: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

01 T1.1 02 presentation plan
scale 1:50 @ A3

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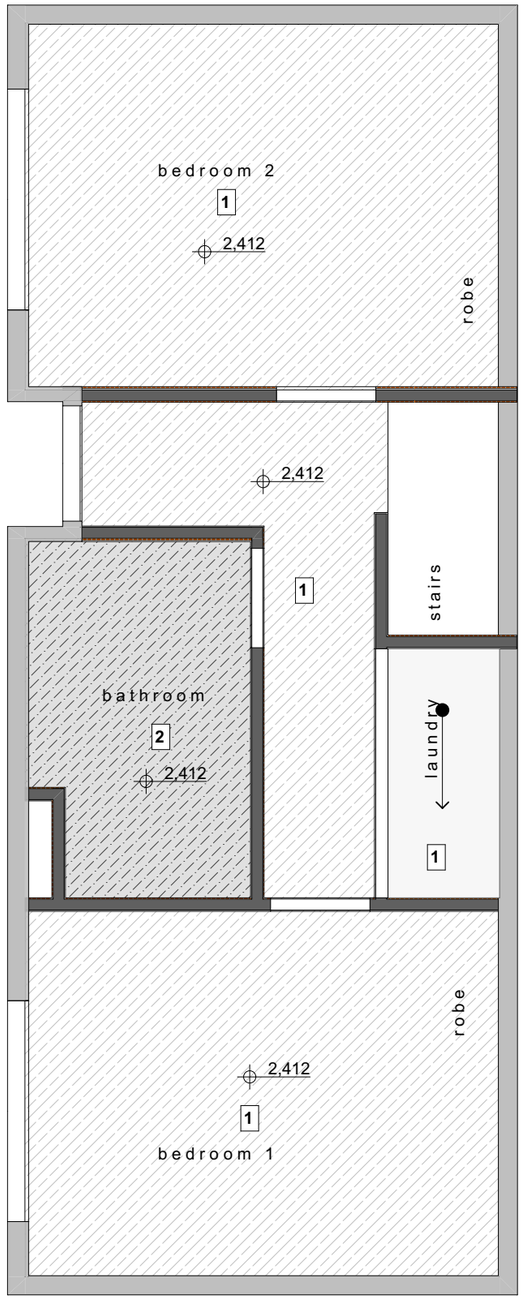
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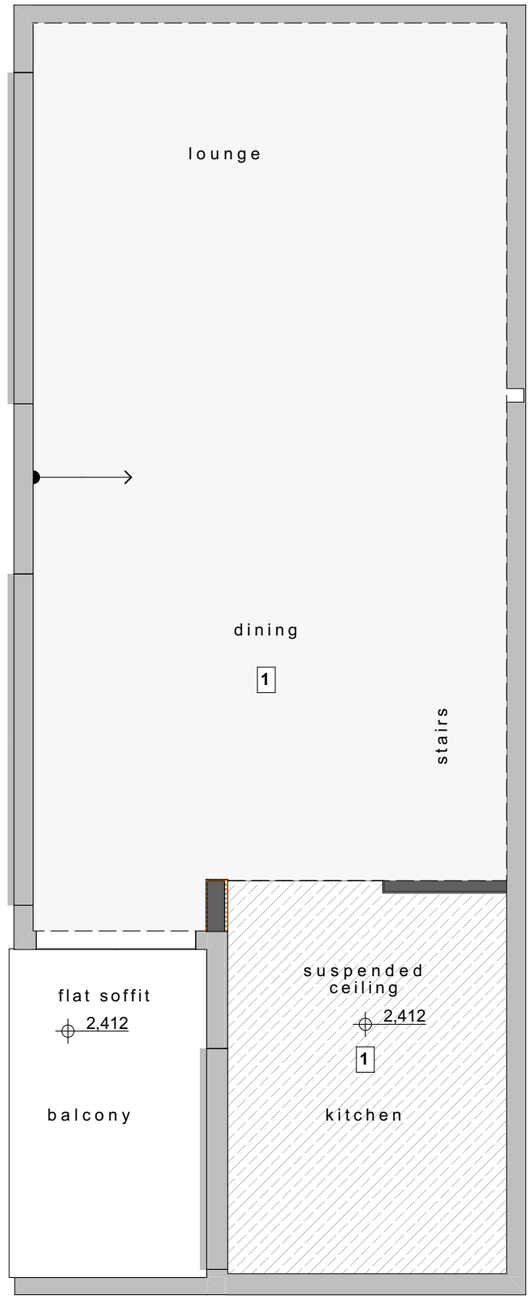
A5.22

Typology 1.1: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T1.1 01 reflected ceiling plan - -
scale 1:50 @ A3



02 T1.1 02 reflected ceiling plan - -
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

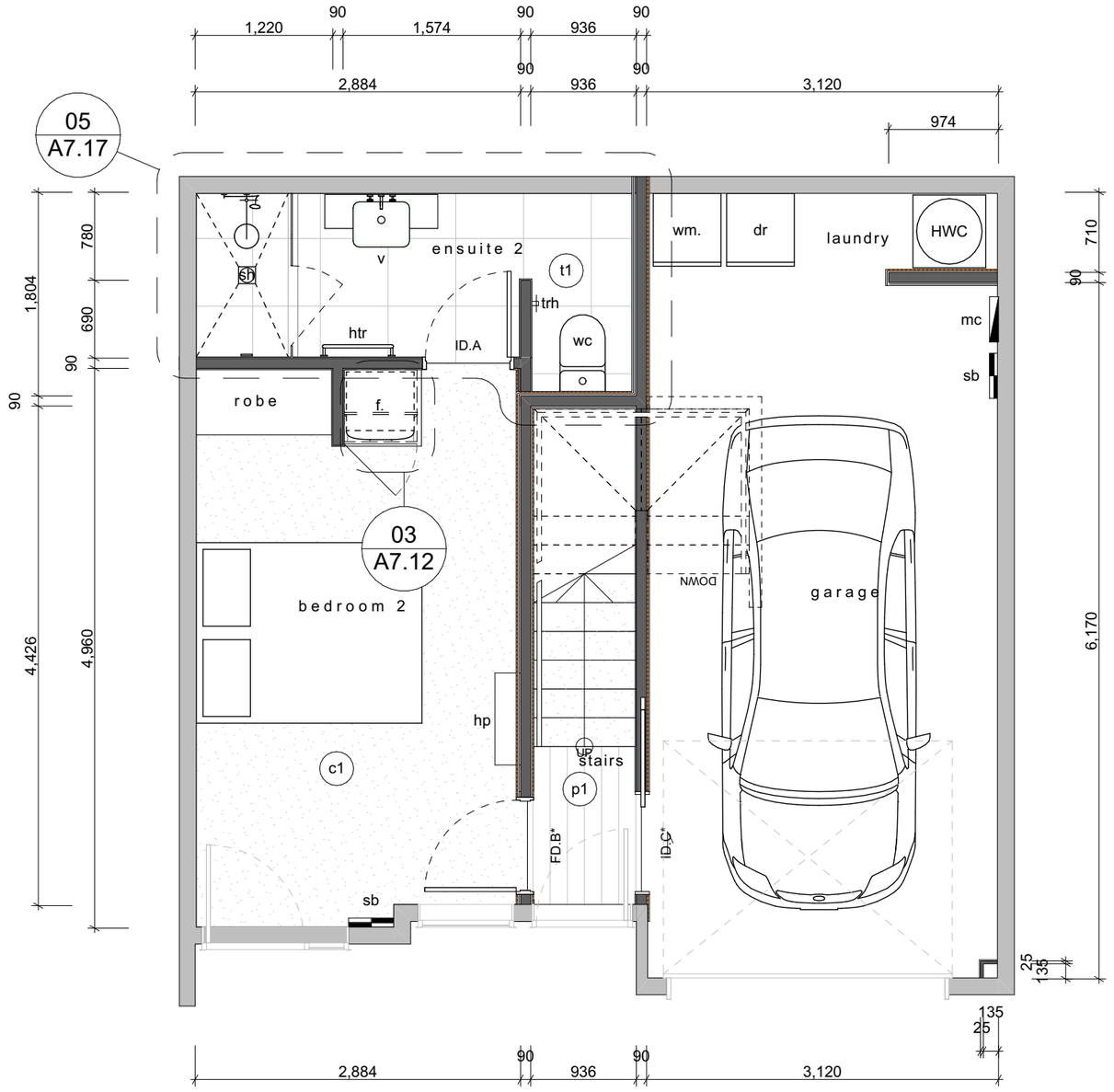
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

A5.23

Typology 1.1: reflected ceiling plans

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T2 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

- **f/f.** Selected integrated fridge freezer.
- **f.** Selected under bench fridge.
- **ov.** Selected oven.
- **ct.** Selected cooktop.
- **dw.** Selected dishwasher.
- **rh.** Selected integrated ranghood.
- **wm.** Selected washing machine.
- **dr.** Selected dryer.
- **hp.** Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

- **s.** Selected sink.
- **t.** Selected tap.
- **va.** Selected vanity, basin & mixer.
- **wc.** Selected toilet.
- **trh.** Selected toilet roll holder.
- **htr.** Selected heated towel rail.
- **sh.** Selected shower head. Provide solid blocking for fixing.
- **mix.** Selected mixer. Provide solid blocking for fixing.
- **hwc.** Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

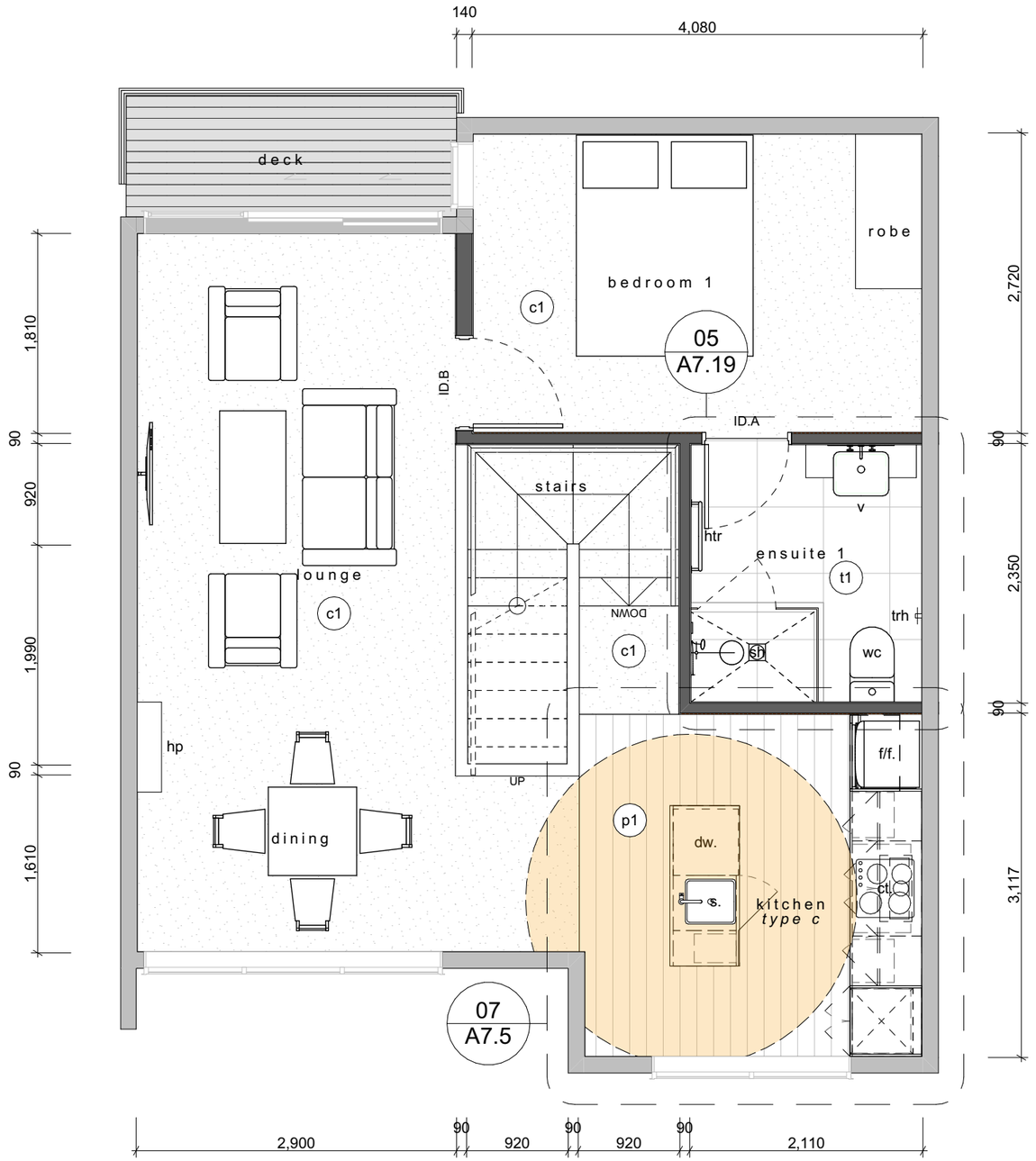
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

A5.31

Typology 2: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
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4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

01 T2 02 presentation plan
scale 1:50 @ A3

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

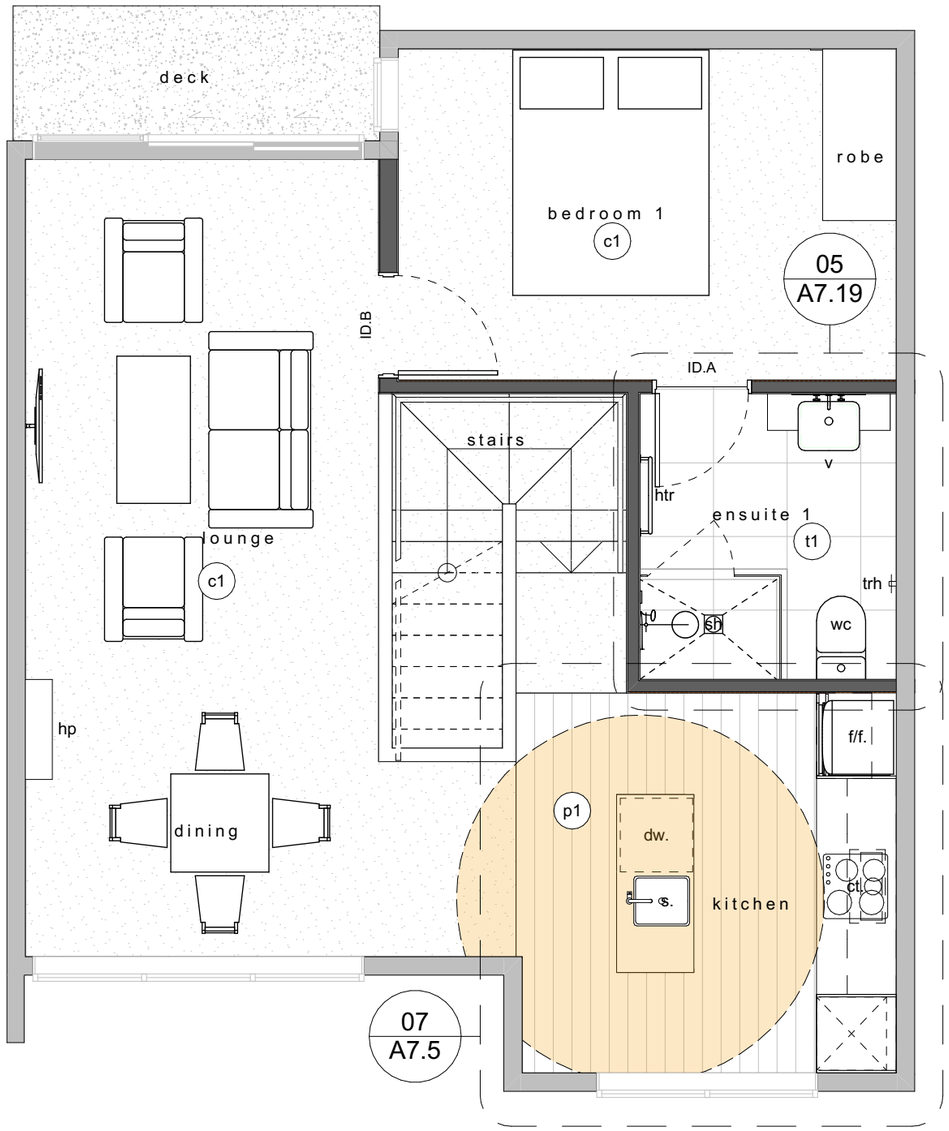
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a	3/11/2026	BUILDING CONSENT	

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A5.32

Typology 2: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
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- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
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4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

01 T2 02 presentation plan (U21) scale 1:50 @ A3

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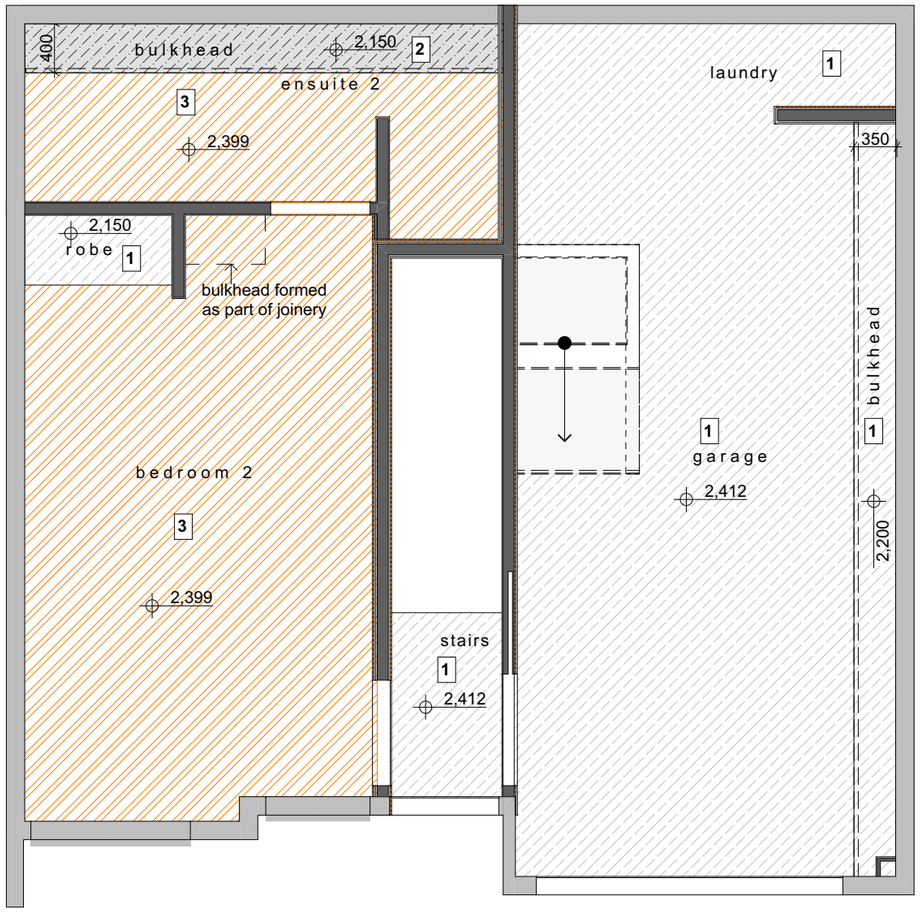
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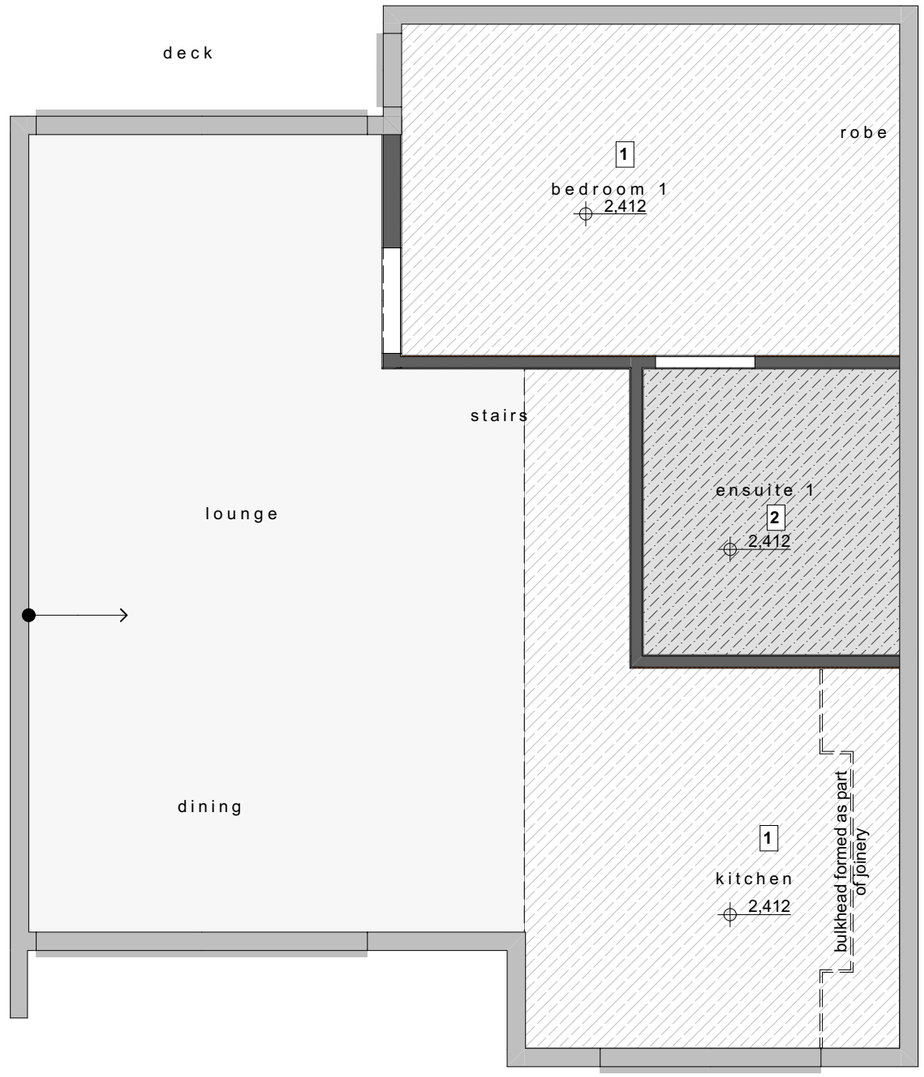
3796

A5.33

Typology 2: typology plan (unit 21): level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.





01 T2 01 reflected ceiling plan
scale 1:50 @ A3

02 T2 02 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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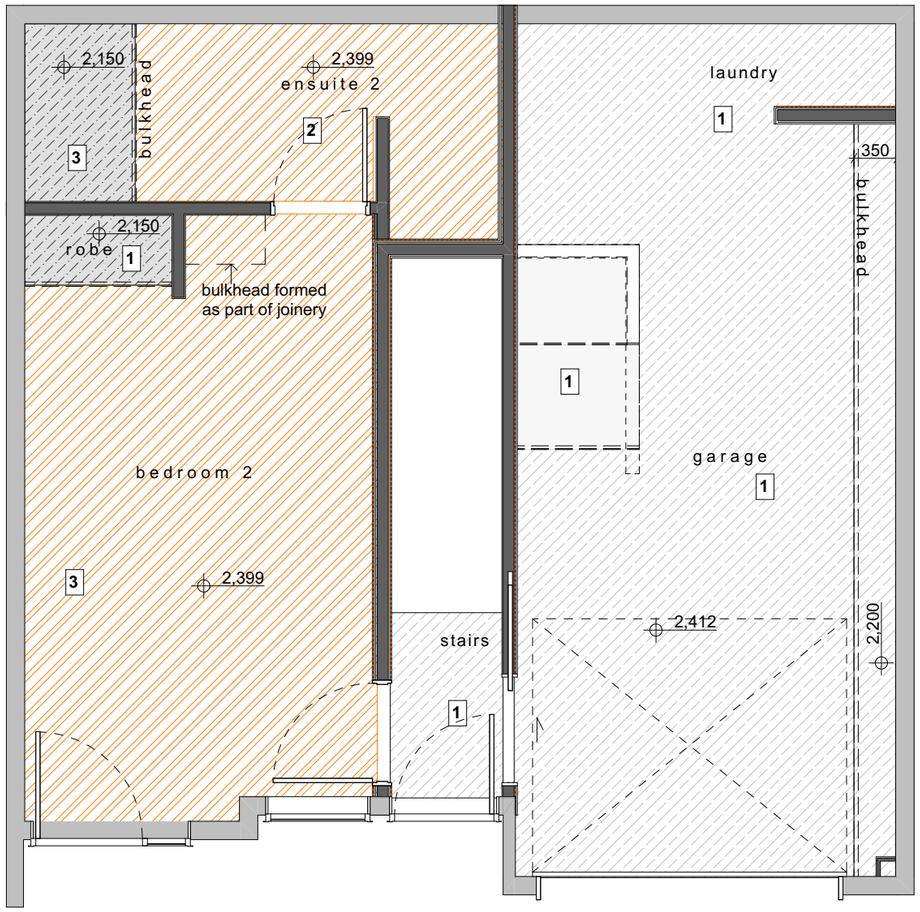
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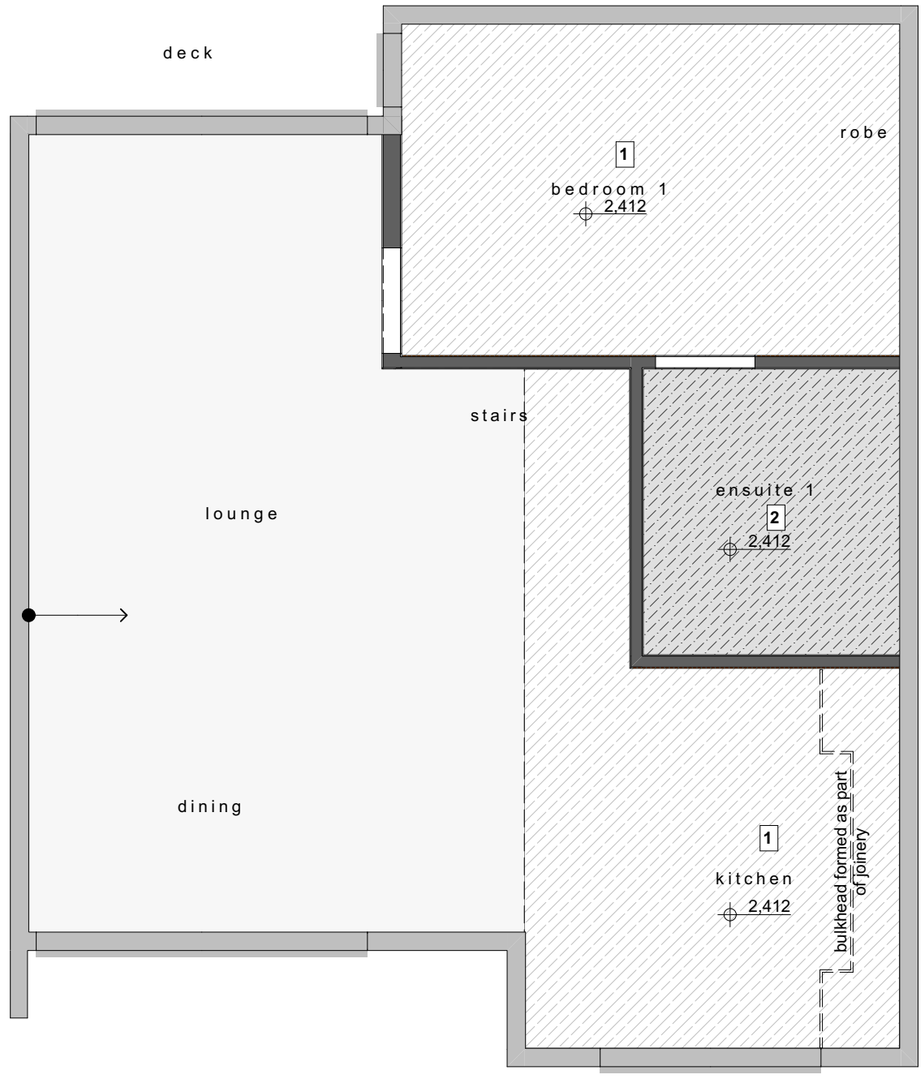
A5.34

Typology 2: reflected ceiling plans

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T2 01 reflected ceiling plan (unit 21) - / scale 1:50 @ A3 -



02 T2 02 reflected ceiling plan (unit 21) - / scale 1:50 @ A3 -

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

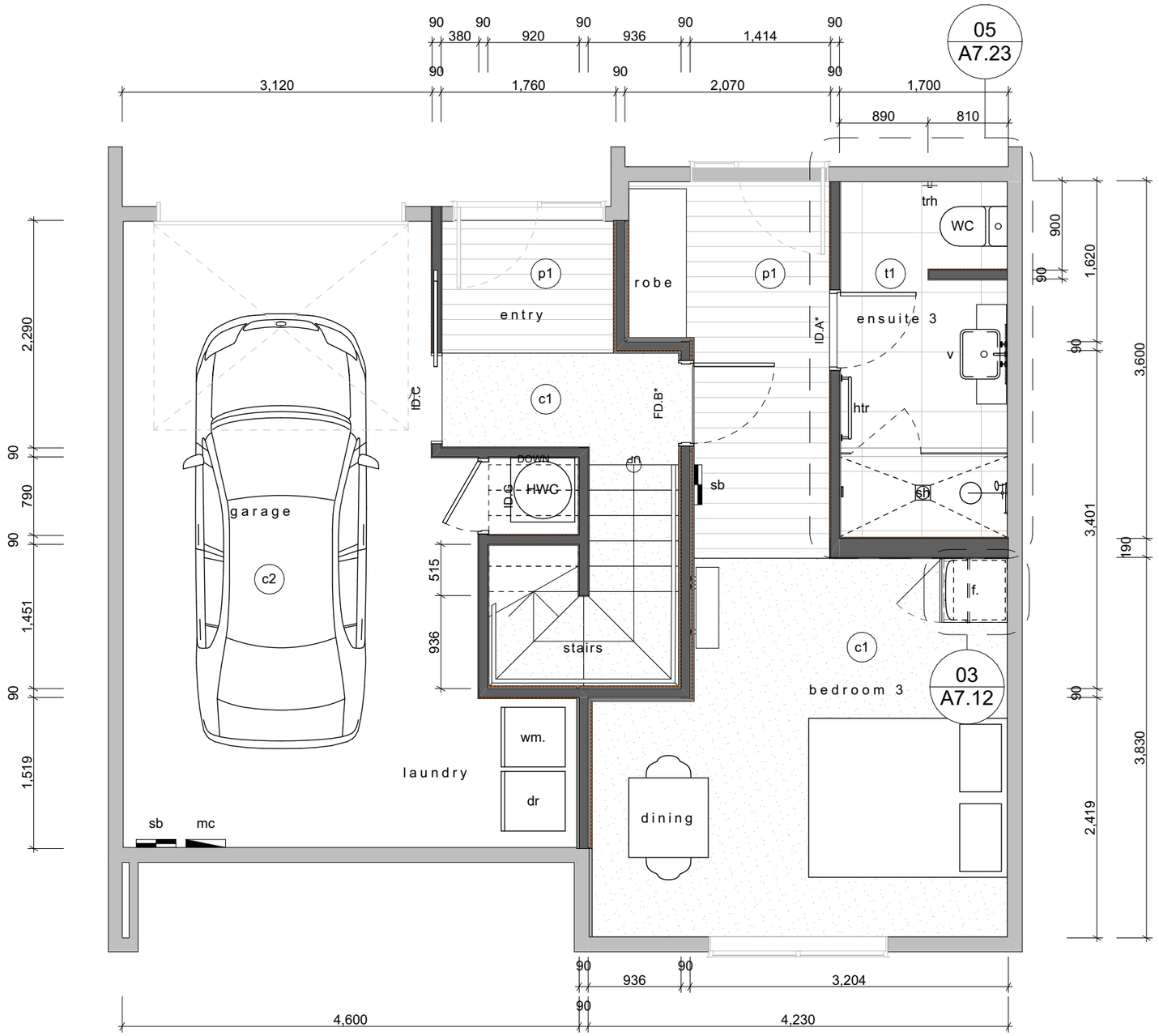
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a	3/11/2026	BUILDING CONSENT	

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A5.35

Typology 2: reflected ceiling plans (unit 21)

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T3 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
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- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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8, 10 & 12 Anderson Heights Queenstown

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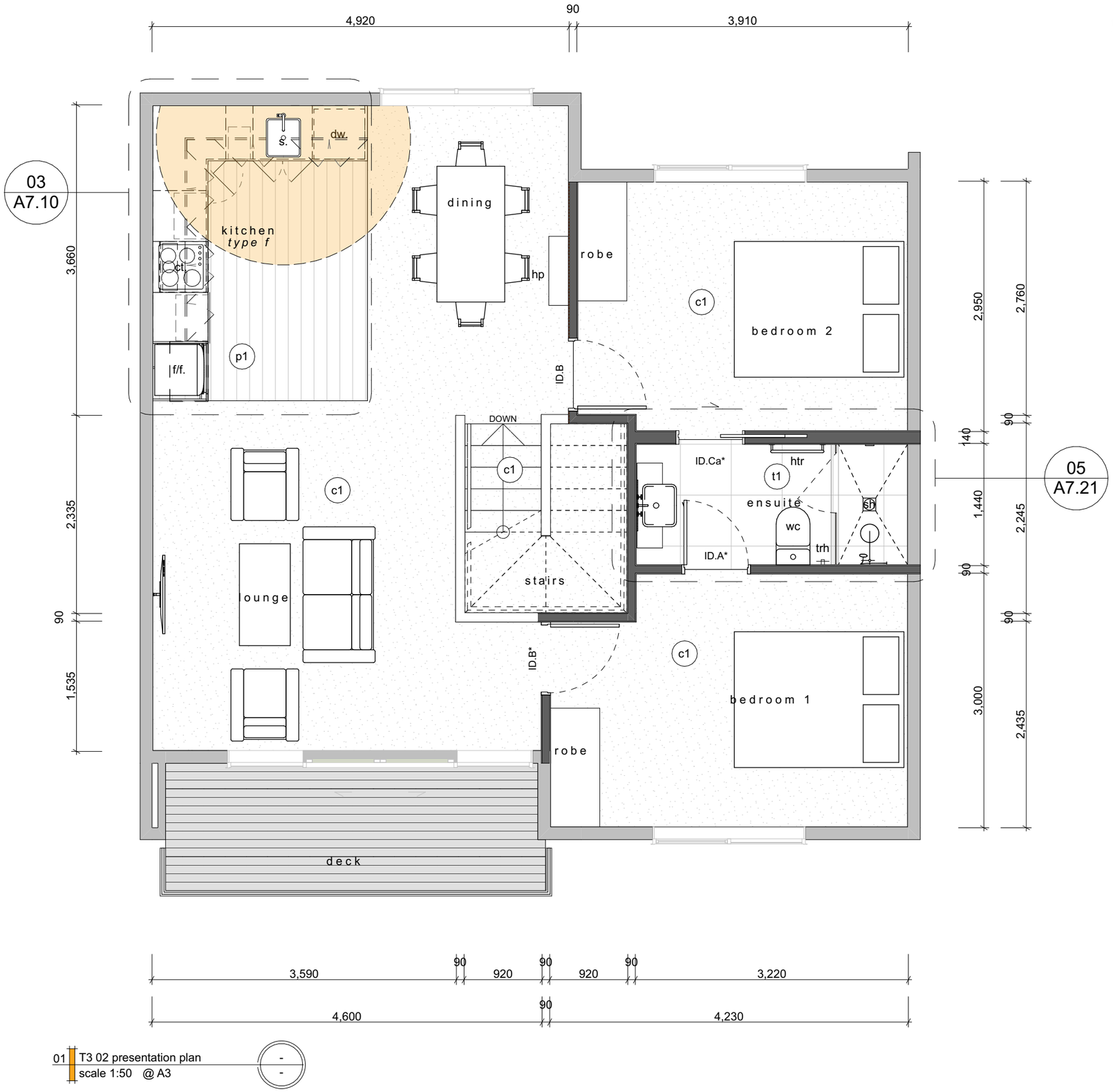
rev.	date	issue	description
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A5.41

Typology 3: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T3 02 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

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5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

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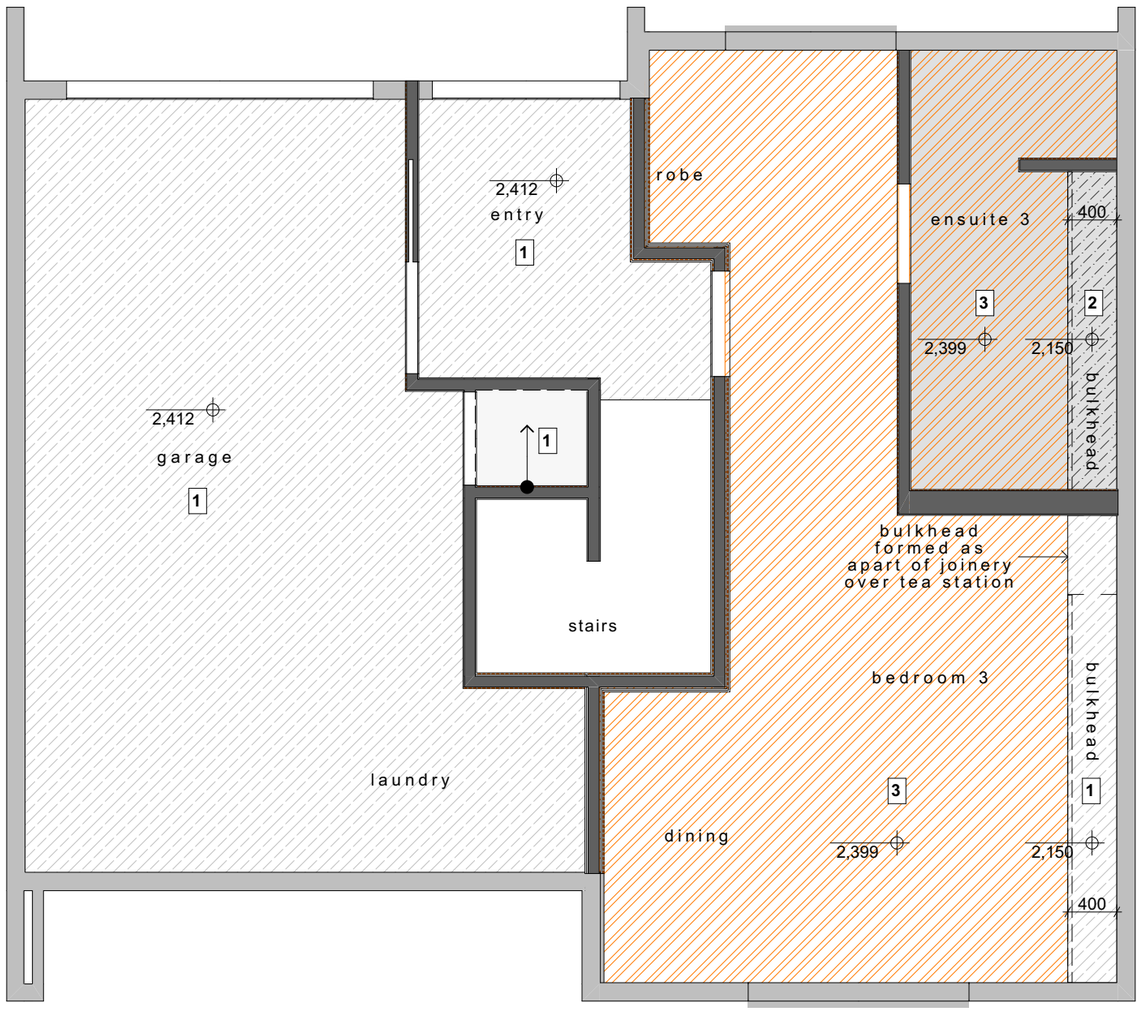
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A5.42

Typology 3: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

01 T3 01 reflected ceiling plan
scale 1:50 @ A3

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

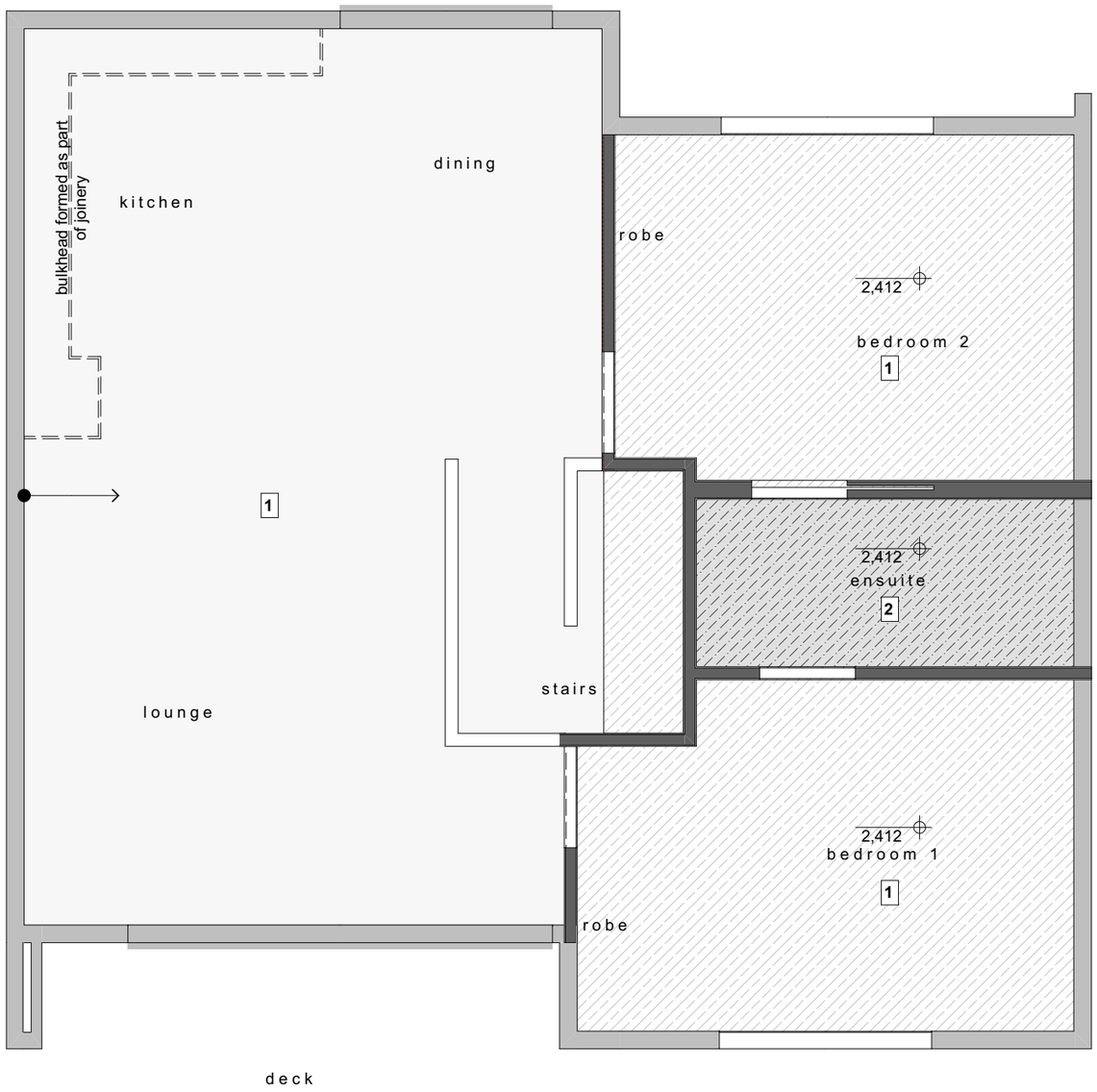
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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A5.43

Typology 3: reflected ceiling plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

01 T3 02 reflected ceiling plan scale 1:50 @ A3 - -

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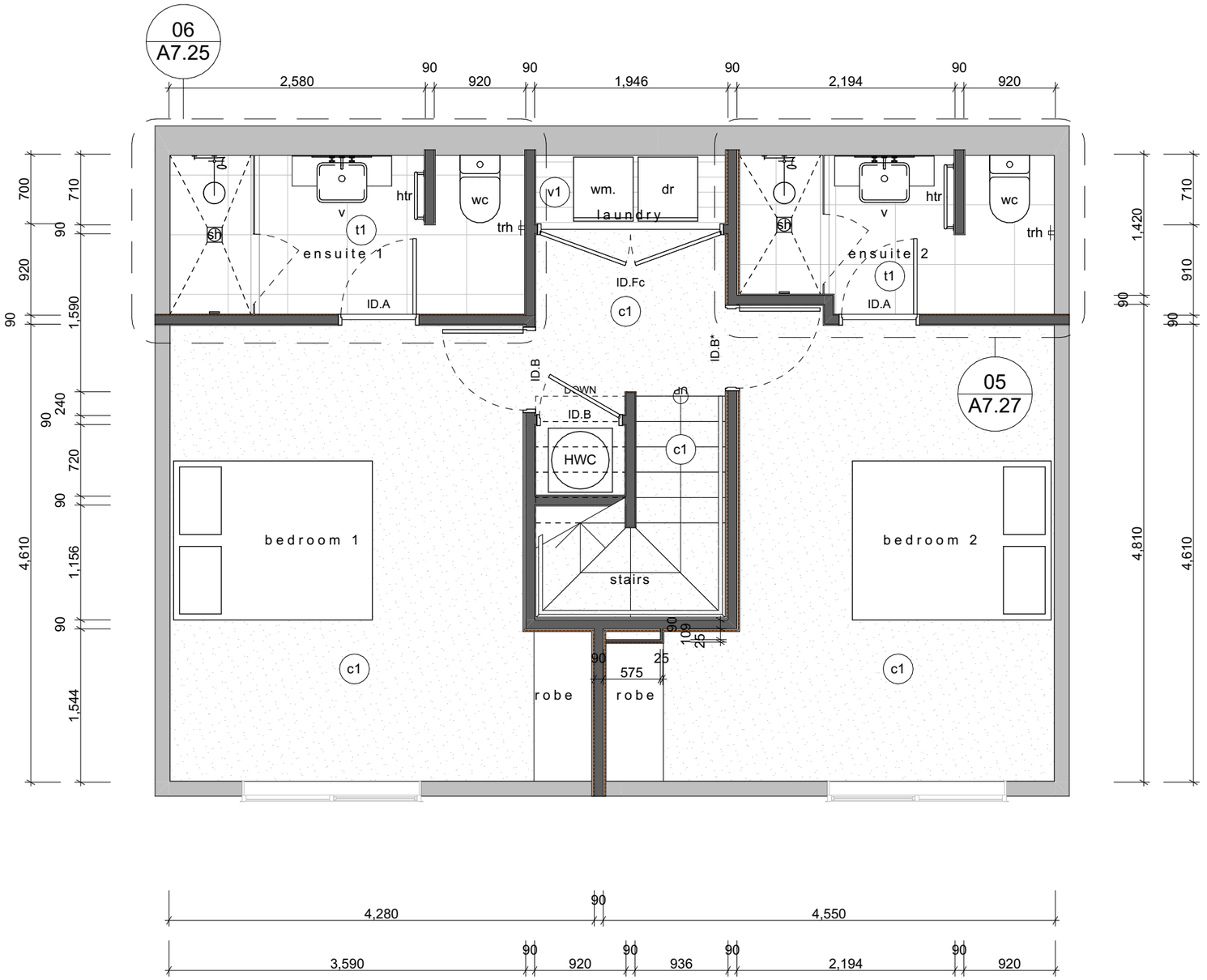
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a	3/11/2026	BUILDING CONSENT	

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A5.44

Typology 3: reflected ceiling plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T3.1 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
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- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
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general notes

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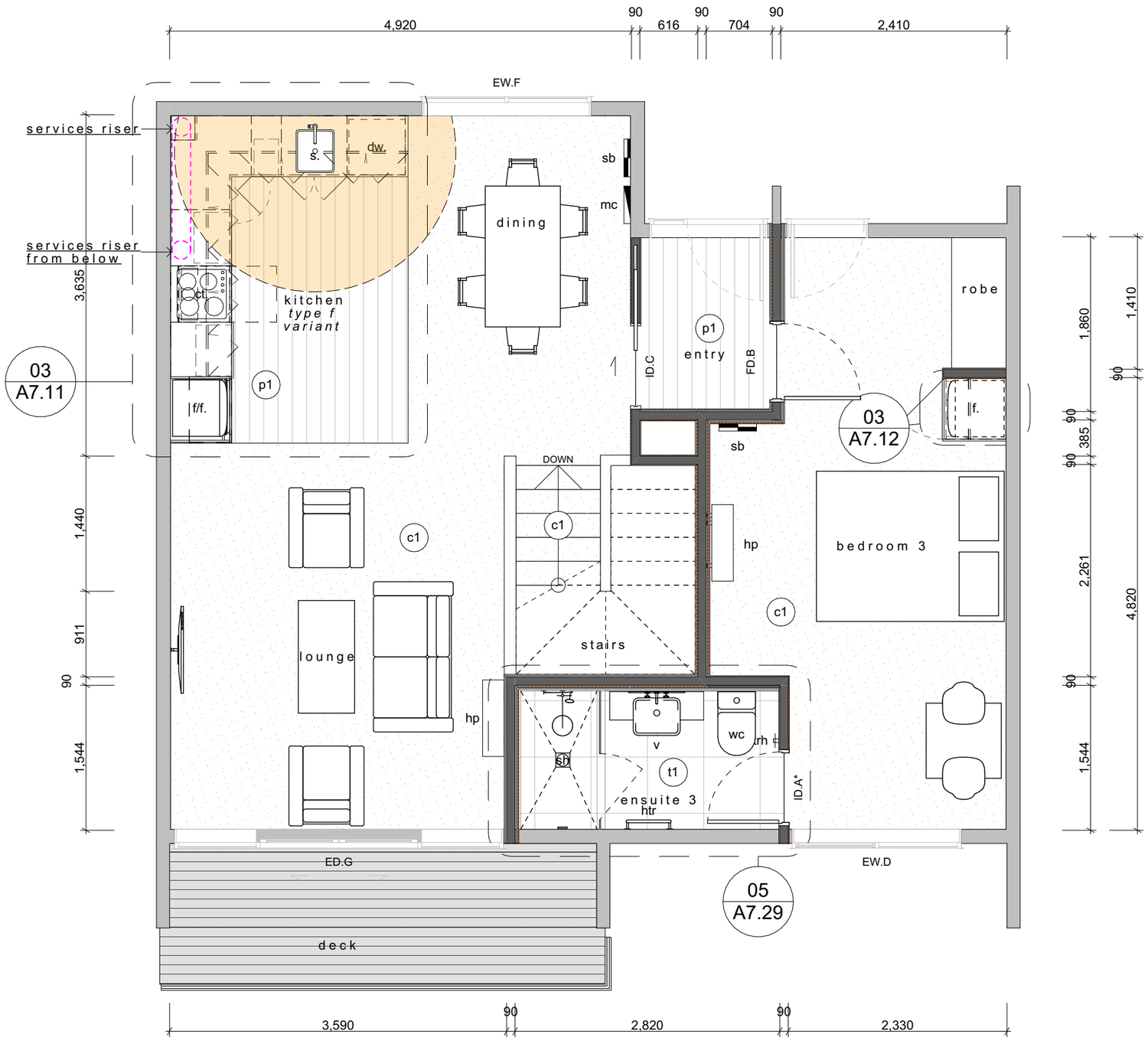
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A5.51

Typology 3.1: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T3.1 02 presentation plan
scale 1:50 @ A3

floor finishes legend

- c1 **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- c2 **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- t1 **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- p1 **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- v1 **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.

Circle indicates 1.5m required from kitchen tap as per E3/AS1.

Deck: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

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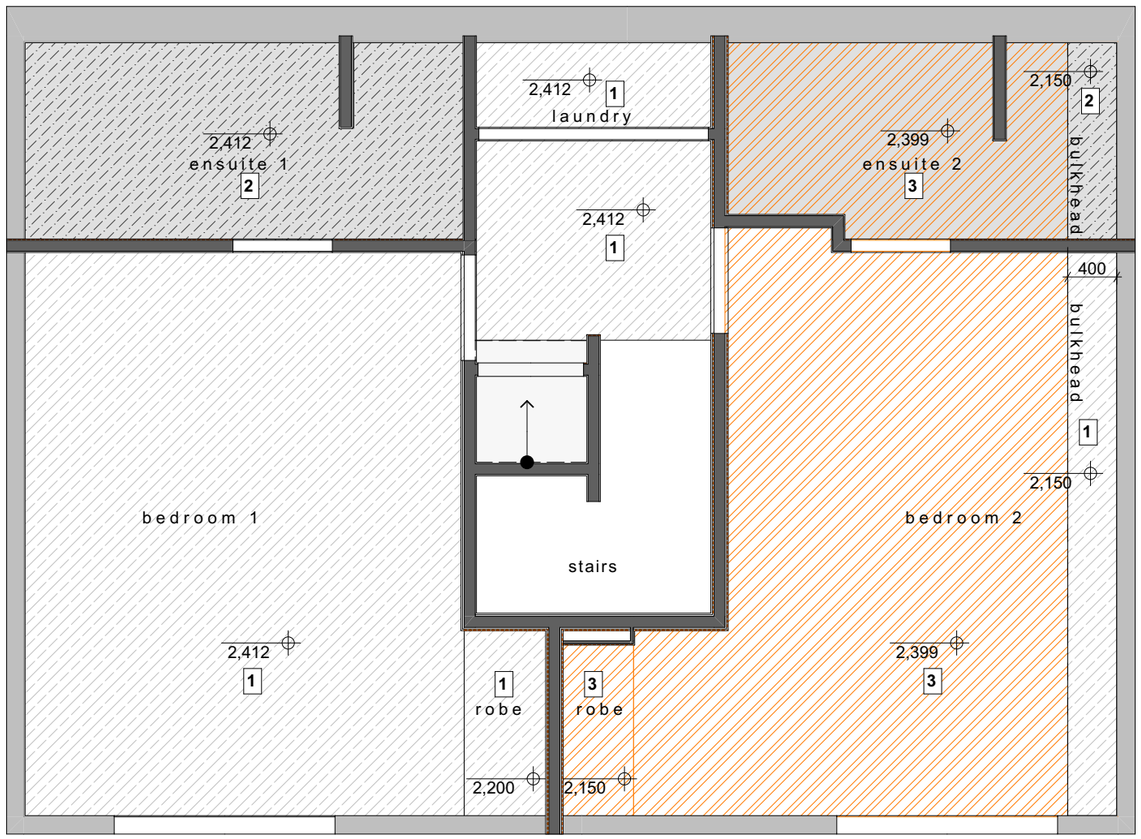
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A5.52

Typology 3.1: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T3.1 01 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:
1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

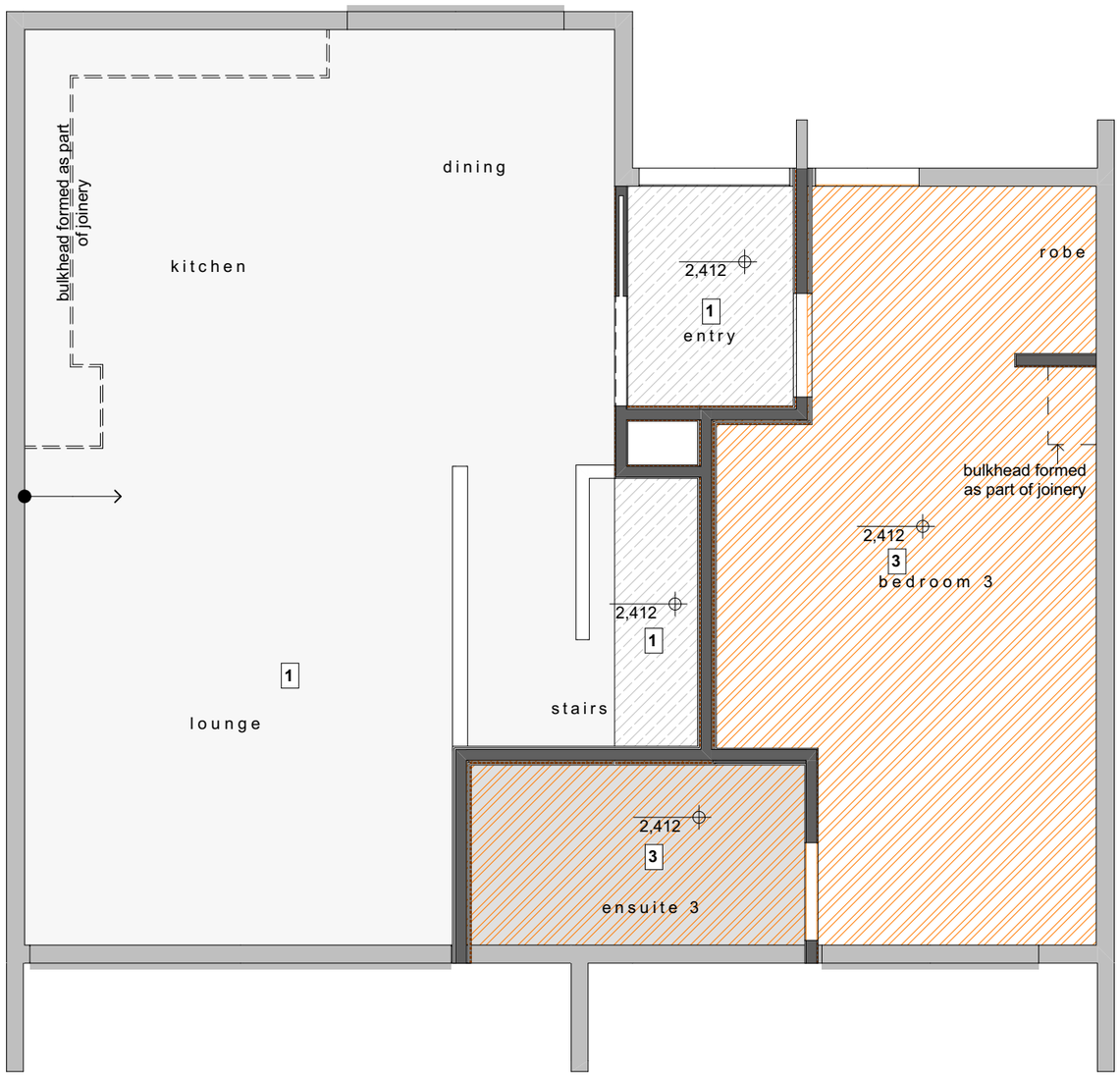
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A5.53
Typology 3.1: reflected ceiling plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

01 T3.1 02 reflected ceiling plan
scale 1:50 @ A3

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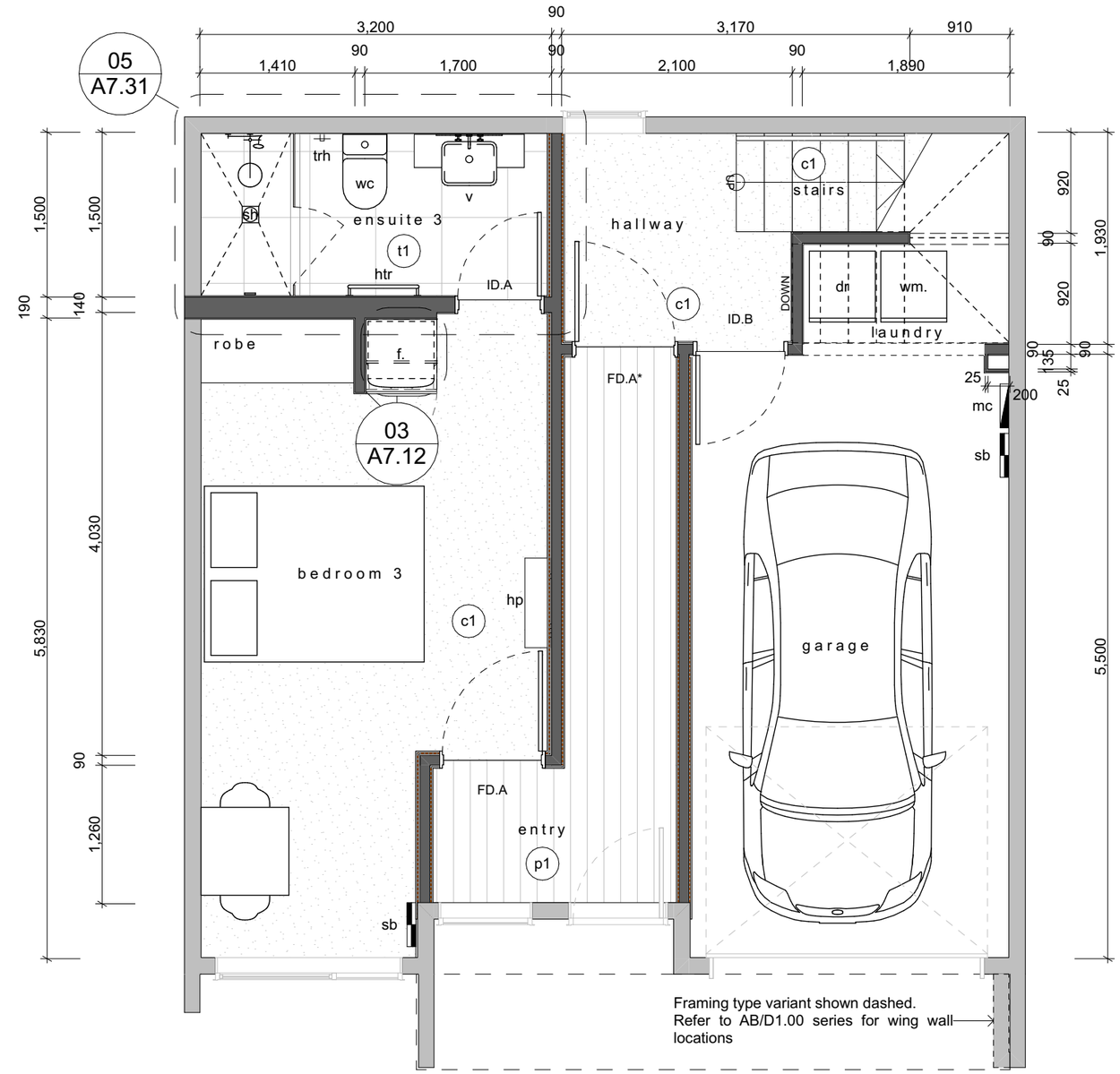
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A5.54

Typology 3.1: reflected ceiling plan: level 02



01 T4 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

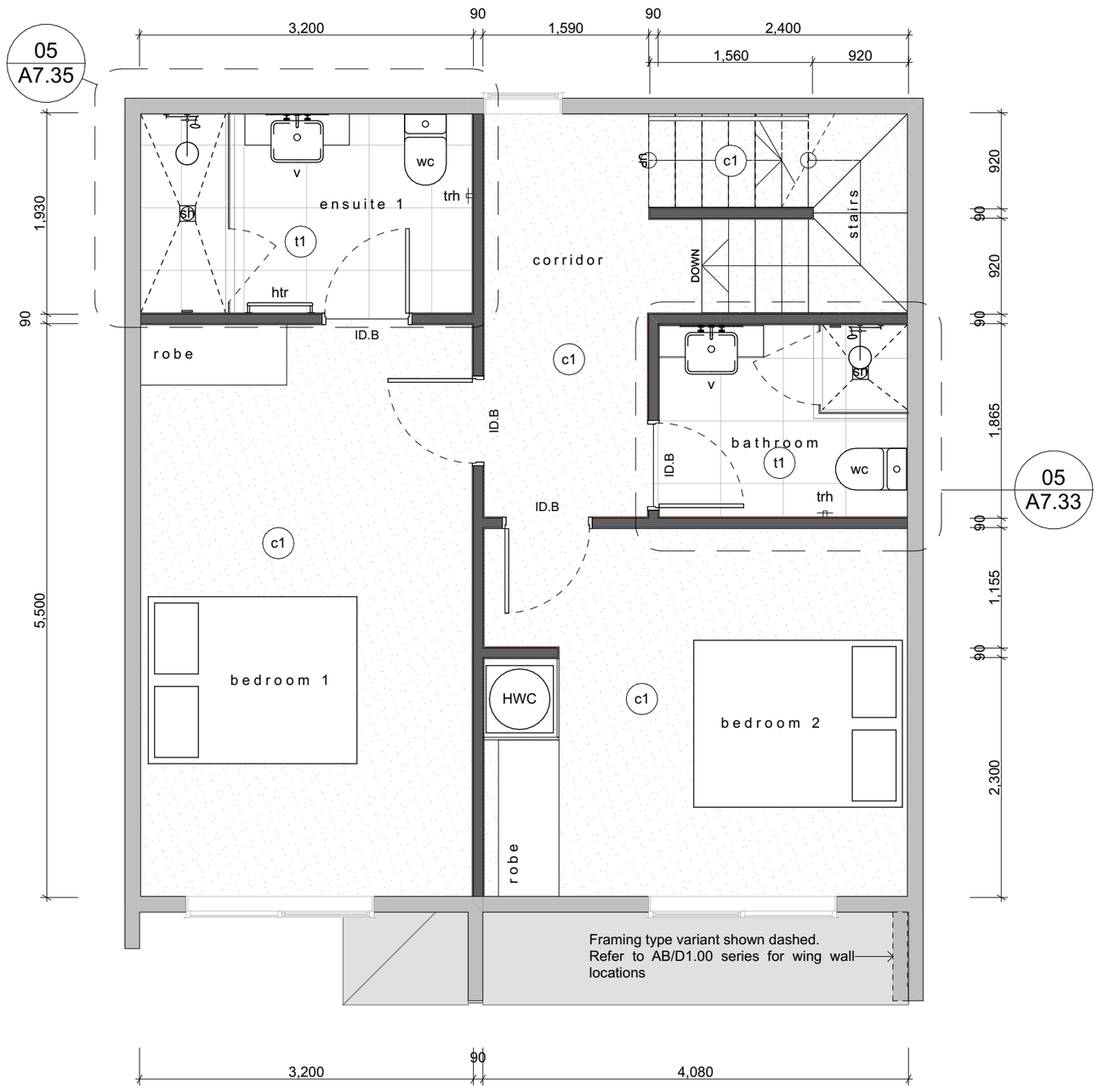
1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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3796
A5.61
Typology 4: typology plan: level 01



01 T4 02 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

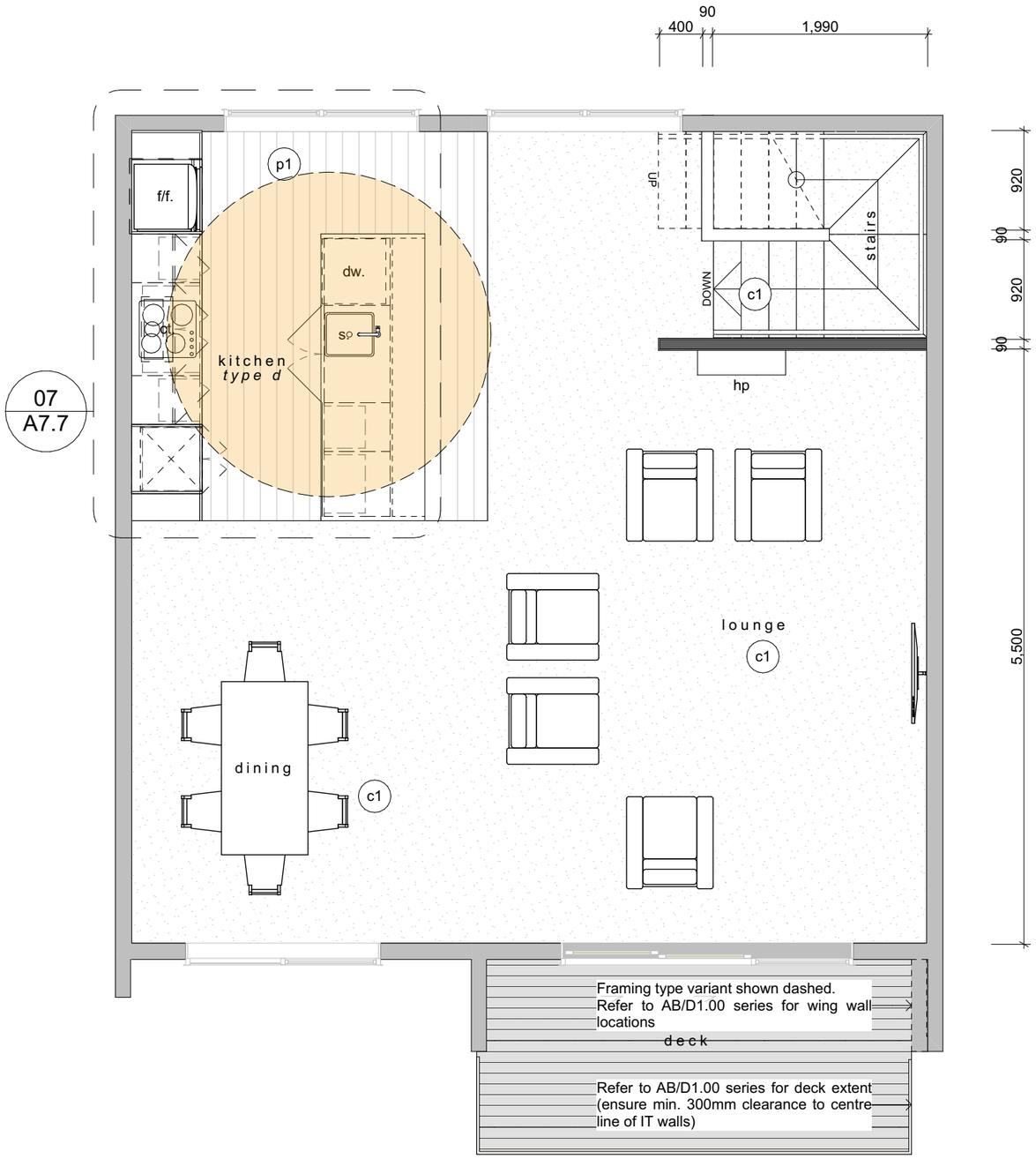
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3796
A5.62
Typology 4: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T4 03 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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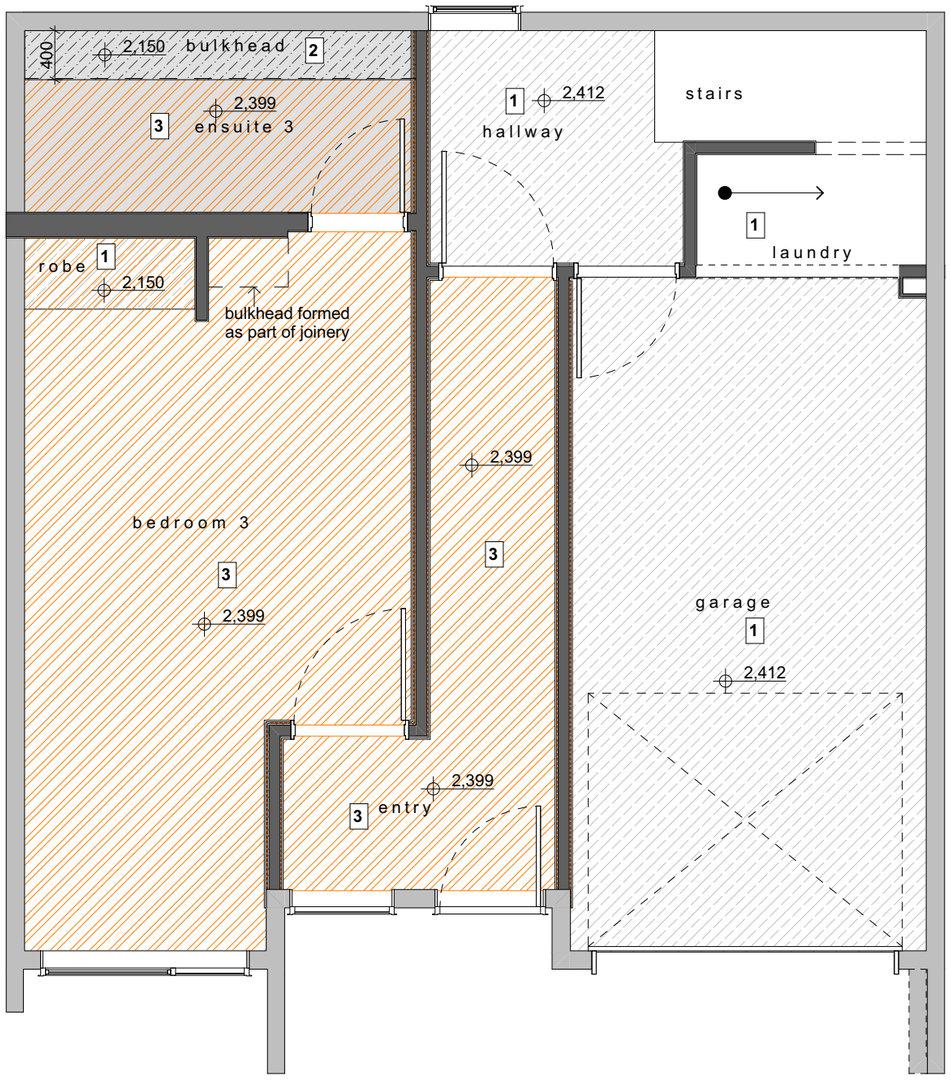
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A5.63

Typology 4: typology plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T4 01 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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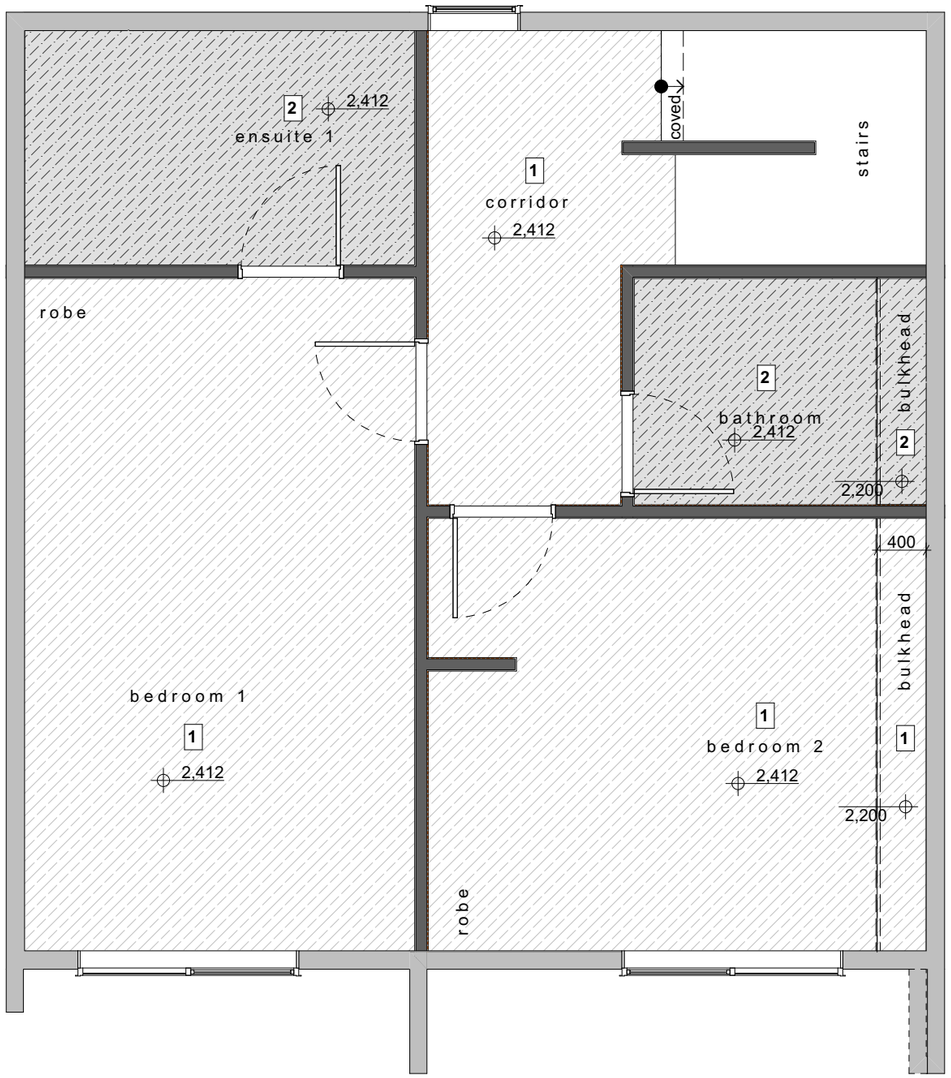
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A5.64

Typology 4: reflected ceiling plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T4 02 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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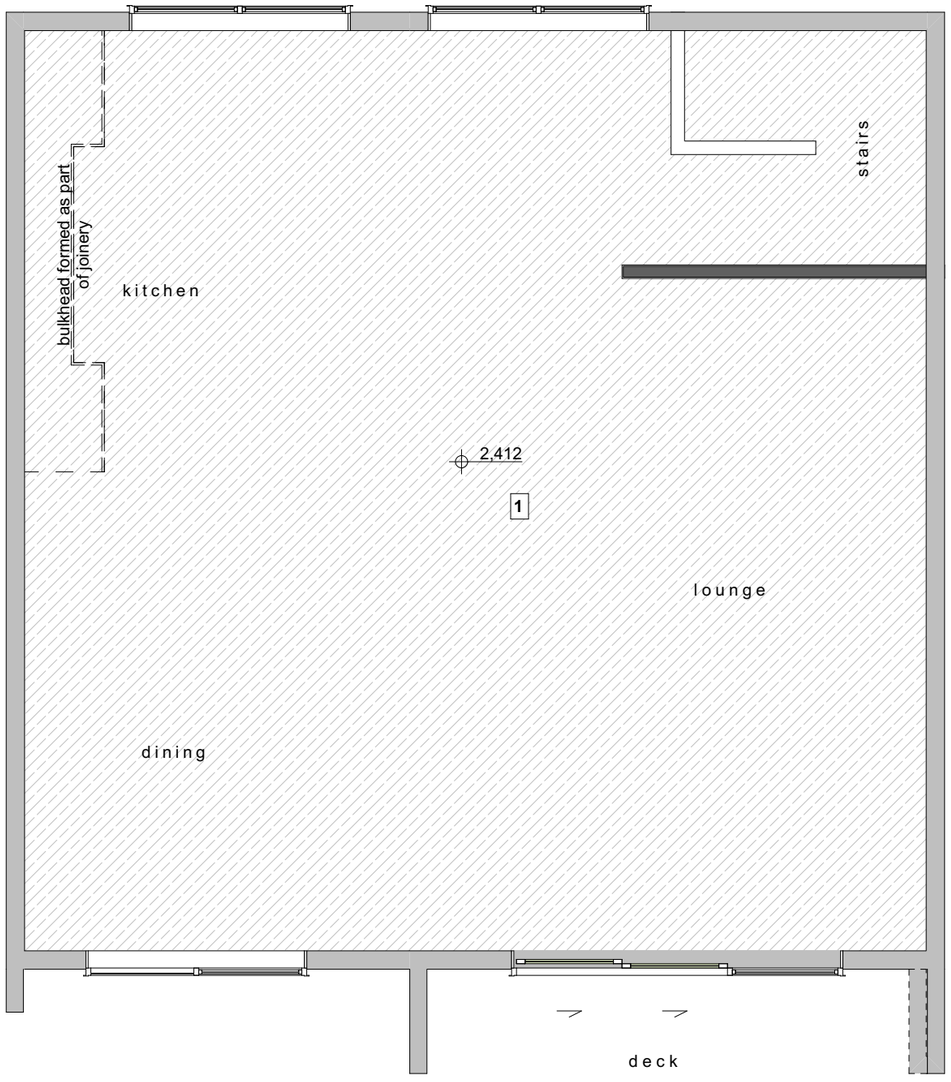
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A5.65

Typology 4: reflected ceiling plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T4 03 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:
1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

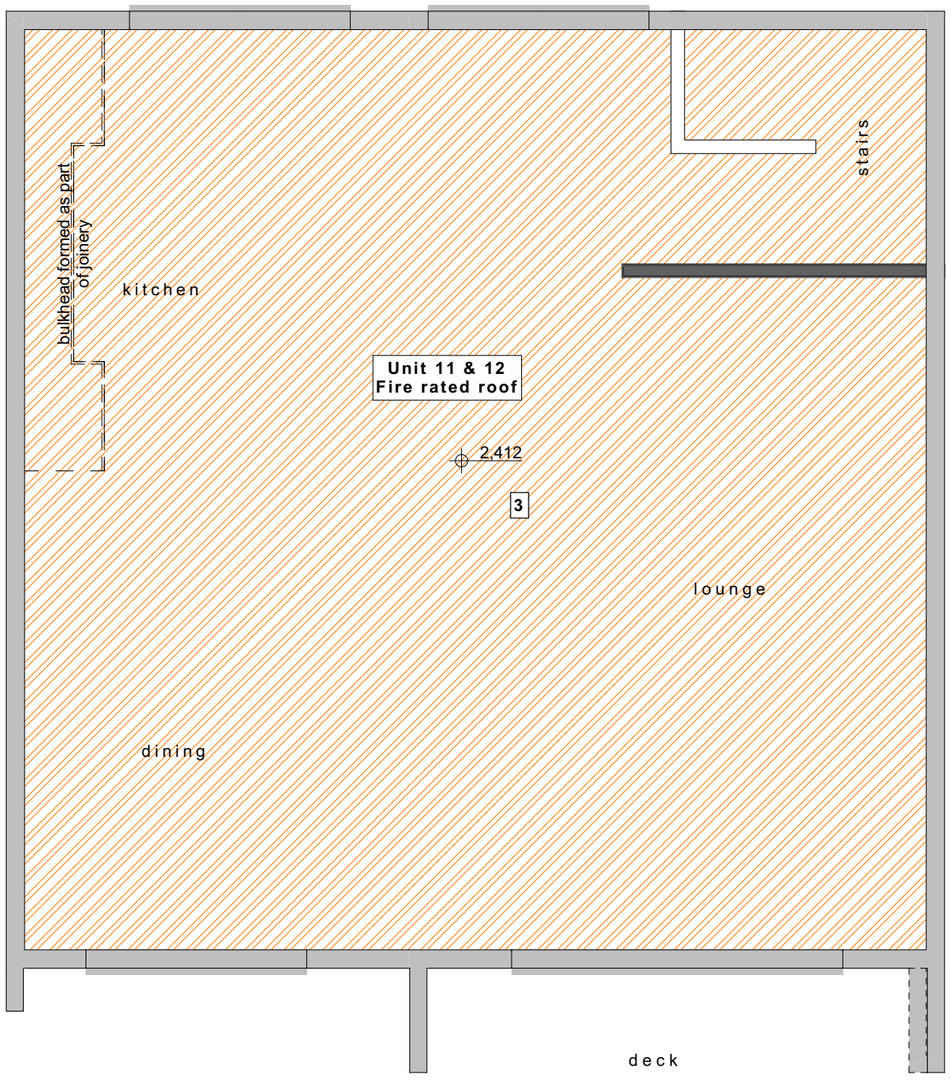
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A5.66
Typology 4: reflected ceiling plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T4 03 reflected ceiling plan (block D)
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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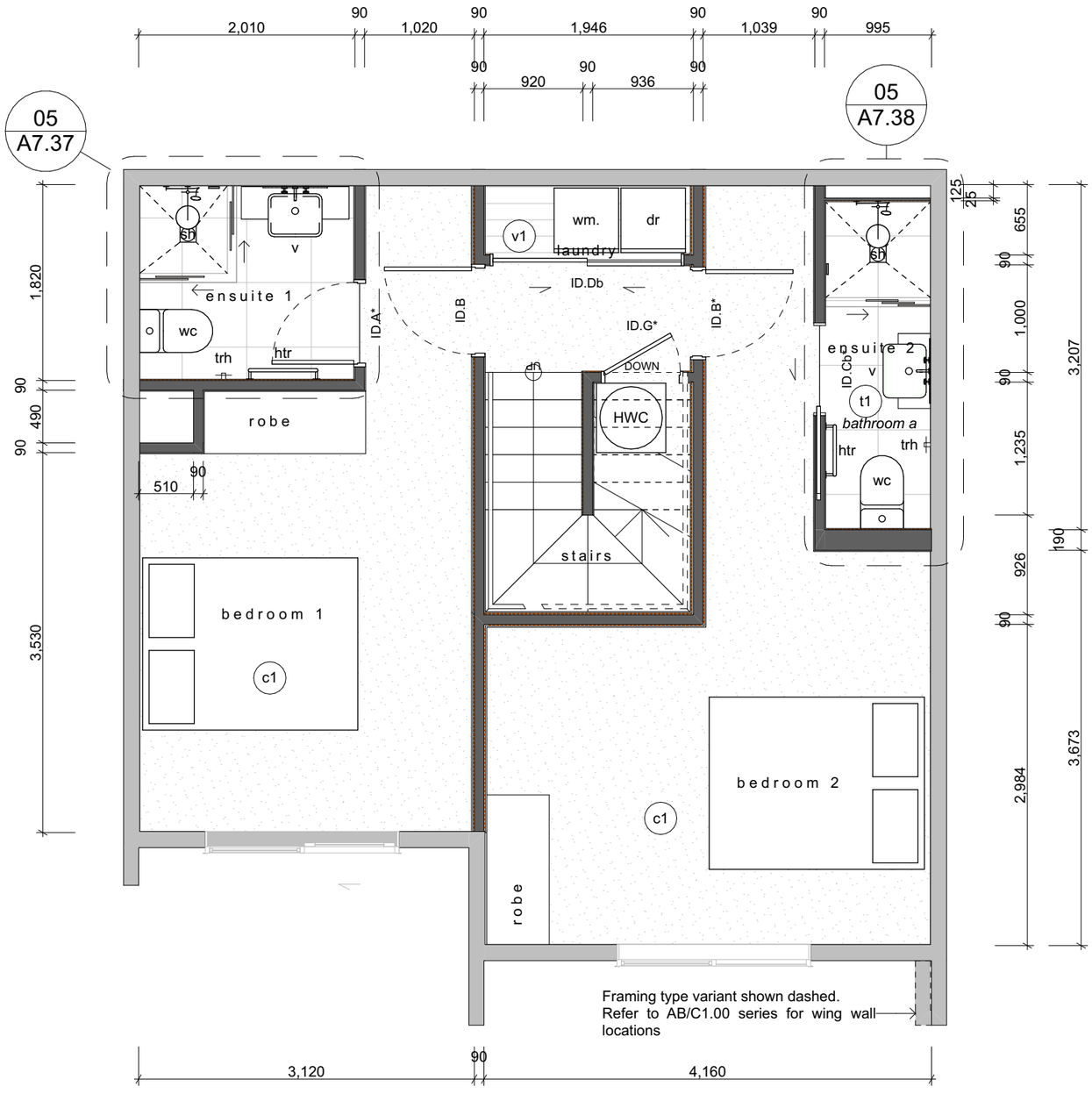
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A5.67

Typology 4: reflected ceiling plan (Block D): level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T5 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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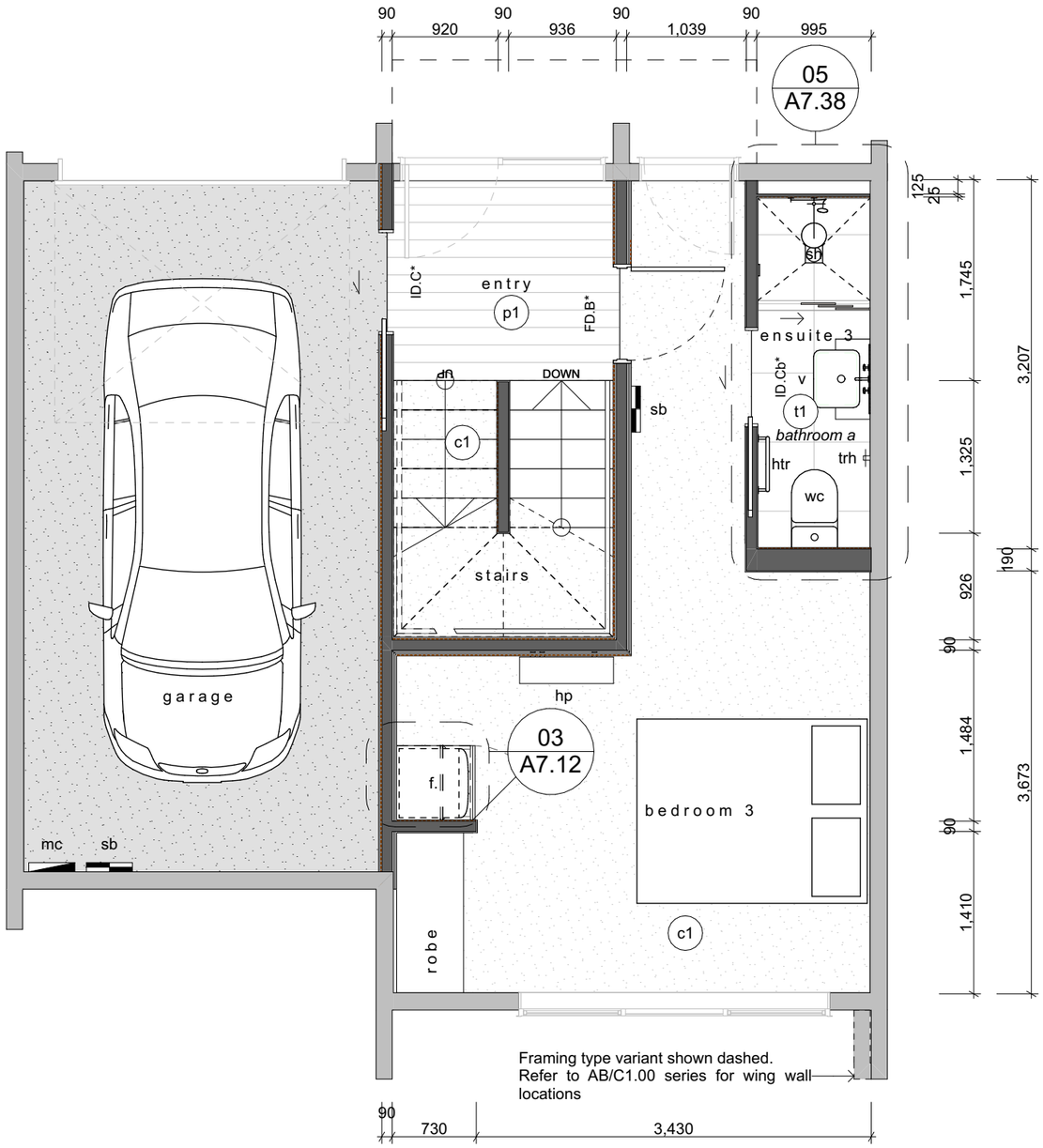
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A5.71

Typology 5: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
2. Refer electrical & mechanical drawings for plant information.
3. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

01 T5 02 presentation plan
scale 1:50 @ A3

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

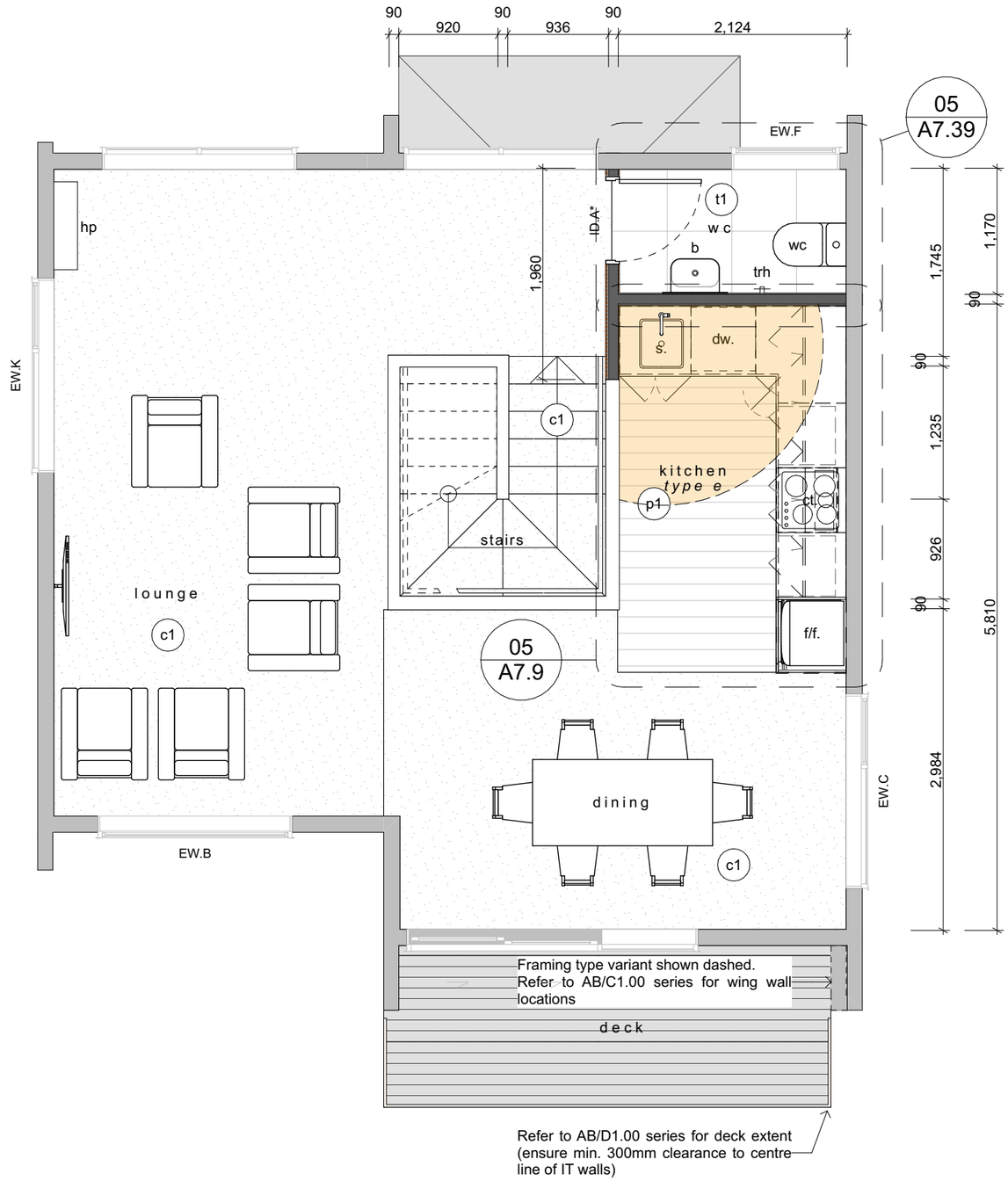
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3796

A5.72

Typology 5: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T5 03 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

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4. Drawings are to be read in conjunction with the client finishes schedule and specification.
5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

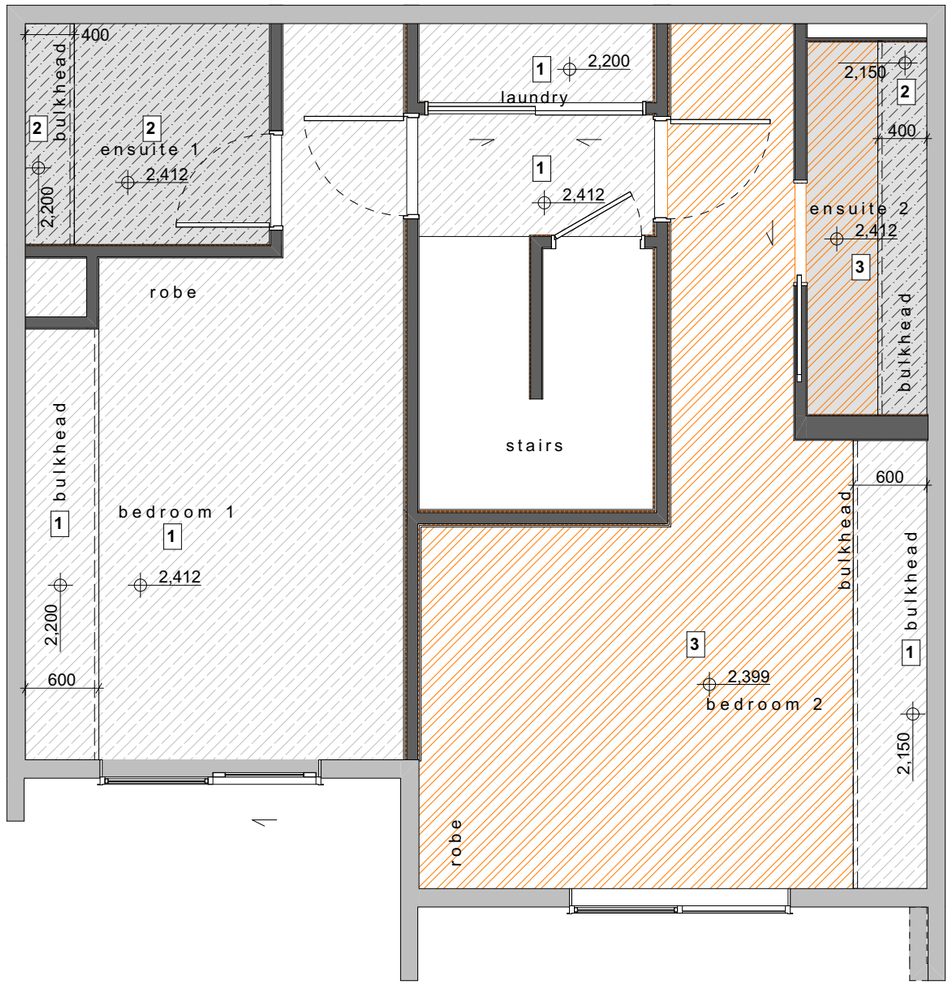
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3796
A5.73
Typology 5: typology plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T5 01 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:
1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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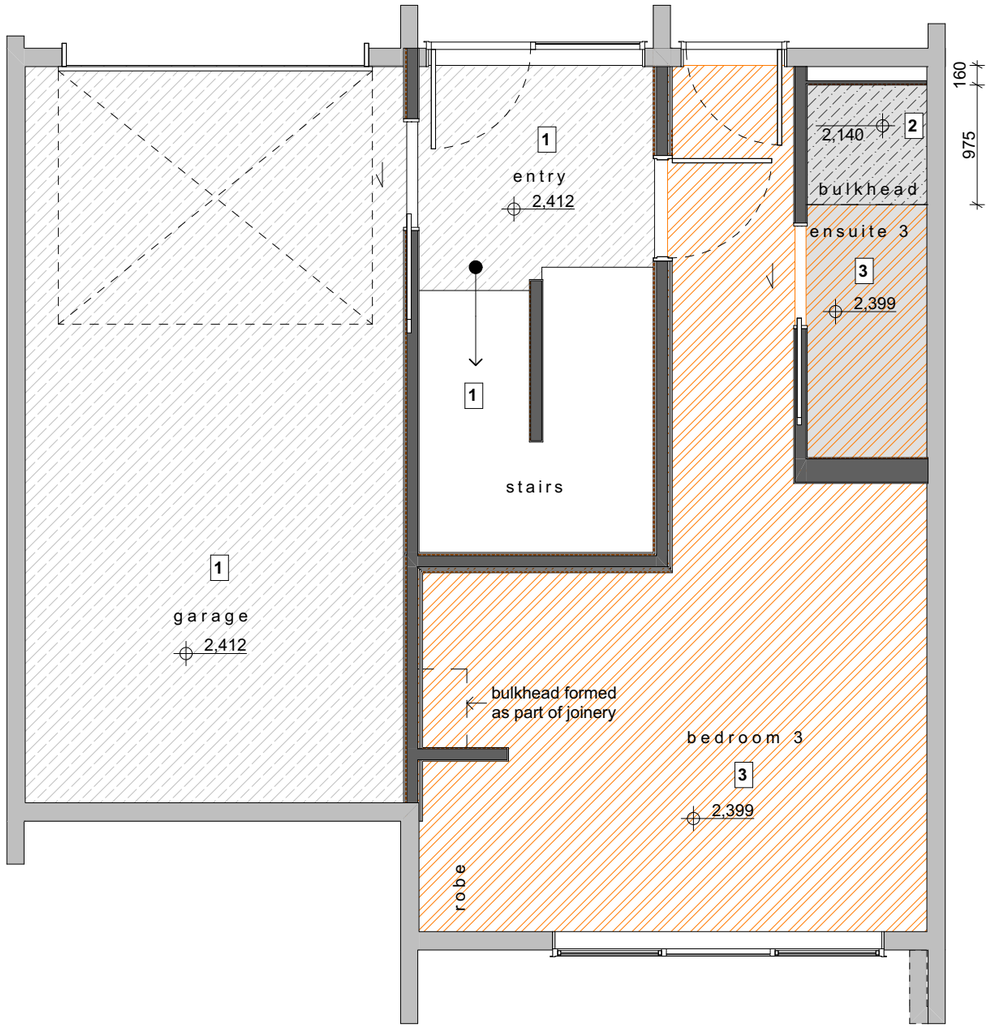
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A5.74

Typology 5: reflected ceiling plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T5 02 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:
1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

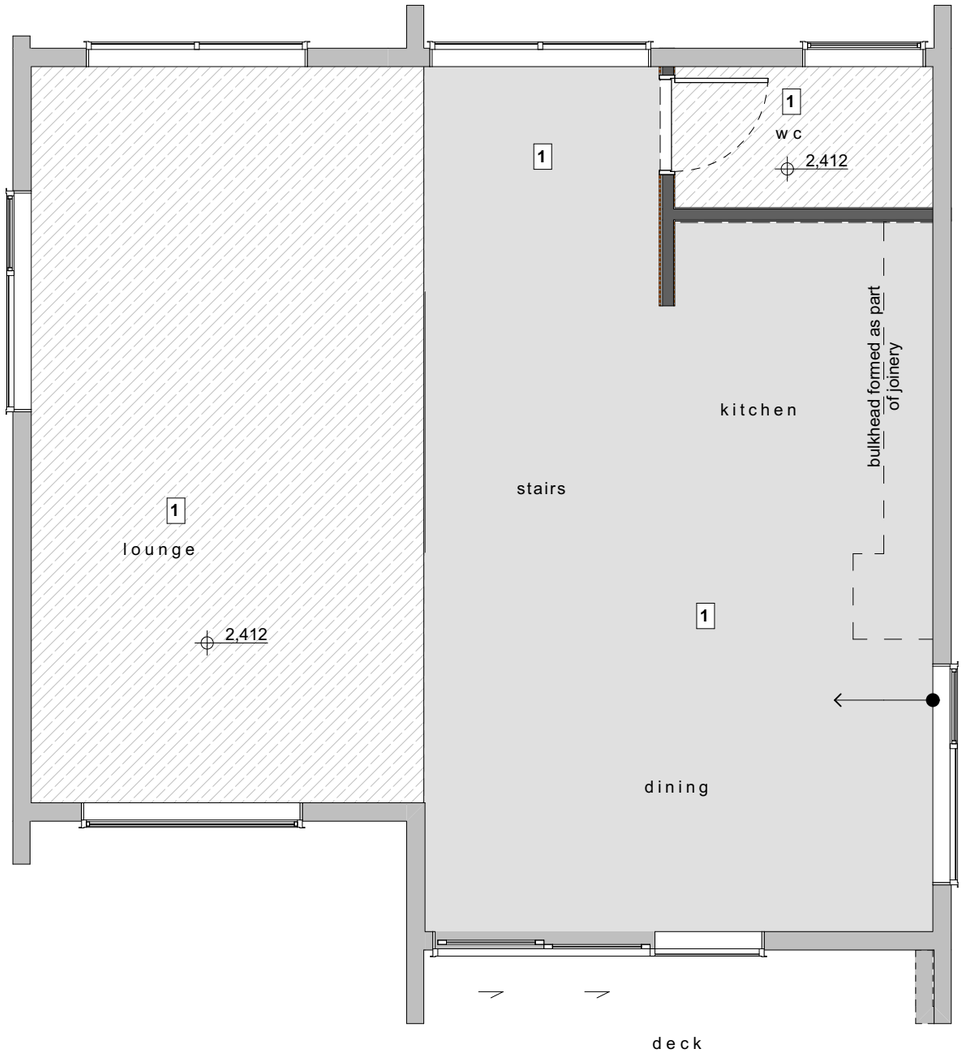
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3796
A5.75
Typology 5: reflected ceiling plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

01 T5 03 reflected ceiling plan
scale 1:50 @ A3

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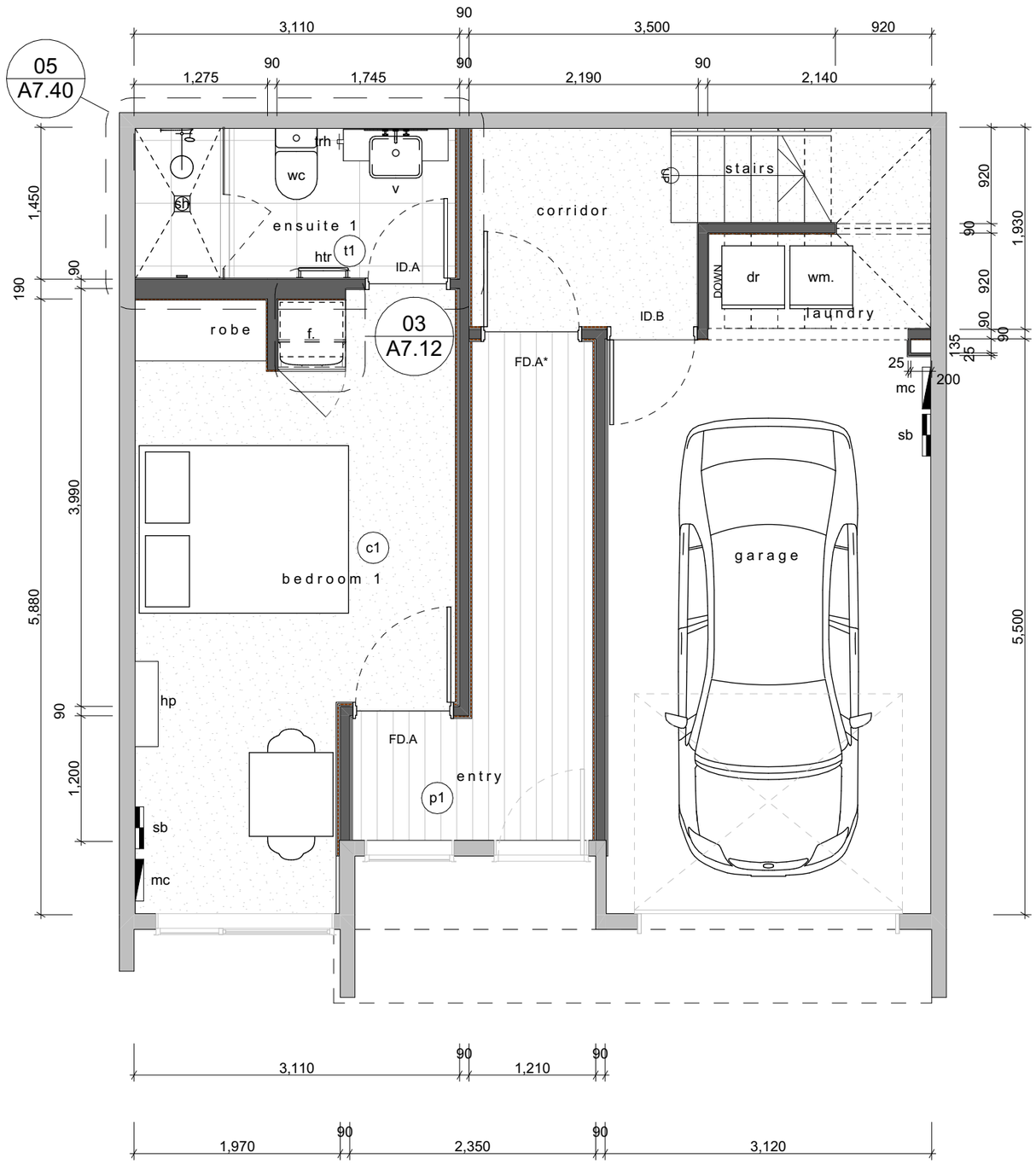
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A5.76

Typology 5: reflected ceiling plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 01 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
- (p1) **Timber plank**: Selected laminate floating floor over selected underlay. Timber plank profile. 60 x 12mm bevelled mdf skirting.
- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
- Circle indicates 1.5m required from kitchen tap as per E3/AS1.
- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

1. Exterior walls, doors & windows are indicative. Refer Block plans for exterior wall details.
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5. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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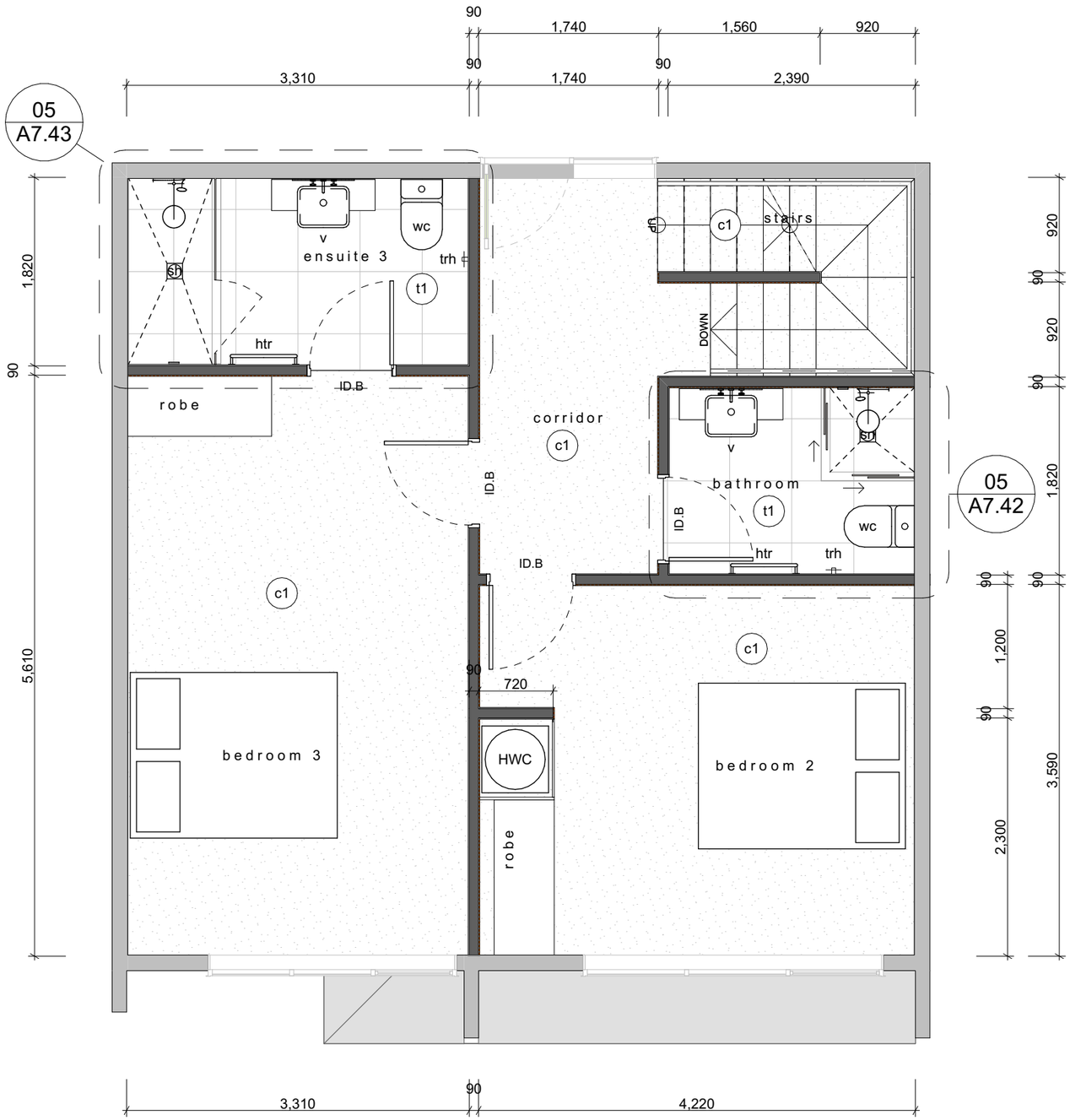
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3796

A5.81

Typology 6: typology plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 02 presentation plan
scale 1:50 @ A3

floor finishes legend

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- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
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- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.
7. Refer fire and acoustic plan for wall types.
8. Refer external wall dimension plan for overall typology dimensions.

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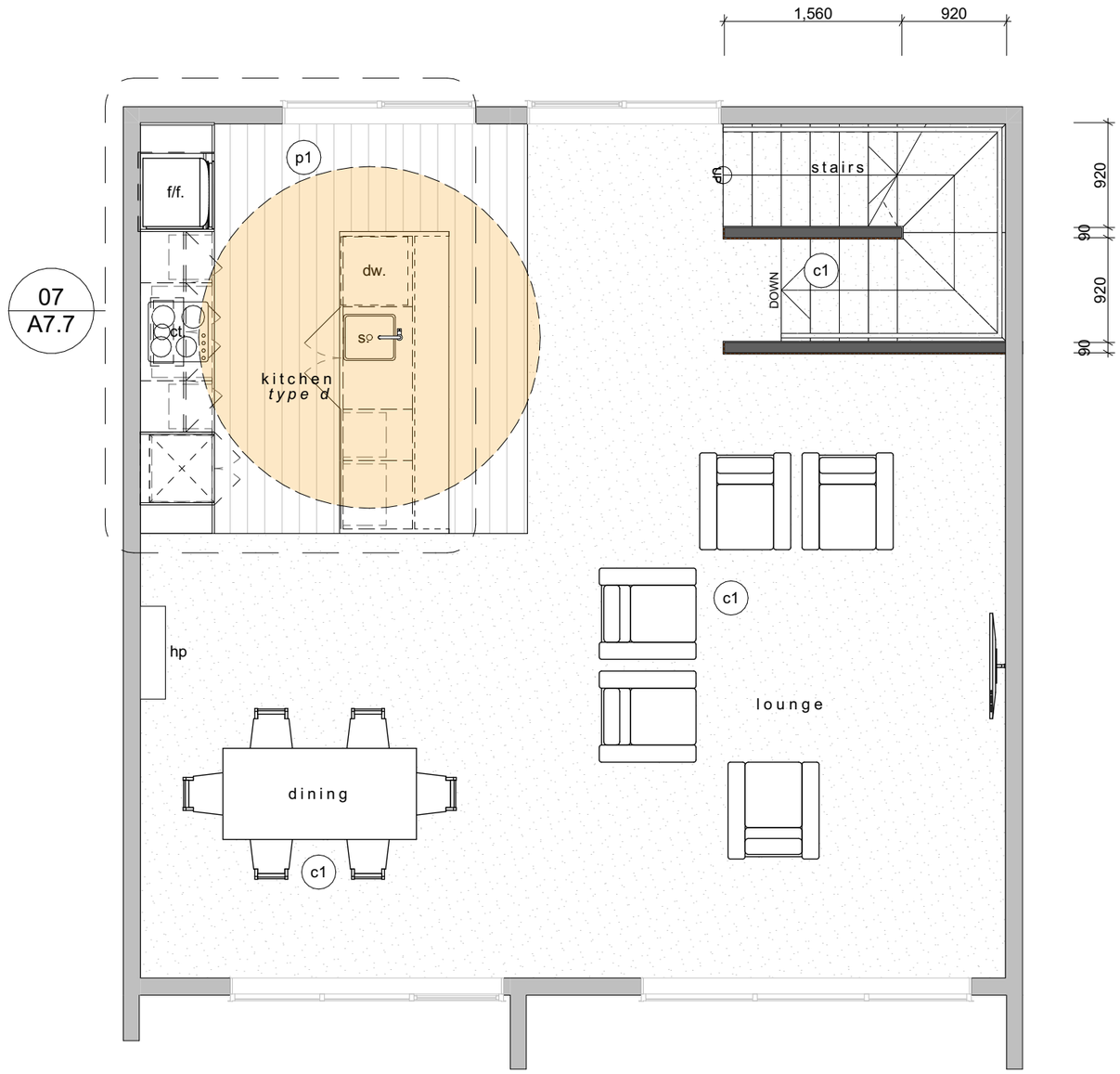
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A5.82

Typology 6: typology plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 03 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
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legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

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8. Refer external wall dimension plan for overall typology dimensions.

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8, 10 & 12 Anderson Heights Queenstown

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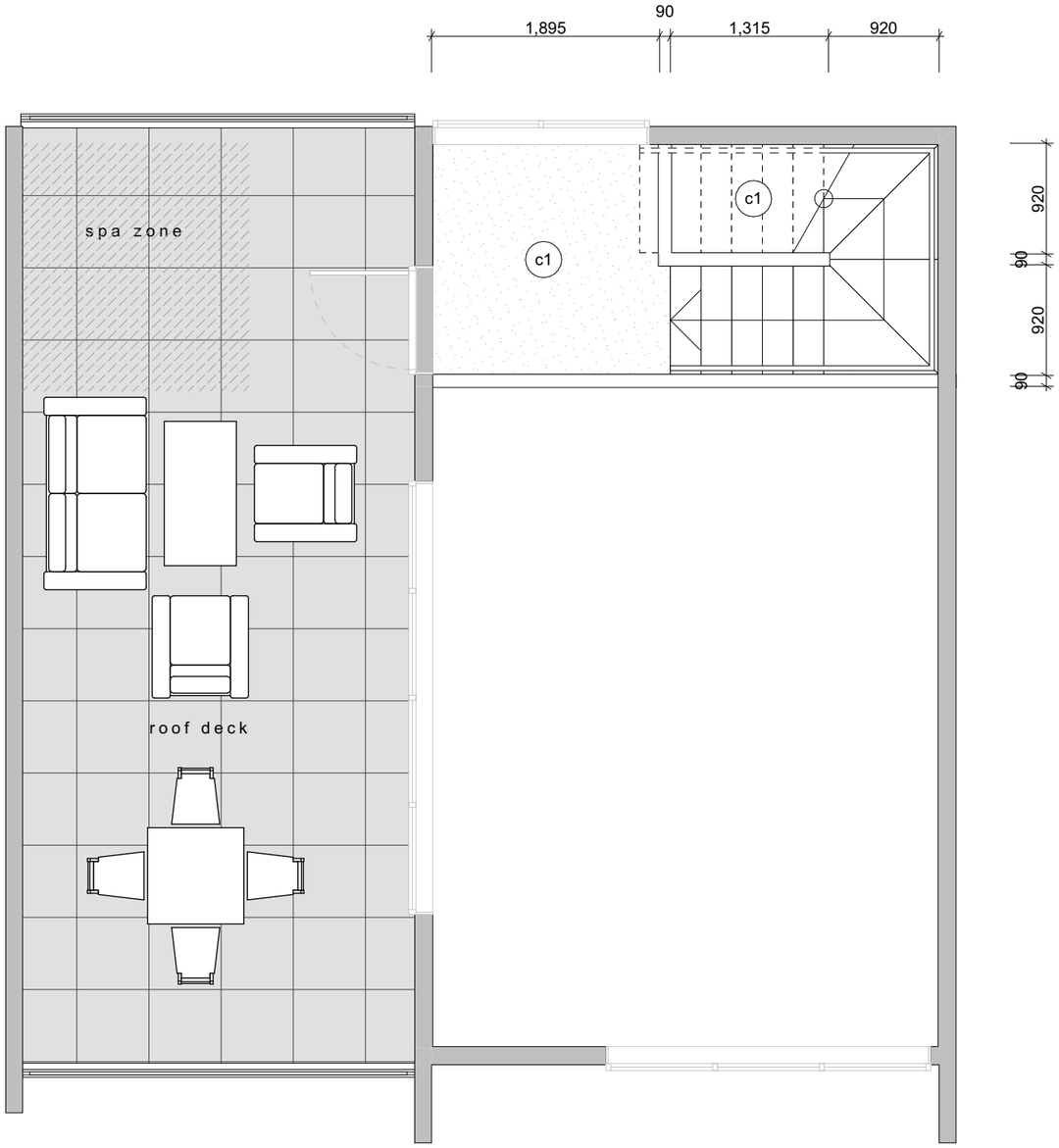
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A5.83

Typology 6: typology plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 04 presentation plan
scale 1:50 @ A3

floor finishes legend

- (c1) **Carpet**: Selected residential wool weave broadloom on selected foam underlay. 60 x 12mm bevelled mdf skirting.
- (c2) **Carpet**: Selected residential garage carpet. 60 x 12mm bevelled mdf skirting.
- (t1) **Tiles**: Smooth finish, glazed ceramic tile with coefficient of friction (wet) 0.10 - 0.60. 100mm tile upstand with aluminium cap to non tiled walls.
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- (v1) **Vinyl plank**: Selected vinyl plank flooring. 60 x 12mm bevelled mdf skirting.
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- **Deck**: Selected decking to top, 12mm fibre cement sheet to exposed edges. PC perforated metal sheet to underside of Blocks A, B, C & D only.

legend

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated ranghood.
wm.	Selected washing machine.
dr.	Selected dryer.
hp.	Selected heatpump. refer mechanical engineers documentation for details.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.
hwc.	Selected hot water cylinder. refer hydraulic engineers documentation for details.

general notes

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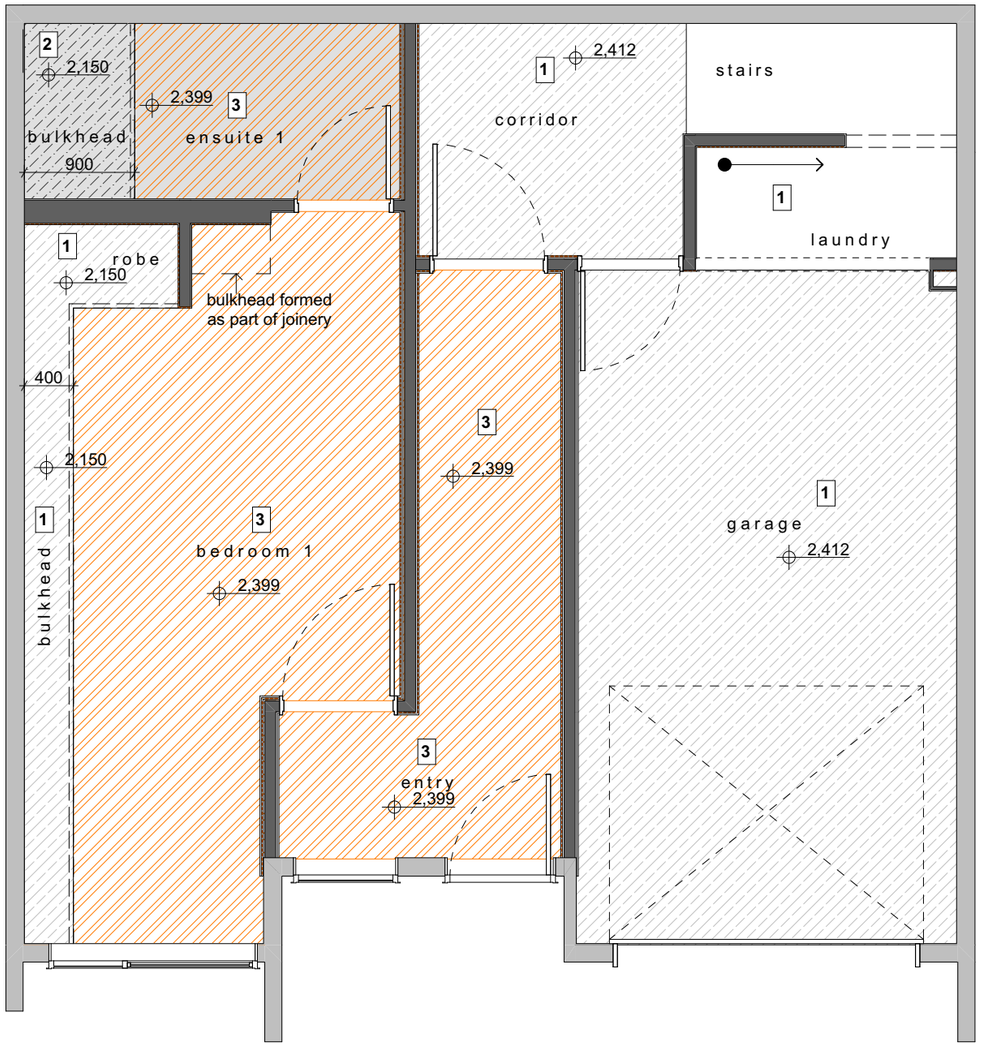
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3796
A5.84
Typology 6: typology plan: level 04

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 01 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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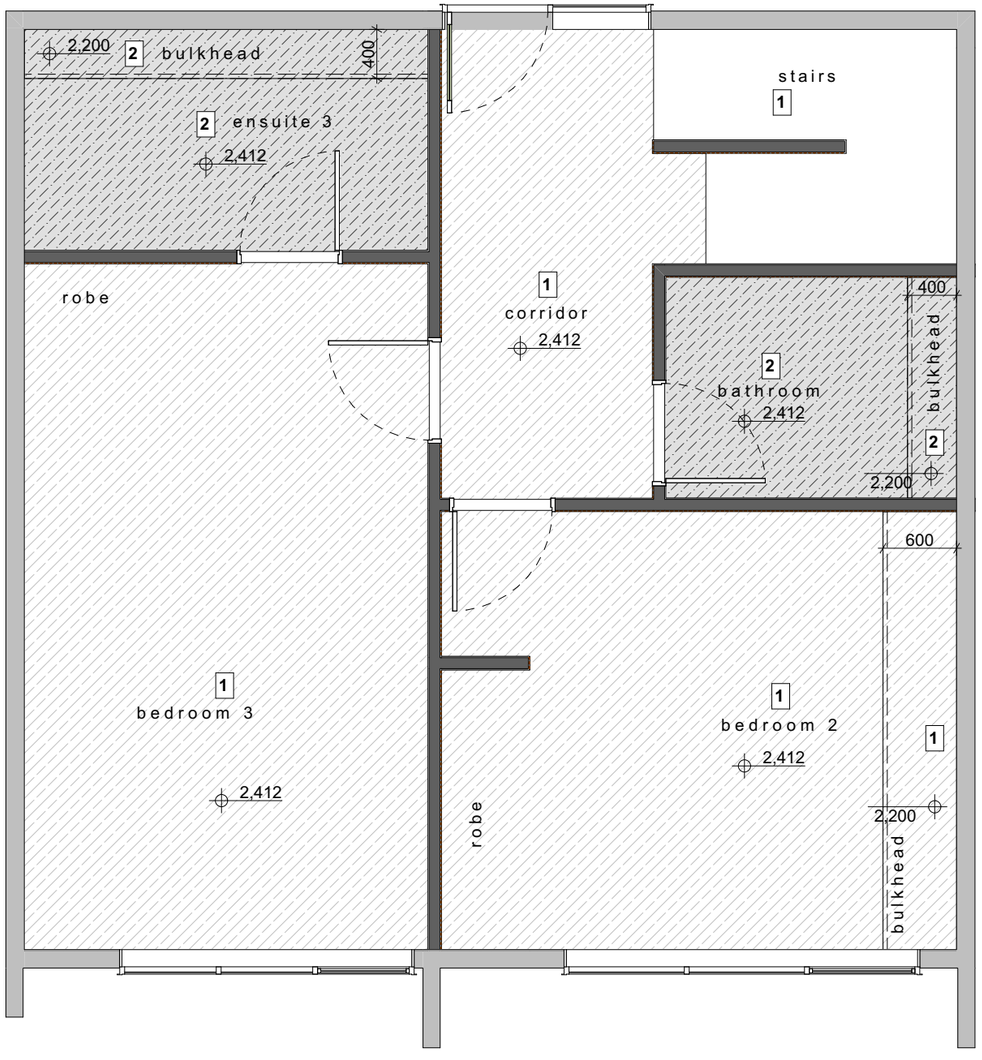
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3796

A5.85

Typology 6: reflected ceiling plan: level 01

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 02 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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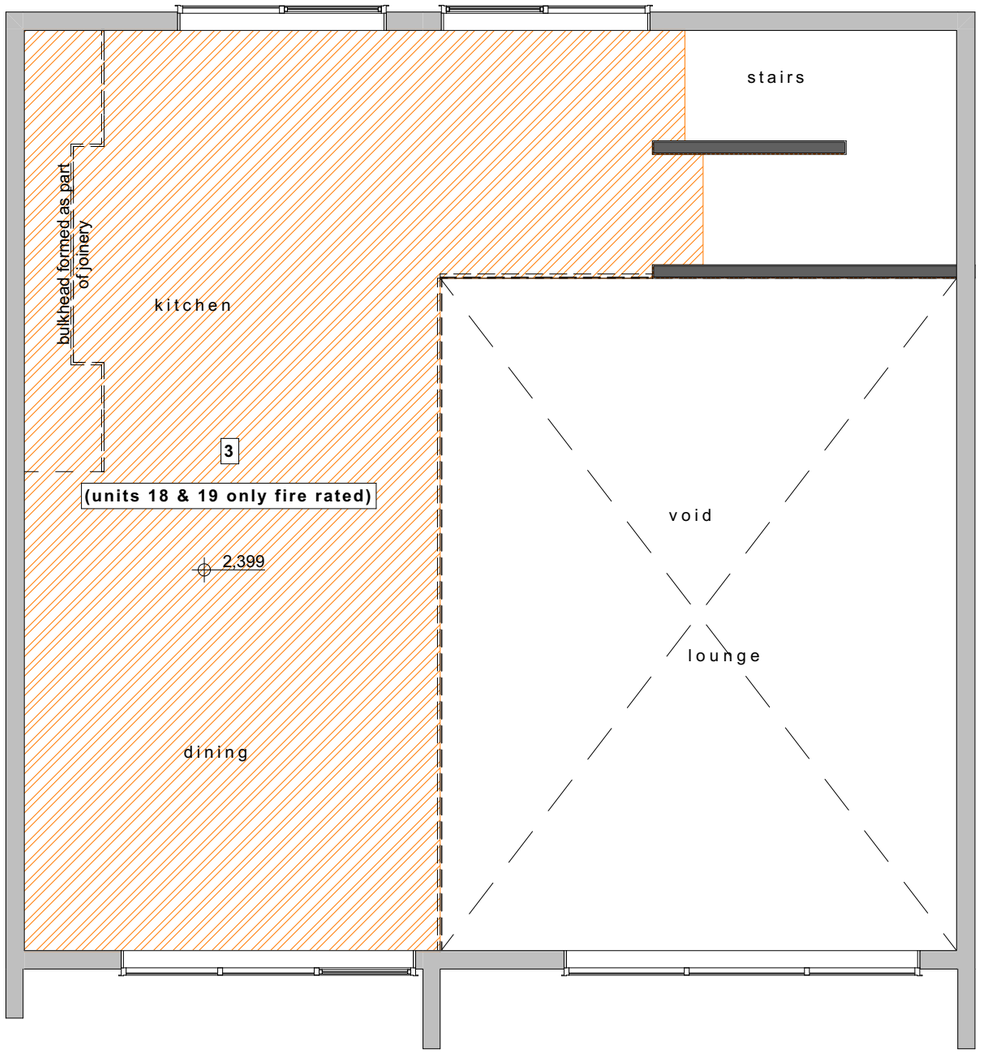
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3796

A5.86

Typology 6: reflected ceiling plan: level 02

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 03 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:

1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

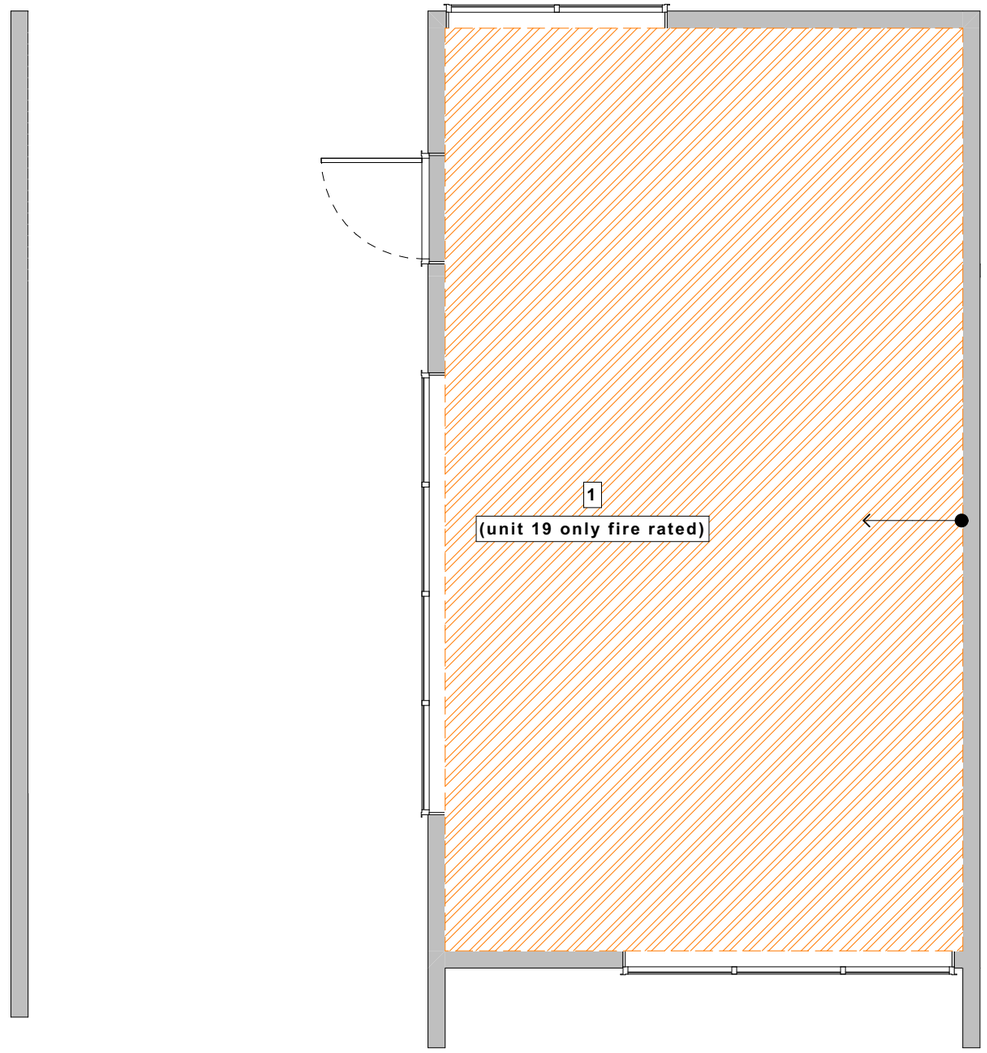
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796

A5.87

Typology 6: reflected ceiling plan: level 03

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



01 T6 04 reflected ceiling plan
scale 1:50 @ A3

legend

2,412 Ceiling height.

1 Ceiling type. Refer to key below.

Pitching point to match roof pitch.

typical ceilings

All ceilings unless otherwise noted shall be:
1. 13mm Standard Gib on Gib Rondo battens and clips @ 600 centres.
2. Where bulkheads are located in fire rated ceiling. The fire rated ceiling shall continue along the underside of the flooring and bulkhead to be formed out of 13mm Standard or Aqualine Gib.
3. Gib lining to all exposed undersides of stairs.

ceiling type key

1 13mm Standard Gib on Gib Rondo battens @ 600 centres.

2 13mm Gib Aqualine on Gib Rondo battens @ 600 centres.

3 2/13mm Gib Fyreline on Gib Rondo battens @ 600 centres (fire rated ceiling to be continuous above bulkheads)

Raking ceilings

Fire rated ceiling/raking roof

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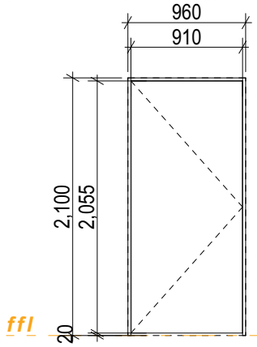
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A5.88

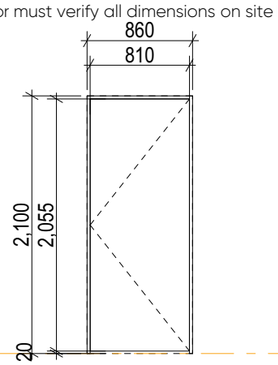
Typology 6: reflected ceiling plan: level 04

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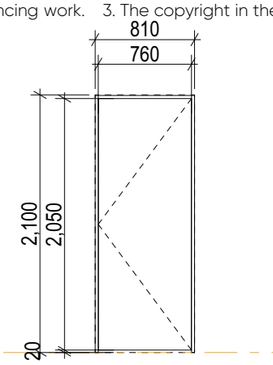
FD.A

00 FRR:	-/60/30sm fire doors
	STC 35 typically, with STC 40 to bedsit entry doors
01 type:	single acting door
02 frame:	paint finish, 30-40mm hardwood timber frame grooved for wall linings (confirm with fire rated door supplier)
03 leaf:	solid core, paint finish
04 hardware:	LKLS, DC, ds.w/f



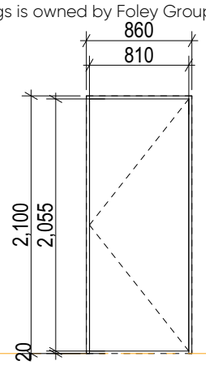
FD.B

00 FRR:	-/60/30sm fire doors
	STC 40
01 type:	single acting door
02 frame:	paint finish, 30-40mm hardwood timber frame grooved for wall linings (confirm with fire rated door supplier)
03 leaf:	solid core, paint finish
04 hardware:	LK(2)LS, DC, ds.w/f



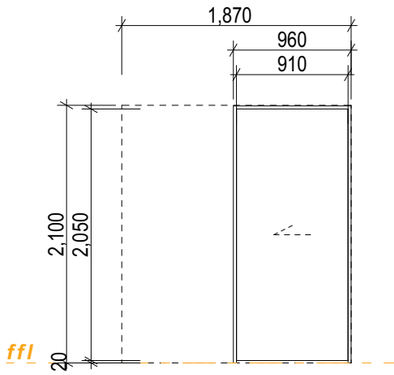
ID.A

01 type:	single acting door
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	solid core, paint finish
04 hardware:	LLS, ds.w/f



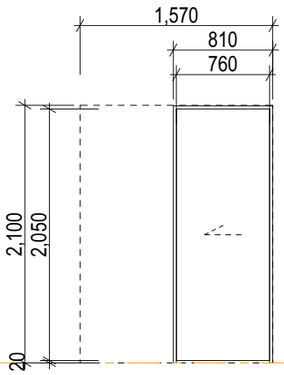
ID.B

01 type:	single acting door
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	solid core, paint finish
04 hardware:	LLS, ds.w/f



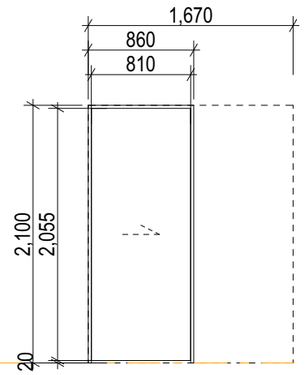
ID.C

01 type:	CS for Doors cavity slider. Frame by manufacturer, allow additional space above leaf for track hardware
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	solid core, paint finish
04 hardware:	FP/IB



ID.Ca

01 type:	CS for Doors cavity slider. Frame by manufacturer, allow additional space above leaf for track hardware
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	solid core, paint finish
04 hardware:	FP/IB



ID.Cb

01 type:	CS for Doors cavity slider. Frame by manufacturer, allow additional space above leaf for track hardware
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	solid core, paint finish
04 hardware:	FP/IB

hardware

LS.	Lever set (no latch)
LLS.	Lever Latch set.
LKLS.	Locking latch set. (openable from inside without key)
LK(2)LS.	Locking latch set. (key lock to both sides)
DC.	Door closer.
FP.	Flush Pull
FP./IB.	Flush pull / indicator bolt combination
PH.	Pull handle
ds.w/f	Door stop, wall/floor mounted as required

general notes

1. Dimensions shown are overall joinery sizes to outer frame, allow an additional 10mm gap on all sides to form rough openings. Check all rough openings prior to manufacture of joinery.
2. Refer to floor plans for handing of doors.
3. Glazing shall comply with NZS 4223.3:2016.
5. Internal door frames shall be 25mm H3.1 pinus pre-primed and grooved for wall linings, complete with 40 x 12mm finished planted stops.
6. All bathroom/ensuite & laundry doors shall be undercut so as to allow min. 10mm above finished floor surface for ventilation (confirm with mechanical eng before ordering). 20mm undercut generally shown above FFL, allow to increase to suit selected floor finishes.
7. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
8. All fire doors shall be fitted with rebated intumescent smoke seals to the two vertical edges and top edge of the door frame.
9. All fire rated doors to certified & include code compliant fire door stickers.
10. All acoustic doors shall be fitted with suitable brush/drop down seals to base of door leaf.

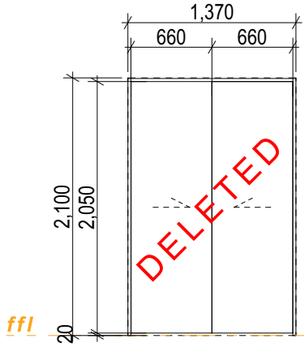
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
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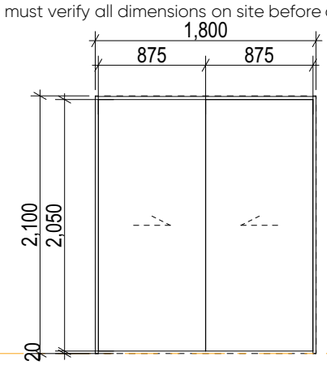
3796
A6.01
schedule: fire / interior door joinery

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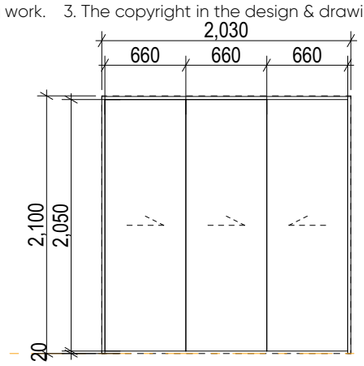
ID.Da

01 type:	double wardrobe slider, with min. 30mm leaf overlap
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	plasterboard infill with semi-frameless powdercoated aliuminium frame
04 hardware:	FP



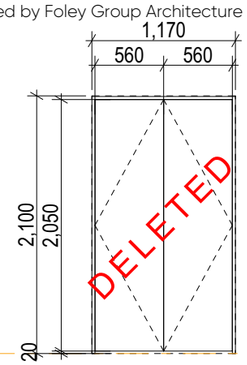
ID.Db

01 type:	double wardrobe slider, with min. 30mm leaf overlap
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	plasterboard infill with semi-frameless powdercoated aliuminium frame
04 hardware:	FP



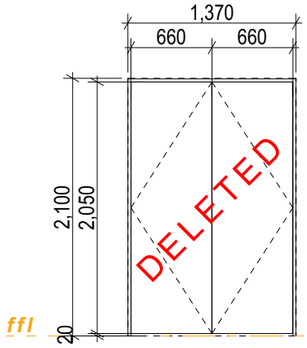
ID.E

01 type:	triple wardrobe slider, with min. 30mm leaf overlap
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	plasterboard infill with semi-frameless powdercoated aliuminium frame
04 hardware:	FP



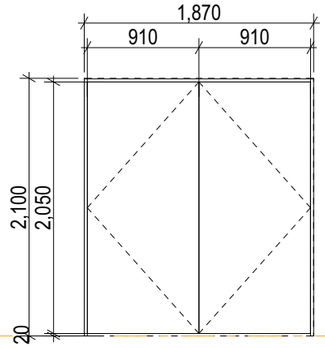
ID.Fa

01 type:	double wardrobe doors with concealed hinges
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	hollow core, paint finish
04 hardware:	FP



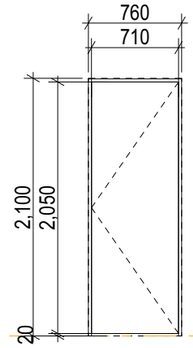
ID.Fb

01 type:	double wardrobe doors with concealed hinges
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	hollow core, paint finish
04 hardware:	FP



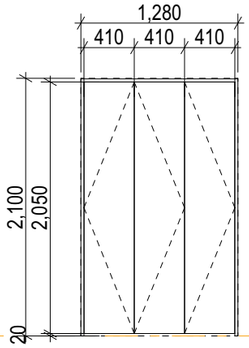
ID.Fc

01 type:	double wardrobe doors with concealed hinges
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	hollow core, paint finish
04 hardware:	FP



ID.G

01 type:	single acting door
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	hollow core, paint finish
04 hardware:	LS



ID.H

01 type:	3 panel bifold door
02 frame:	paint finish, 25mm timber frame grooved for wall linings
03 leaf:	hollow core, paint finish
04 hardware:	FP

hardware

LS.	Lever set (no latch)
LLS.	Lever Latch set.
LKLS.	Locking latch set. (openable from inside without key)
LK(2)LS.	Locking latch set. (key lock to both sides)
DC.	Door closer.
FP.	Flush Pull
FP./IB.	Flush pull / indicator bolt combination
PH.	Pull handle
ds.w/f	Door stop, wall/floor mounted as required

general notes

1. Dimensions shown are overall joinery sizes to outer frame, allow an additional 10mm gap on all sides to form rough openings. Check all rough openings prior to manufacture of joinery.
2. Refer to floor plans for handing of doors.
3. Glazing shall comply with NZS 4223.3:2016.
5. Internal door frames shall be 25mm H3.1 pinus pre-primed and grooved for wall linings, complete with 40 x 12mm finished planted stops.
6. All bathroom/ensuite & laundry doors shall be undercut so as to allow min. 10mm above finished floor surface for ventilation (confirm with mechanical eng before ordering). 20mm undercut generally shown above FFL, allow to increase to suit selected floor finishes.
7. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
8. All fire doors shall be fitted with rebated intumescent smoke seals to the two vertical edges and top edge of the door frame.
9. All fire rated doors to certified & include code compliant fire door stickers.
10. All acoustic doors shall be fitted with suitable brush/drop down seals to base of door leaf.

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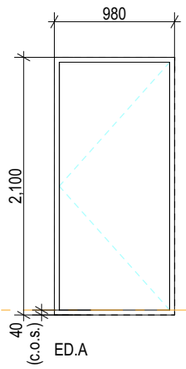
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A6.02

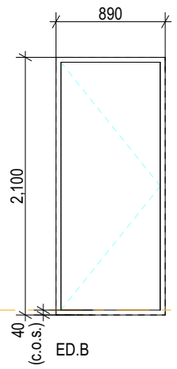
schedule: fire / interior door joinery

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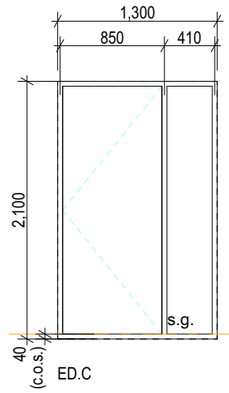
ED.A

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 910mm width



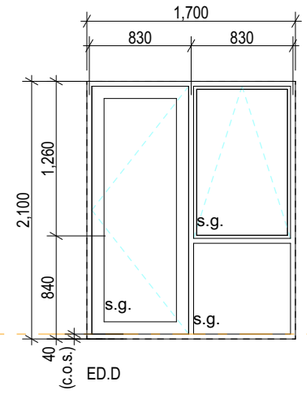
ED.B

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 810mm width



ED.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 810mm width

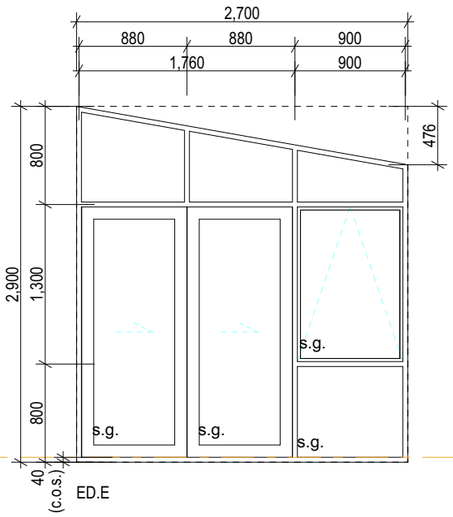


ED.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel exterior door/s

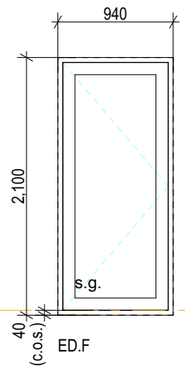
general notes

1. Dimensions shown are overall joinery sizes to outer frame, allow an additional 10mm gap on all sides to form rough openings. Check all rough openings prior to manufacture of joinery.
3. All exterior joinery unless otherwise noted shall be double glazed powdercoated thermally broken aluminium.
4. Glazing shall comply with NZS 4223.3:2016.
5. All reveals shall be 25mm H3.1 pinus, pre-primed and grooved for wall linings.
6. Where windows are shown full height there shall be no reveal at the sill.
7. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
8. Restrictor stays required to all opening windows with an opening of greater than 1m and a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it. All opening windows without restrictor stays to have the lower edge of the opening at least 750mm above FFL, measure from the interior side.
9. All fire egress doors to be openable from inside without key
10. Safety glass (s.g.) in accordance with NZS 4223.3:2016
11. Minimum 760mm clear width to fire egress doors



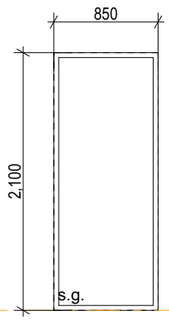
ED.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors



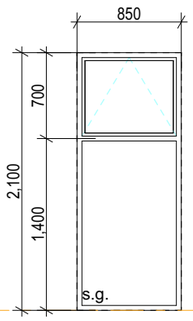
ED.F

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel exterior door/s



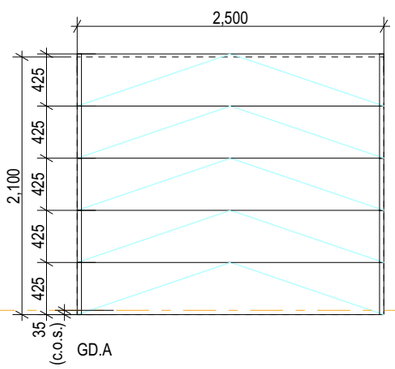
EW.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



GD.A

05 type:	selected powdercoated aluminium sectional garage door, with insulated panels

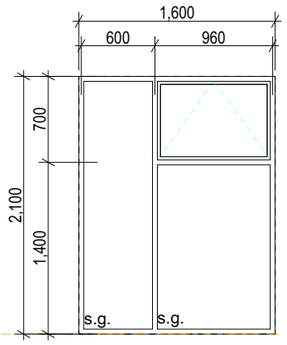
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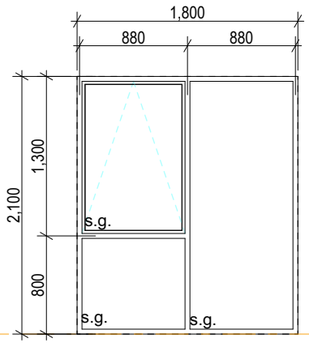
3796
AA6.01
schedule: Block A: exterior aluminium joinery

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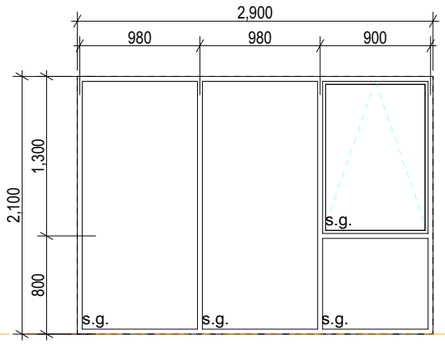
EW.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



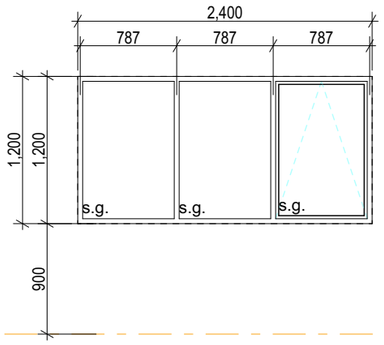
EW.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



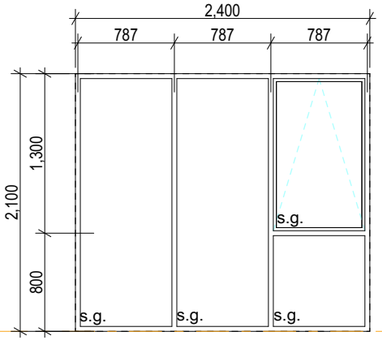
EW.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



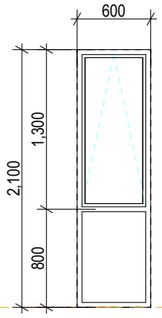
EW.F

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



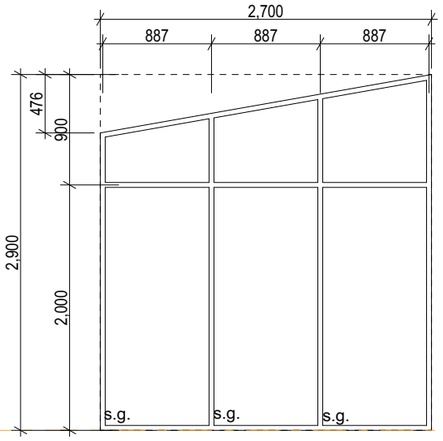
EW.G

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



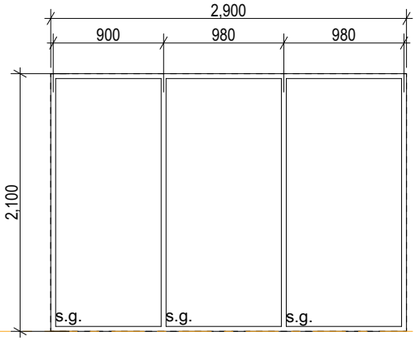
EW.H

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.I

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.J

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

general notes

1. Dimensions shown are overall joinery sizes to outer frame, allow an additional 10mm gap on all sides to form rough openings. Check all rough openings prior to manufacture of joinery.
3. All exterior joinery unless otherwise noted shall be double glazed powdercoated thermally broken aluminium.
4. Glazing shall comply with NZS 4223.3:2016.
5. All reveals shall be 25mm H3.1 pinus, pre-primed and grooved for wall linings.
6. Where windows are shown full height there shall be no reveal at the sill.
7. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
8. Restrictor stays required to all opening windows with an opening of greater than 1m and a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it. All opening windows without restrictor stays to have the lower edge of the opening at least 750mm above FFL, measure from the interior side.
9. All fire egress doors to be openable from inside without key
10. Safety glass (s.g.) in accordance with NZS 4223.3:2016
11. Minimum 760mm clear width to fire egress doors

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

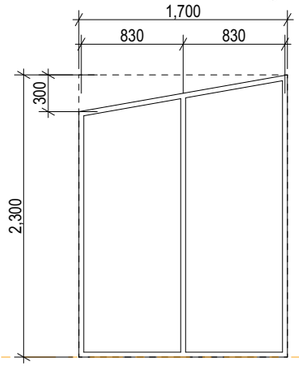
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a	3/11/2026	BUILDING CONSENT	

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AA6.02

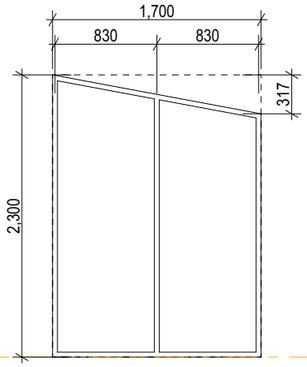
schedule: Block A: exterior aluminium joinery

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



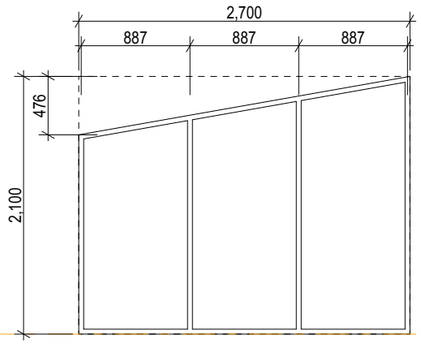
EW.K

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



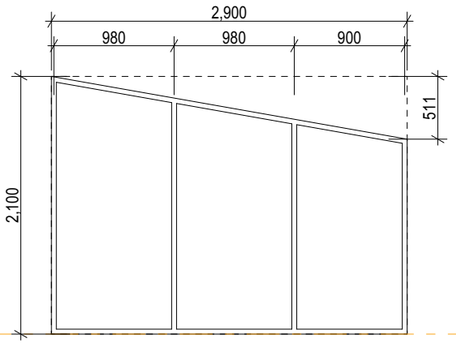
EW.K

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



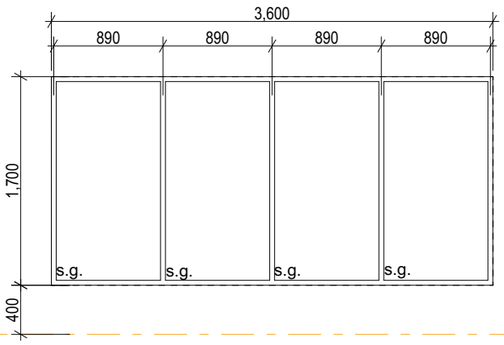
EW.L

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.L

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.M

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

general notes

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11. Minimum 760mm clear width to fire egress doors

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8, 10 & 12 Anderson Heights Queenstown

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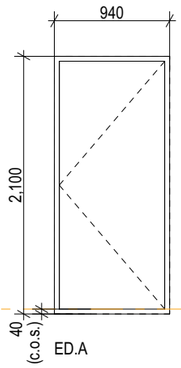
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AA6.03

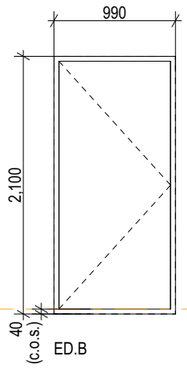
schedule: Block A: exterior aluminium joinery

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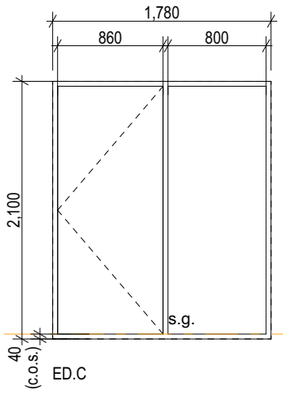
ED.A

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



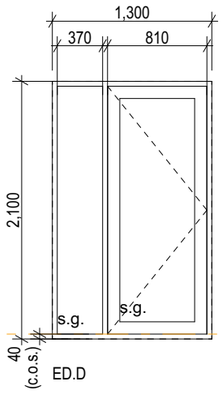
ED.B

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 910mm width



ED.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



ED.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel exterior door/s

general notes

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10. Safety glass (s.g.) in accordance with NZS 4223.3:2016
11. Minimum 760mm clear width to fire egress doors

ED.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors

ED.F

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors

ED.G

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors

GD.A

05 type:	selected powdercoated aluminium sectional garage door, with insulated panels

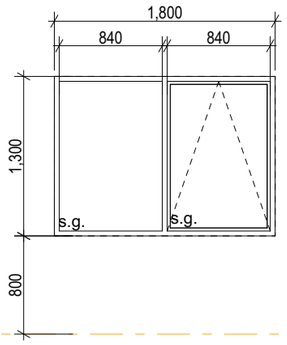
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
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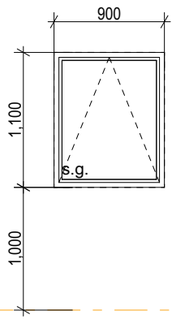
3796
AB6.01
schedule: Block B: exterior aluminium joinery

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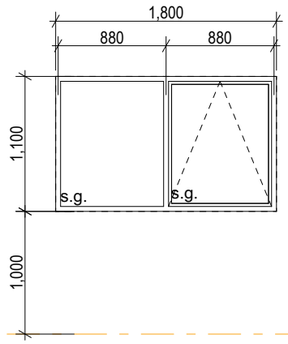
EW.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



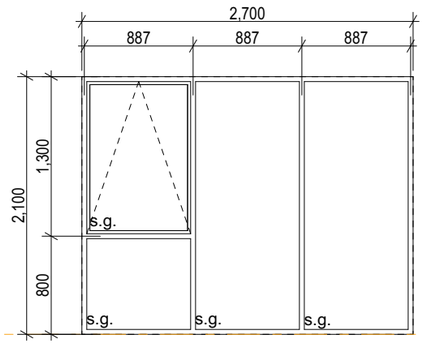
EW.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



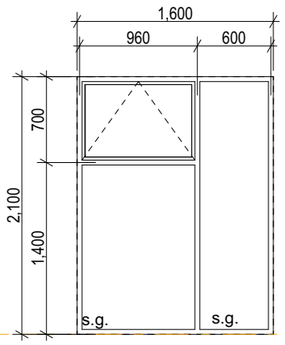
EW.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



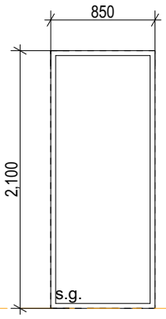
EW.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.F

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

general notes

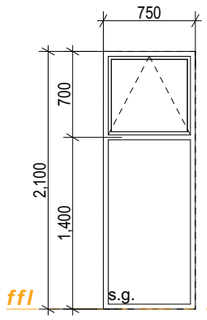
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11. Minimum 760mm clear width to fire egress doors

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
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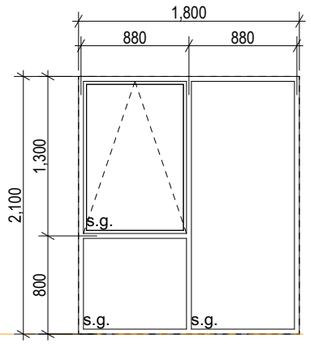
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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AB6.02
schedule: Block B: exterior aluminium joinery



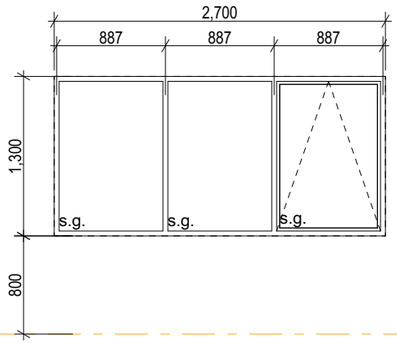
EW.G

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



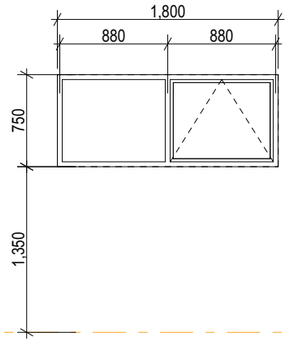
EW.H

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



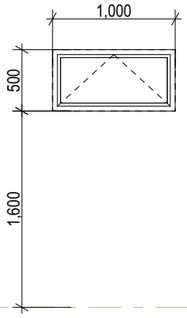
EW.I

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



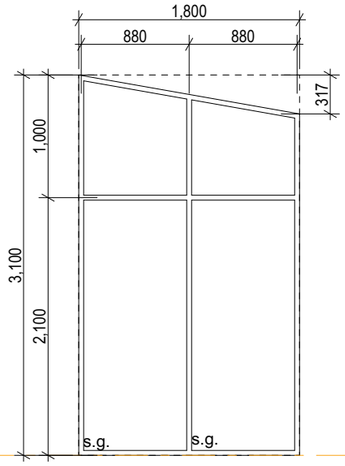
EW.J

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.K

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.L

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

general notes

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11. Minimum 760mm clear width to fire egress doors

FOLEY GROUP

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

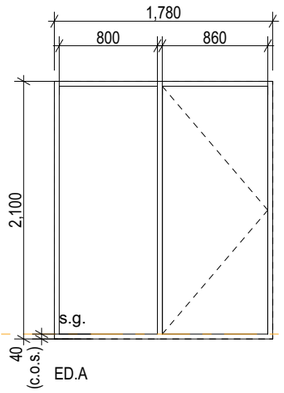
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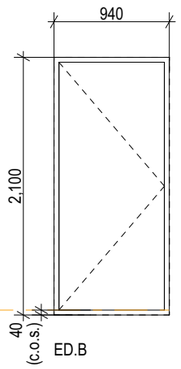
AB6.03

schedule: Block B: exterior aluminium joinery



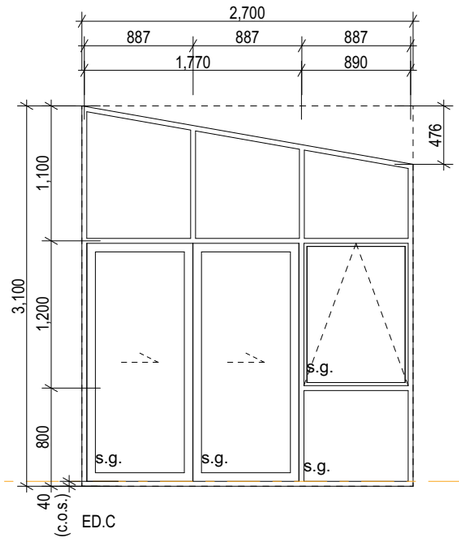
ED.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



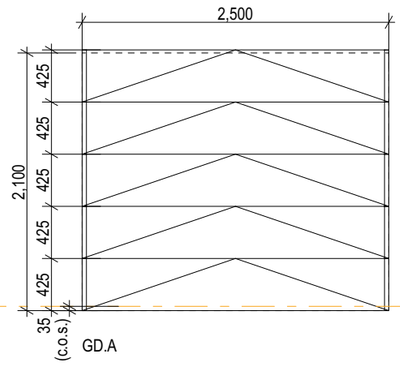
ED.B

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



ED.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



GD.A

05 type:	selected powdercoated aluminium sectional garage door, with insulated panels

general notes

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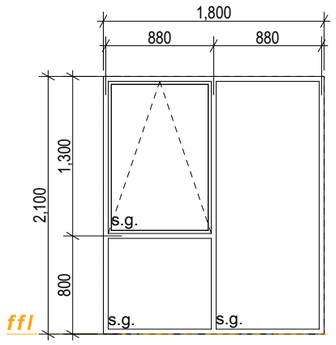
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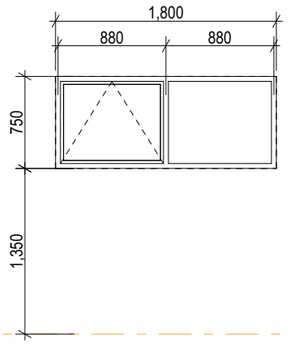
AC6.01

schedule: Block C: exterior aluminium joinery



EW.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

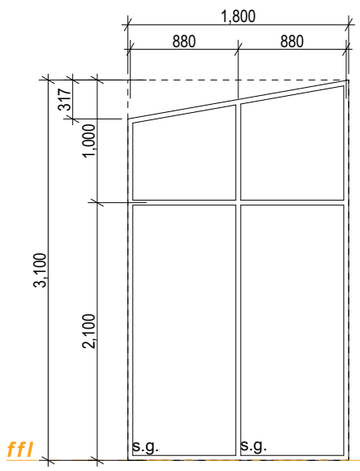


EW.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

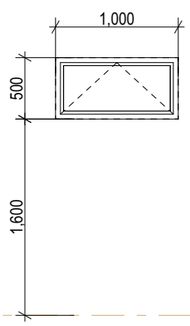
general notes

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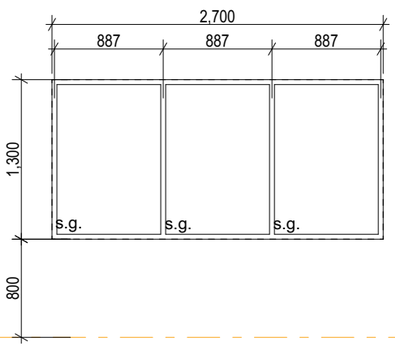
EW.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



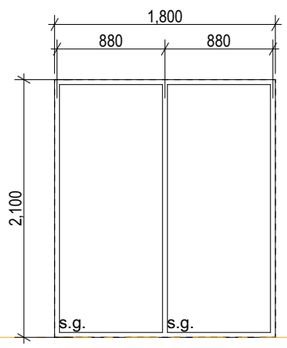
EW.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



FW.A

00 FRR:	-/60/60 fire rated window
01 frame:	Certified fire rated fixed steel frame, powdercoat finish
02 glazing:	- /60/60 insulated fire rated glass



FW.B

00 FRR:	-/60/60 fire rated window
01 frame:	Certified fire rated fixed steel frame, powdercoat finish
02 glazing:	- /60/60 insulated fire rated glass

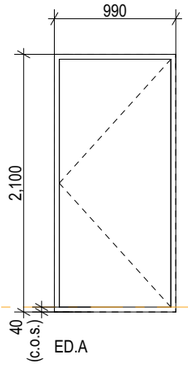
FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

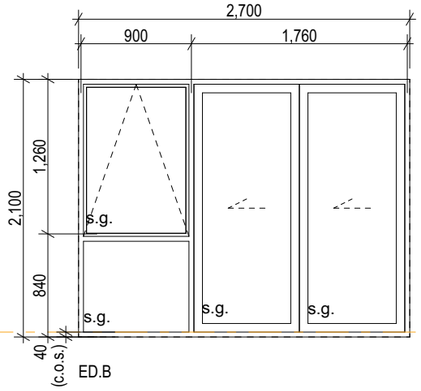
3796
AC6.02
schedule: Block C: exterior aluminium joinery

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



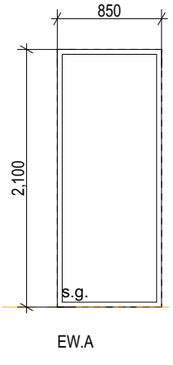
ED.A

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 910mm width



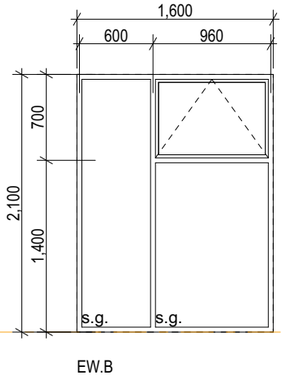
ED.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors



EW.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

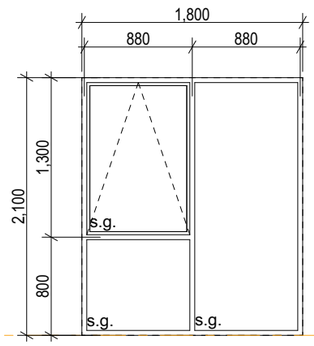


EW.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

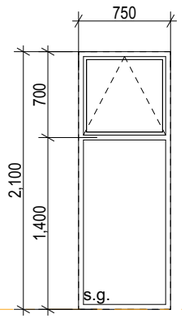
general notes

1. Dimensions shown are overall joinery sizes to outer frame, allow an additional 10mm gap on all sides to form rough openings. Check all rough openings prior to manufacture of joinery.
3. All exterior joinery unless otherwise noted shall be double glazed powdercoated thermally broken aluminium.
4. Glazing shall comply with NZS 4223.3:2016.
5. All reveals shall be 25mm H3.1 pinus, pre-primed and grooved for wall linings.
6. Where windows are shown full height there shall be no reveal at the sill.
7. Check all wall thicknesses and wall lining thicknesses prior to manufacture of frames to confirm different frame depths and groove widths.
8. Restrictor stays required to all opening windows with an opening of greater than 1m and a fall of 1m or more measured from FFL adjacent to window. Restrictors to limit maximum opening to prevent a 100mm diameter sphere passing through it. All opening windows without restrictor stays to have the lower edge of the opening at least 750mm above FFL, measure from the interior side.
9. All fire egress doors to be openable from inside without key
10. Safety glass (s.g.) in accordance with NZS 4223.3:2016
11. Minimum 760mm clear width to fire egress doors



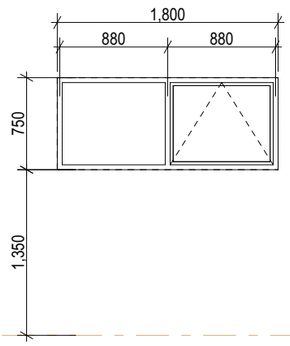
EW.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



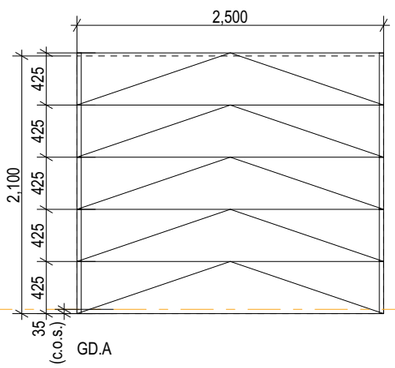
EW.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



GD.A

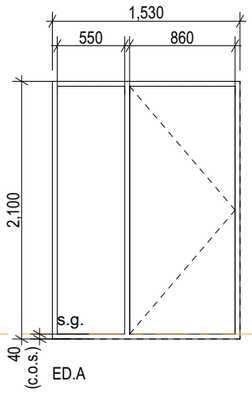
05 type:	selected powdercoated aluminium sectional garage door, with insulated panels

FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
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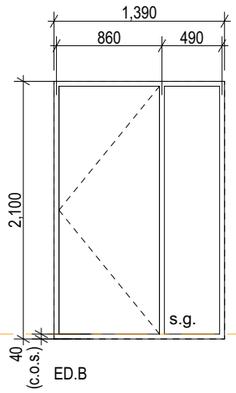
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AD6.01
schedule: Block D: exterior aluminium joinery



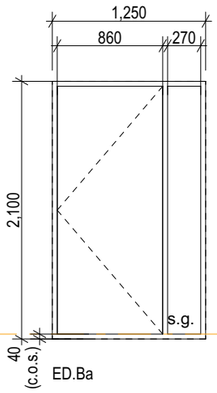
ED.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



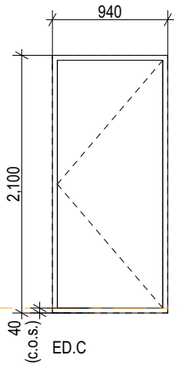
ED.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width



ED.Ba

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width

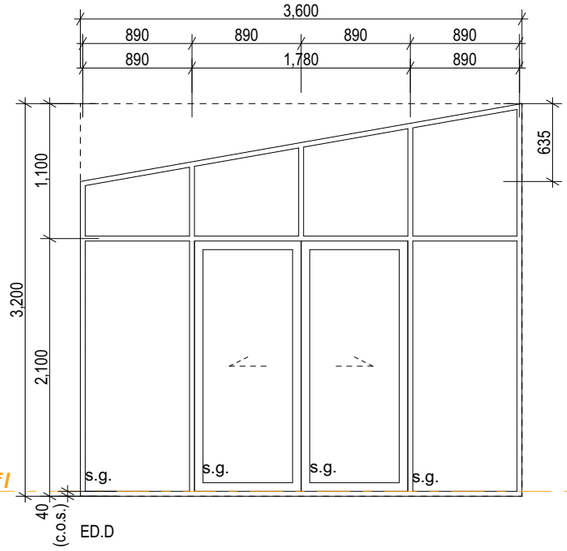


ED.C

01 frame:	Residential series ThermalHEART, powdercoat finish
03 leaf:	Selected powdercoated aluminium clad exterior door leaf, 860mm width

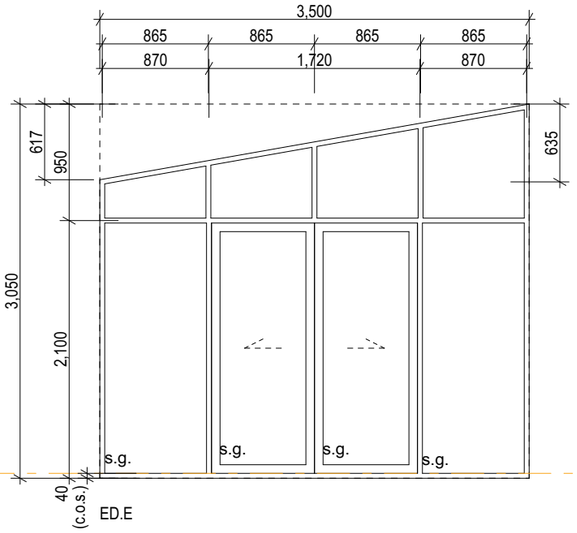
general notes

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9. All fire egress doors to be openable from inside without key
10. Safety glass (s.g.) in accordance with NZS 4223.3:2016
11. Minimum 760mm clear width to fire egress doors



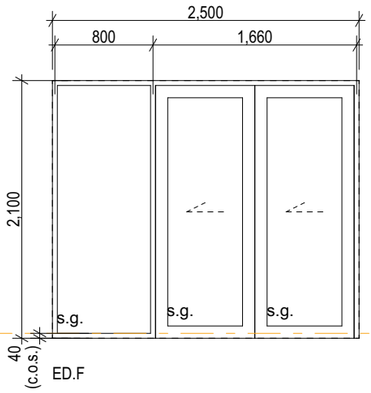
ED.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors



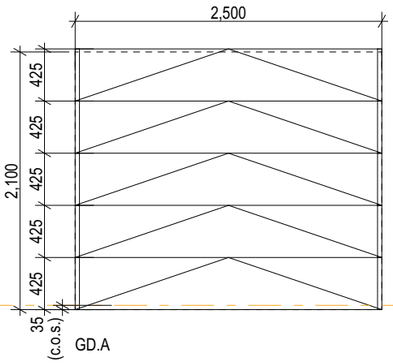
ED.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors



ED.F

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled
03 leaf:	Residential series ThermalHEART, powdercoat finish, glazed panel sliding doors



GD.A

05 type:	selected powdercoated aluminium sectional garage door, with insulated panels

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

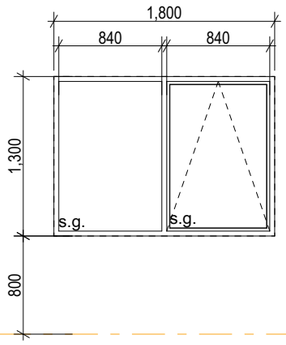
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

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AE6.01

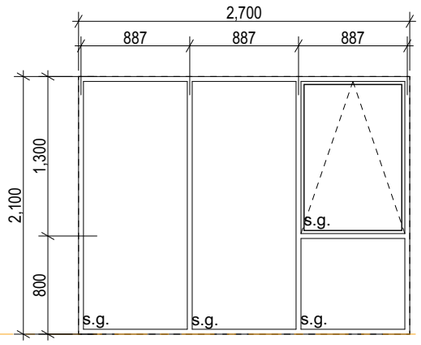
schedule: Block E: exterior aluminium joinery

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



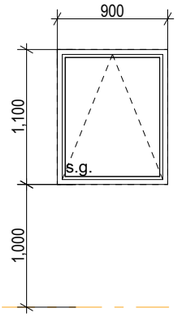
EW.A

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



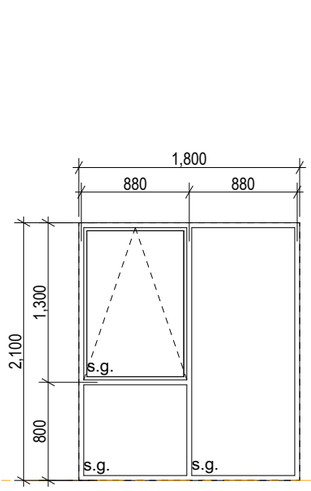
EW.B

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



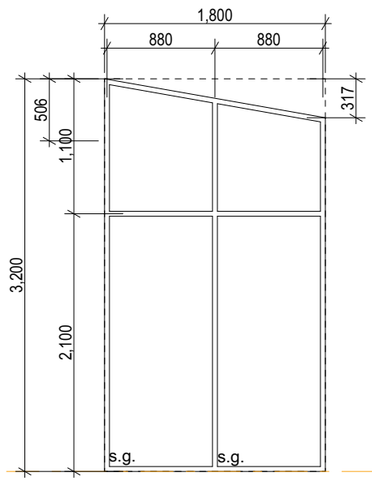
EW.C

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.D

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled



EW.E

01 frame:	Residential series ThermalHEART, powdercoat finish
02 glazing:	Double glazed, low-E, argon filled

general notes

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11. Minimum 760mm clear width to fire egress doors

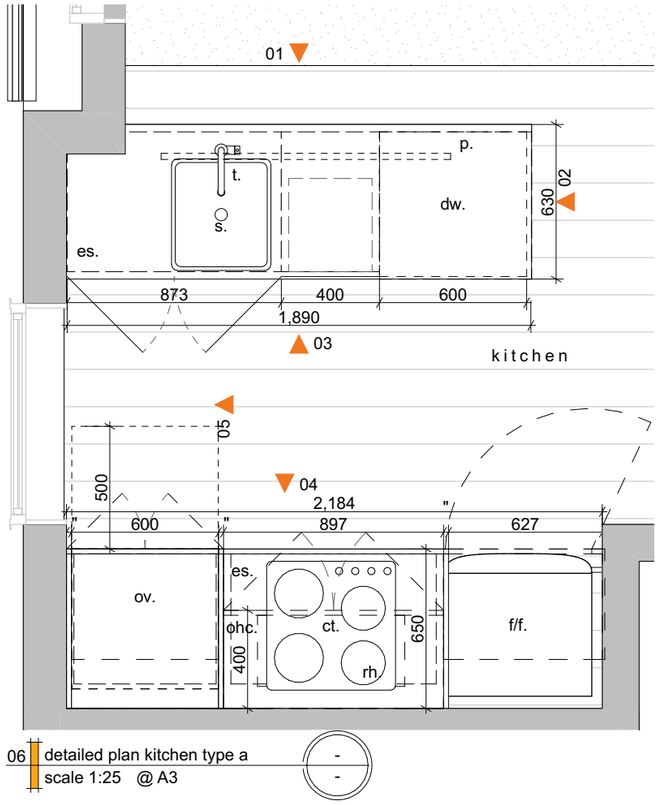
FOLEY GROUP

SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
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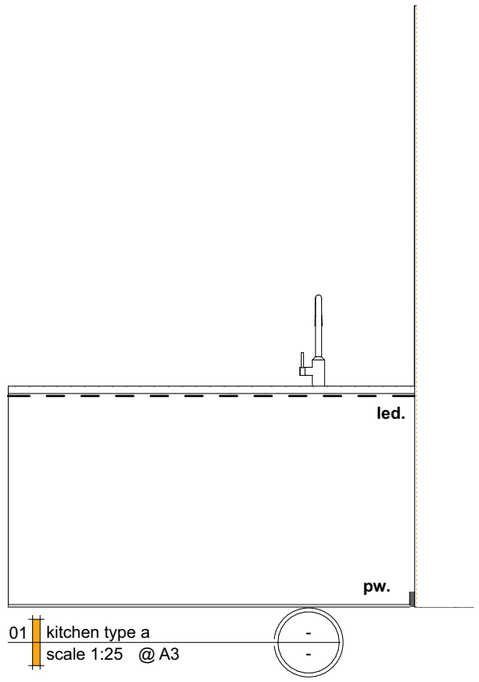
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
AE6.02
schedule: Block E: exterior aluminium joinery

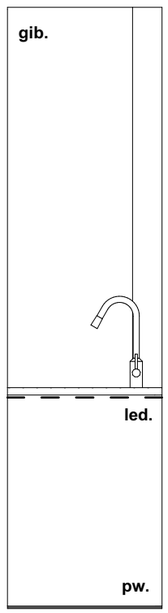
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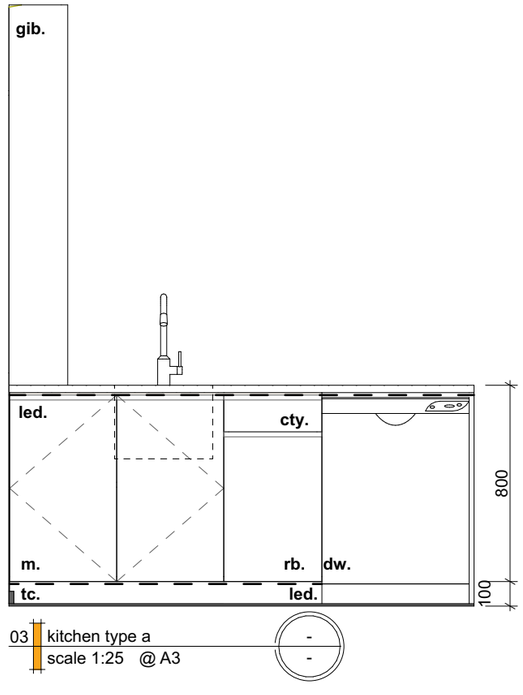
06 detailed plan kitchen type a
scale 1:25 @ A3



01 kitchen type a
scale 1:25 @ A3



02 kitchen type a
scale 1:25 @ A3



03 kitchen type a
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

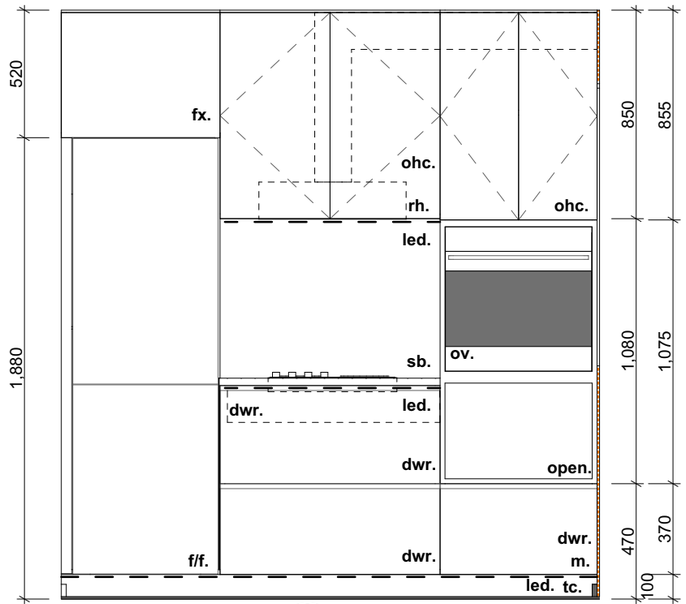
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
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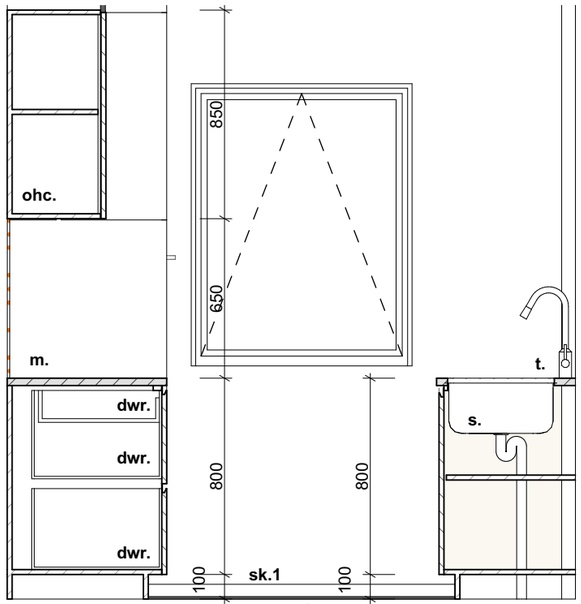
3796

A7.1

detail plans & interior elevations: kitchen a



04 kitchen type a
scale 1:25 @ A3



05 kitchen type a
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

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bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
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gib. Selected paint finish to plasterboard wall lining.

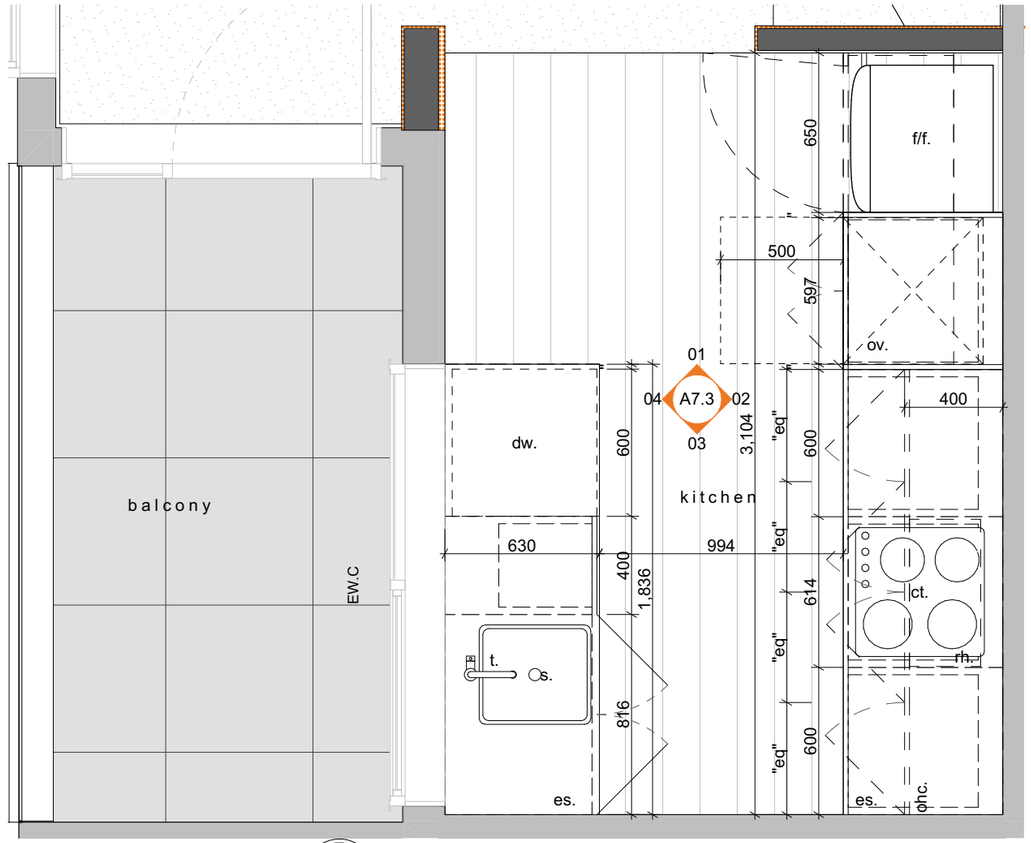
pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

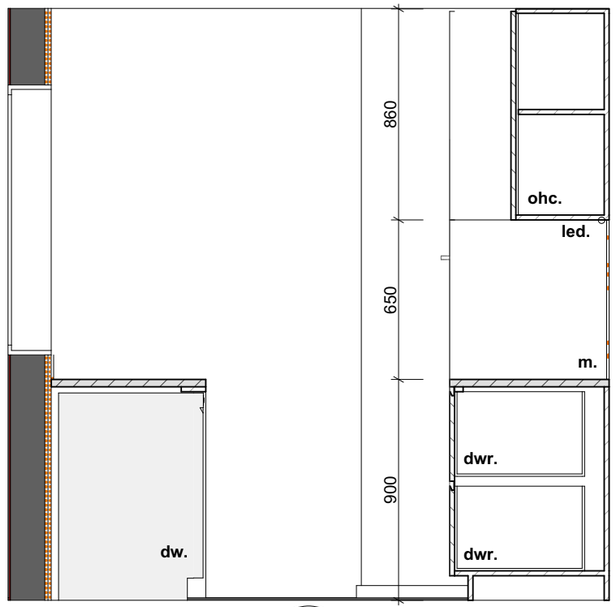
mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

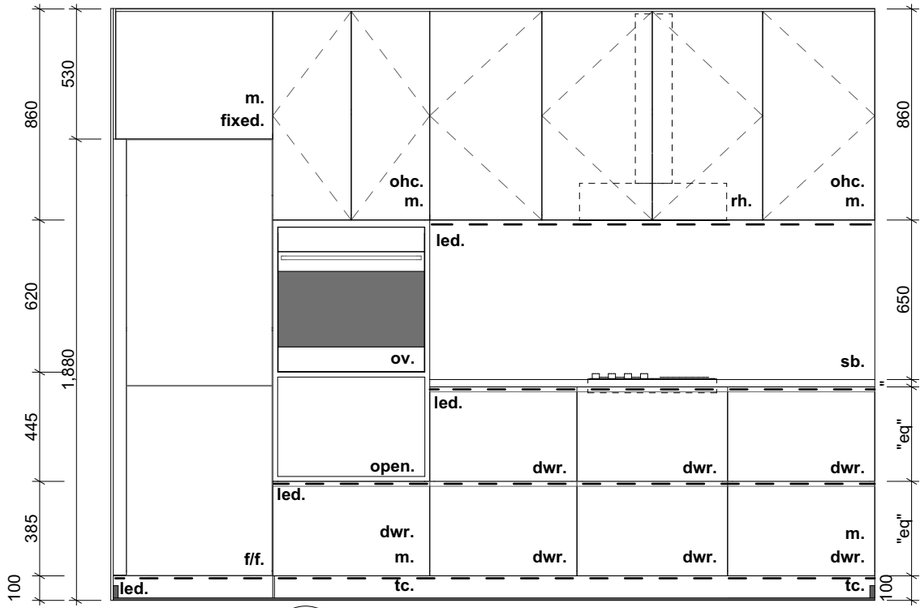
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05 detailed plan kitchen type b
scale 1:25 @ A3



01 kitchen type b
scale 1:25 @ A3



02 kitchen type b
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

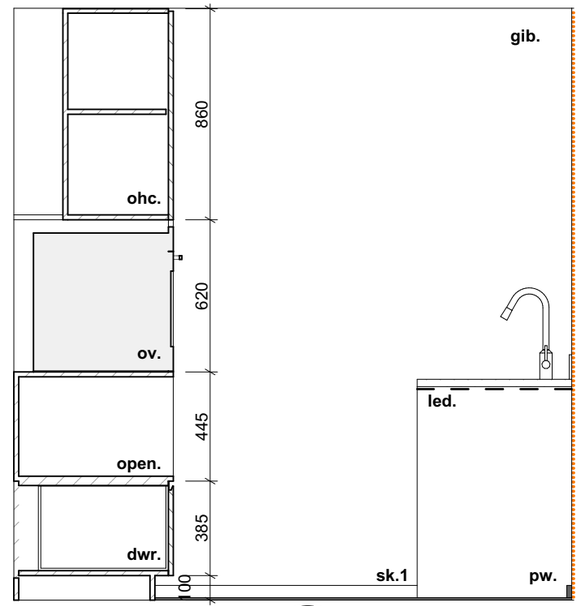
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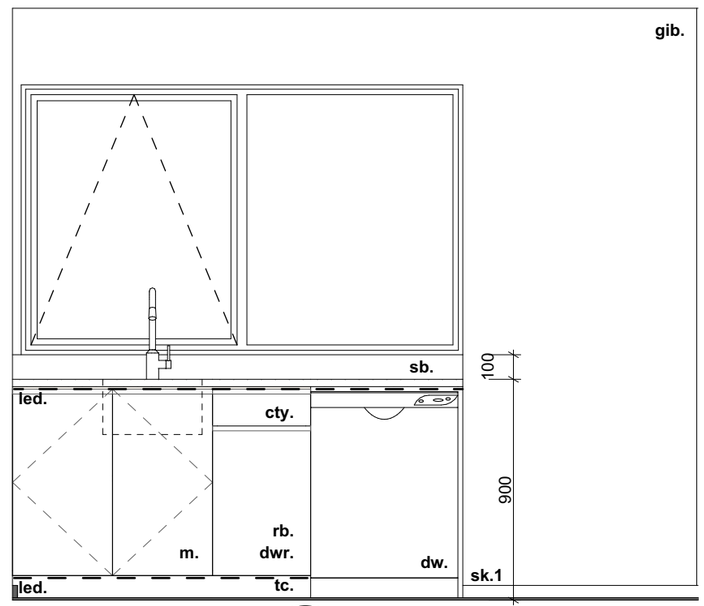
3796

A7.3

detail plans & interior elevations: kitchen b



03 kitchen type b
scale 1:25 @ A3



04 kitchen type b
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

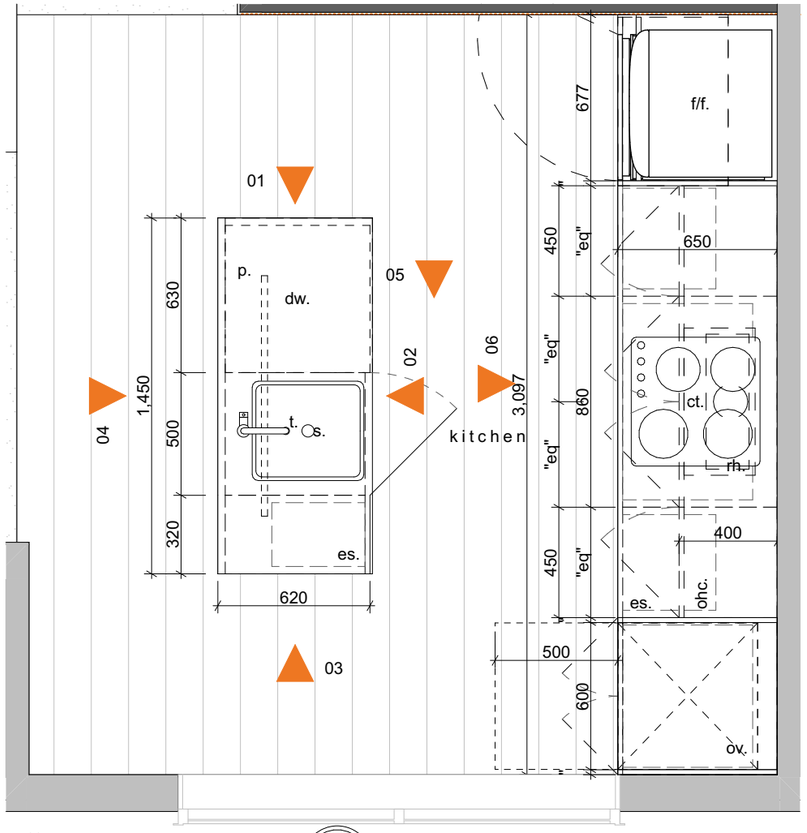
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for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

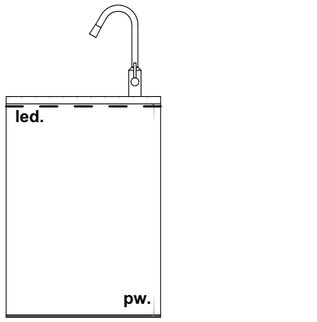
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3796
A7.4
interior elevations: kitchen b

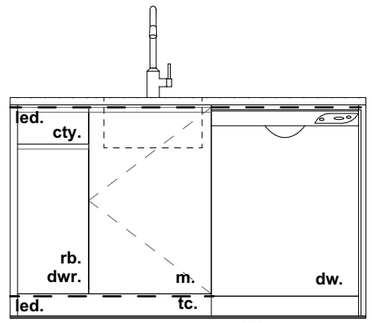
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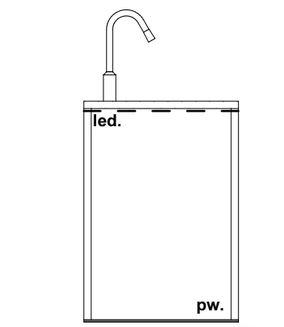
07 detailed plan kitchen type c — scale 1:25 @ A3



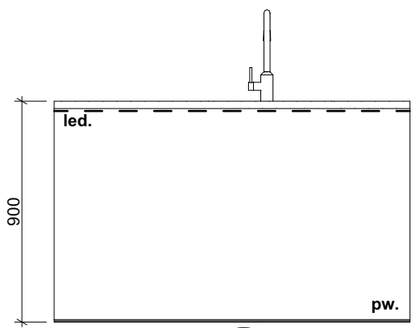
01 kitchen type c — scale 1:25 @ A3



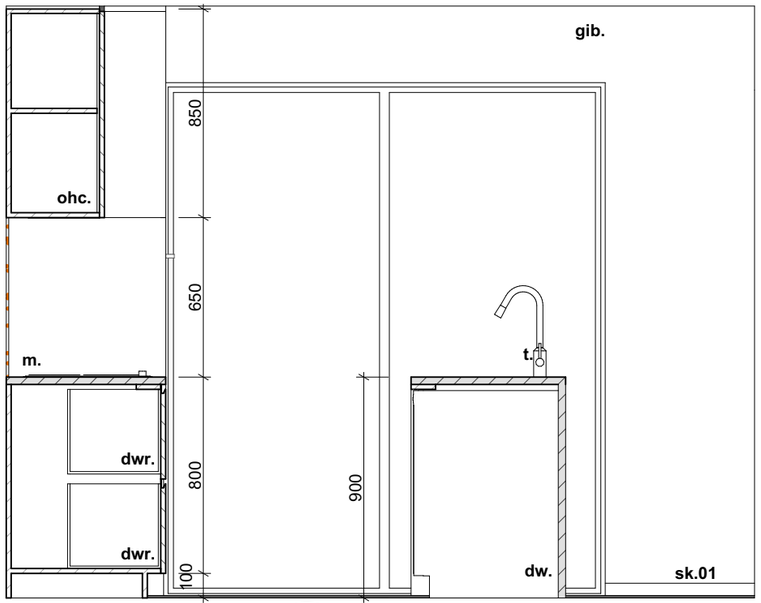
02 kitchen type c — scale 1:25 @ A3



03 kitchen type c — scale 1:25 @ A3



04 kitchen type c — scale 1:25 @ A3



05 kitchen type c — scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

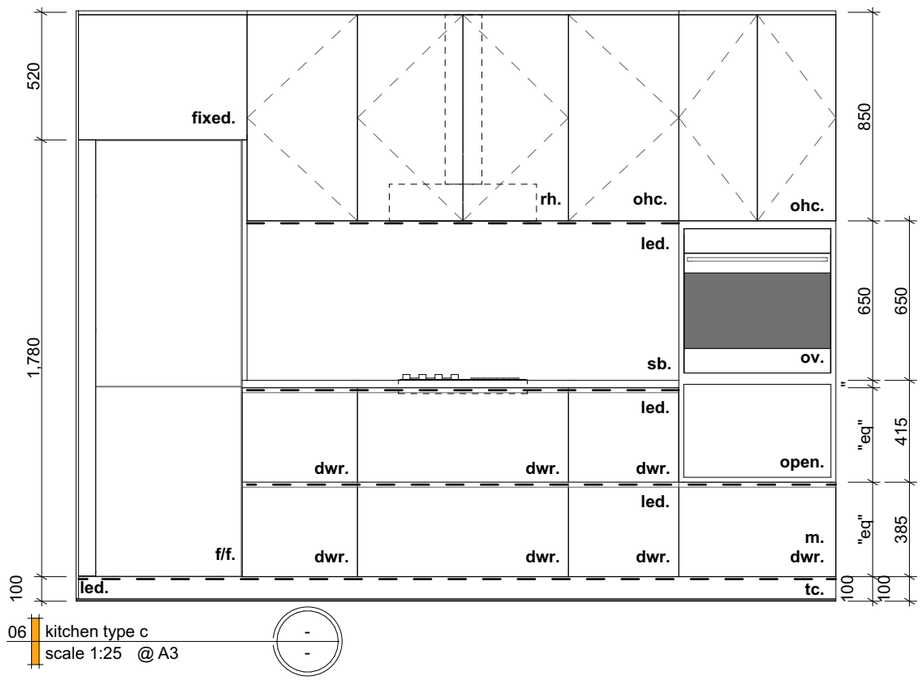
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3796

A7.5

detail plans & interior elevations: kitchen c



06 kitchen type c - - scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

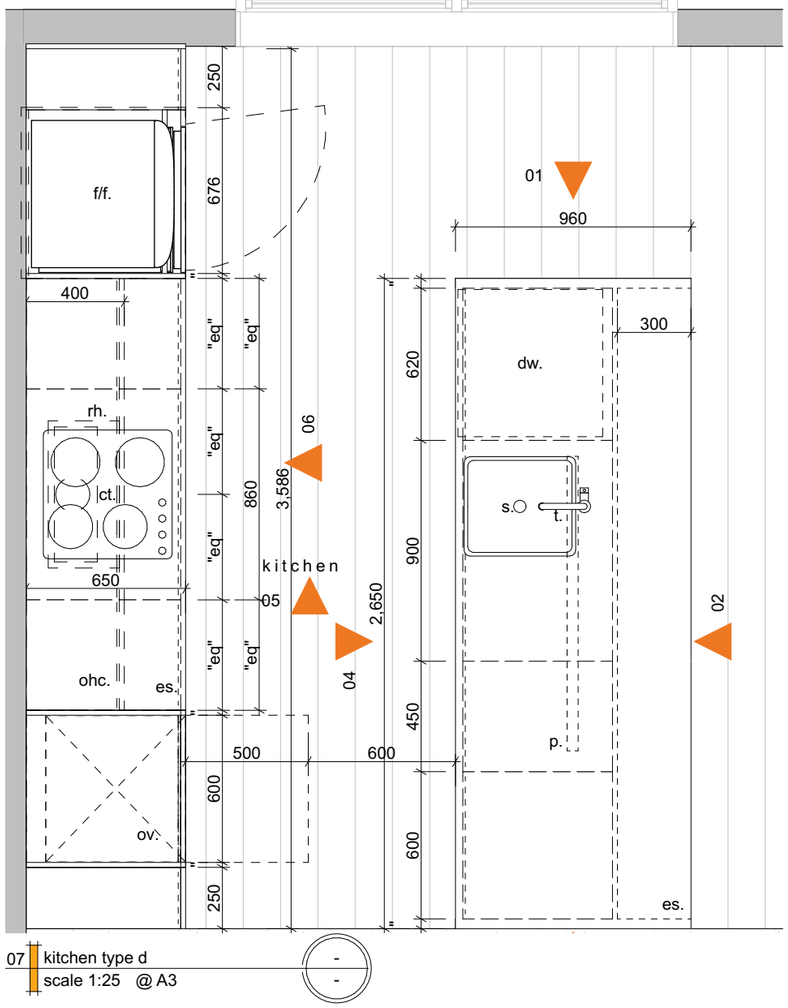
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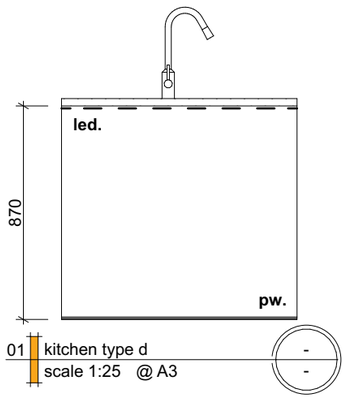
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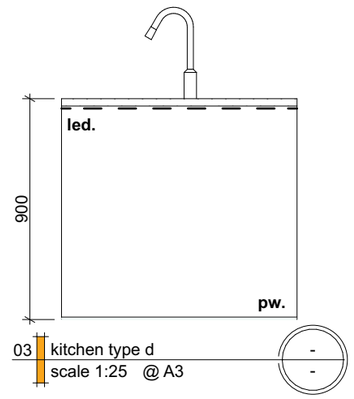
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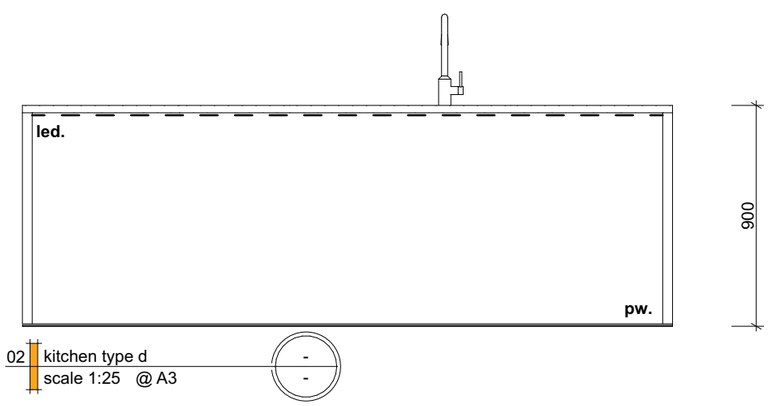
3796
A7.6
interior elevations: kitchen c

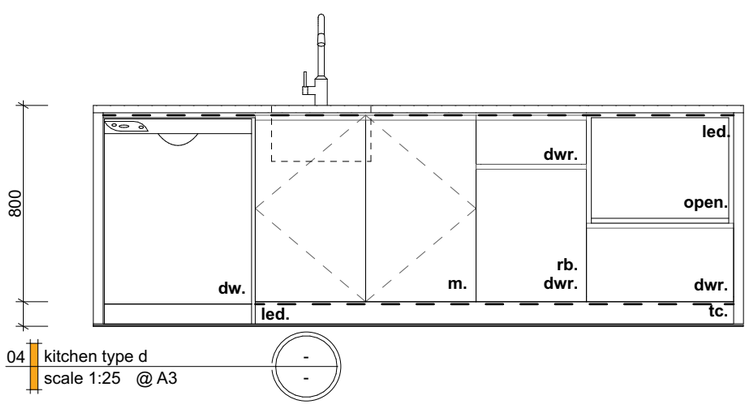
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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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8, 10 & 12 Anderson Heights Queenstown

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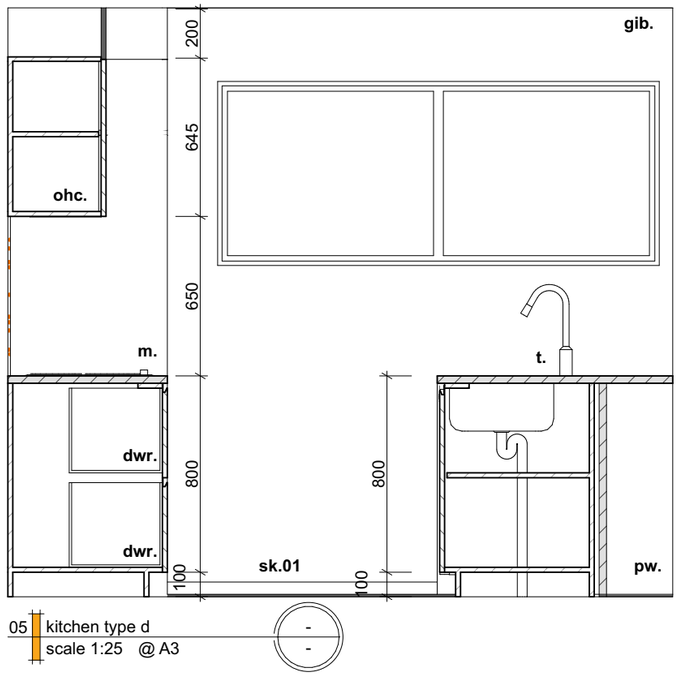
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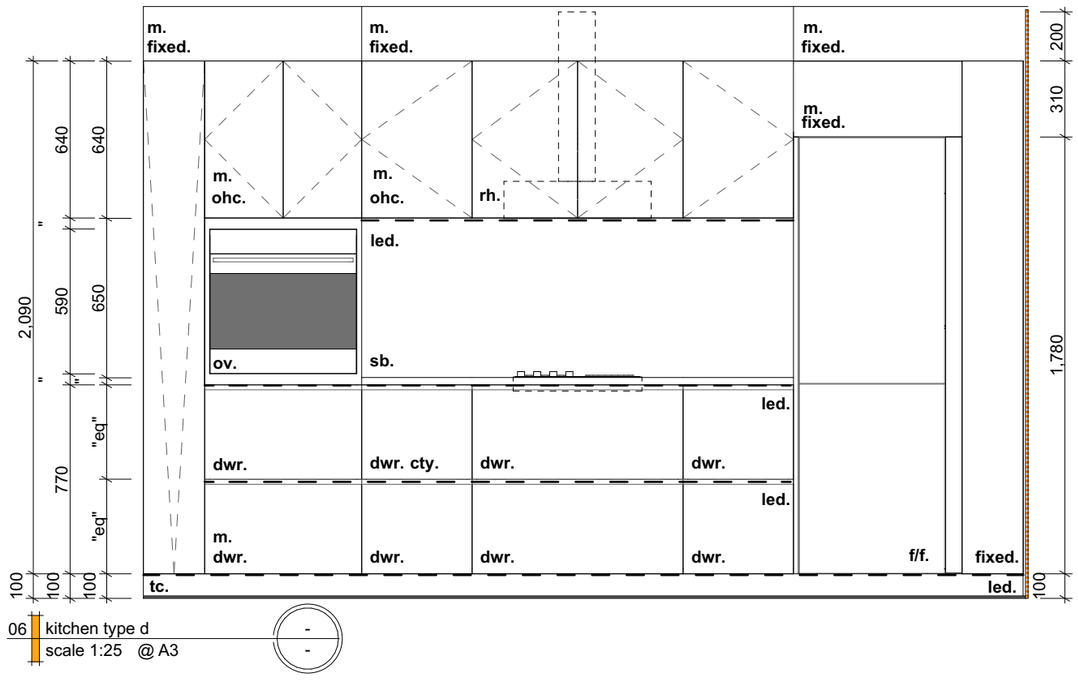
A7.7

detail plans & interior elevations: kitchen d

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



05 kitchen type d
scale 1:25 @ A3



06 kitchen type d
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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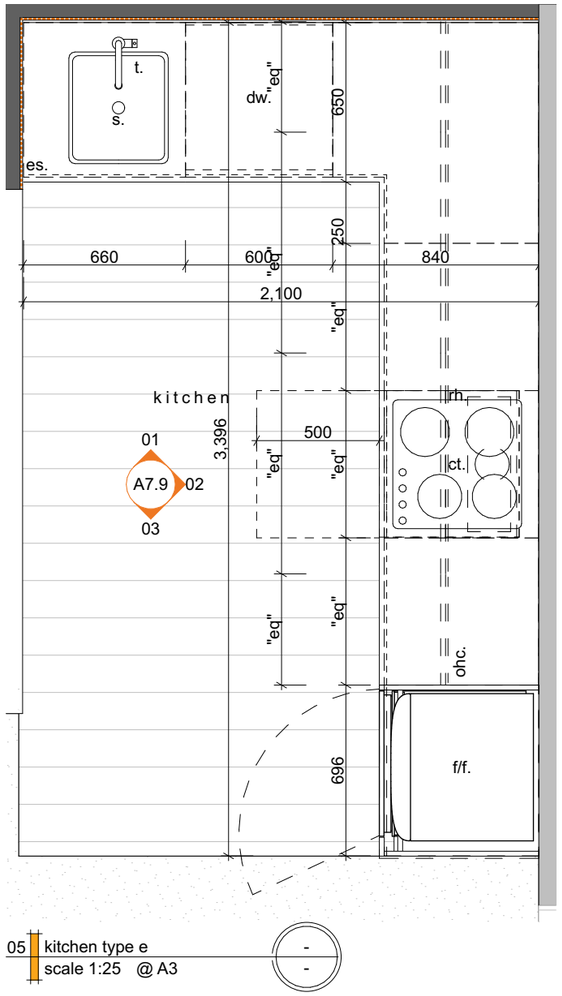
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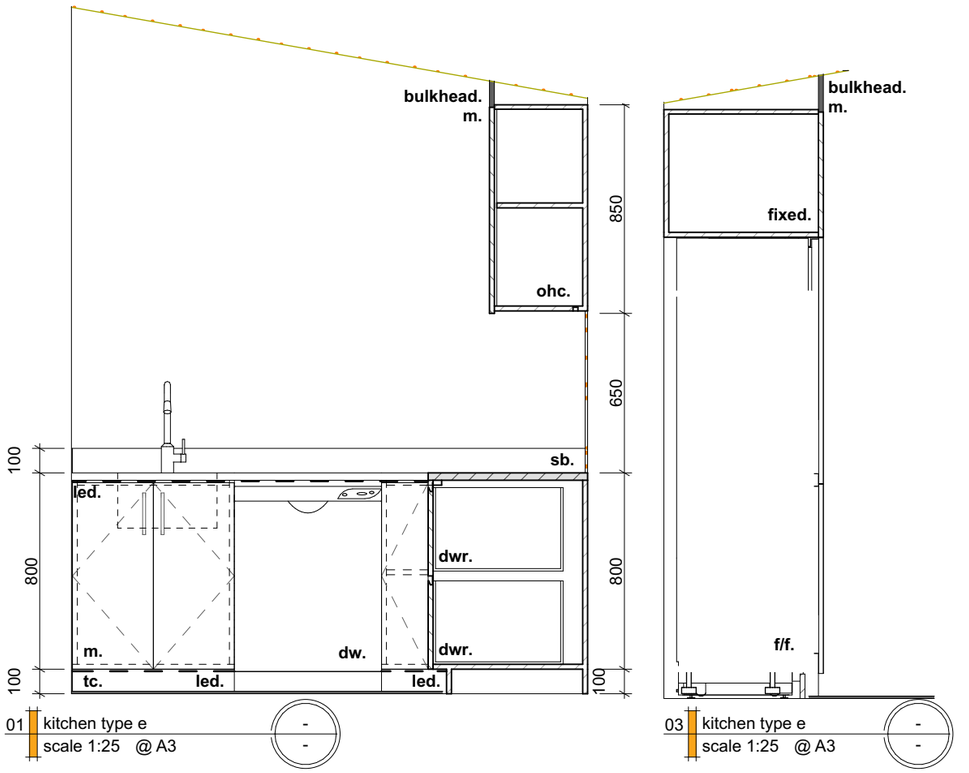
A7.8

interior elevations: kitchen d

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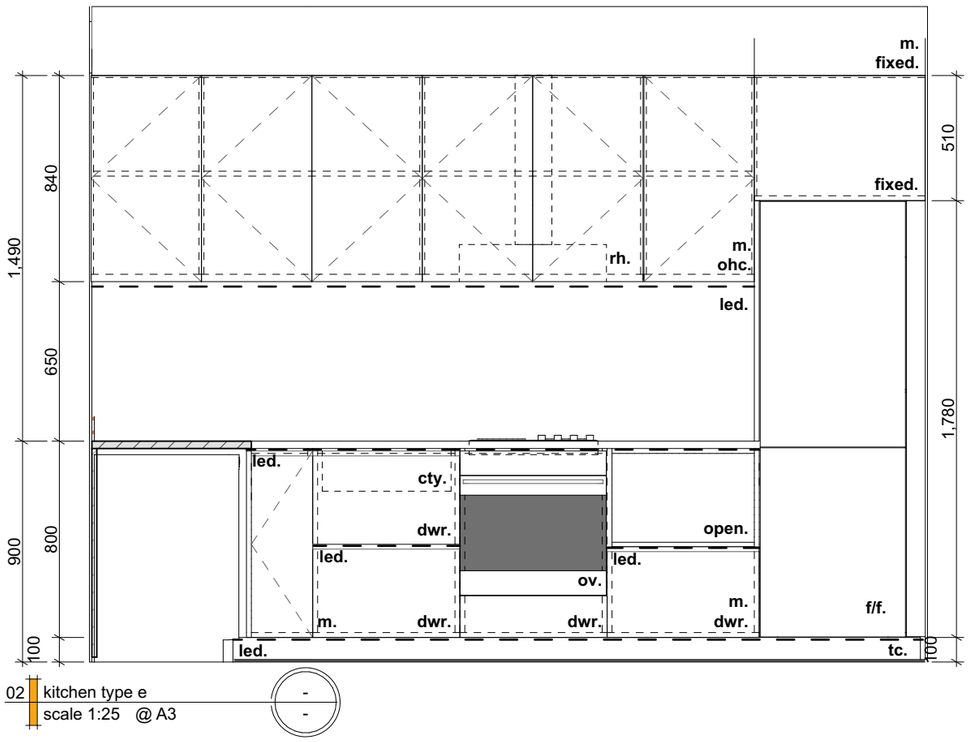


05 kitchen type e - -
scale 1:25 @ A3



01 kitchen type e - -
scale 1:25 @ A3

03 kitchen type e - -
scale 1:25 @ A3



02 kitchen type e - -
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

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sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

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pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

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mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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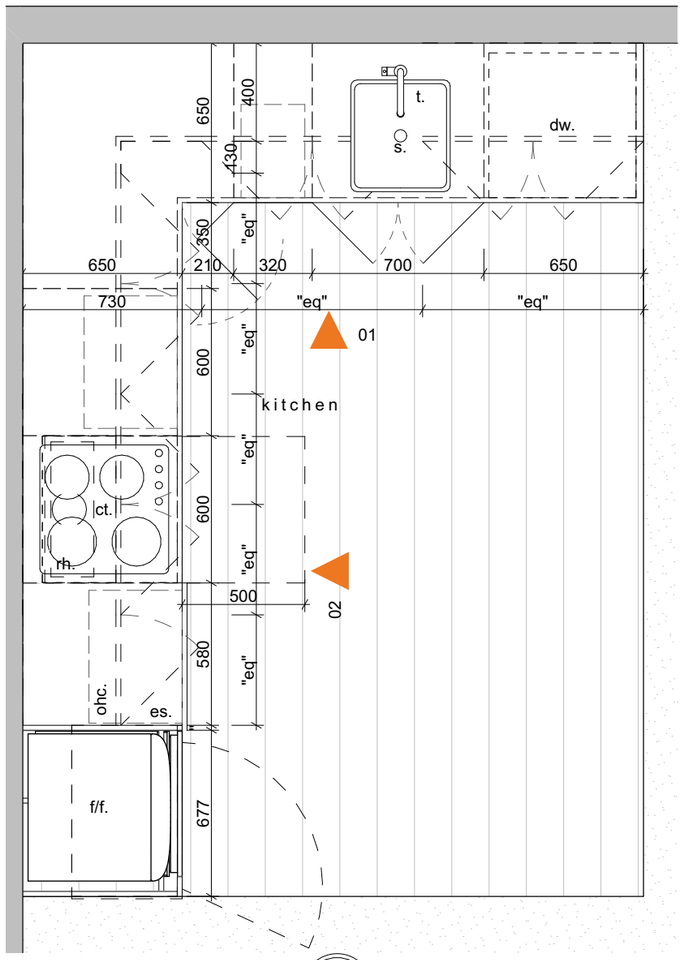
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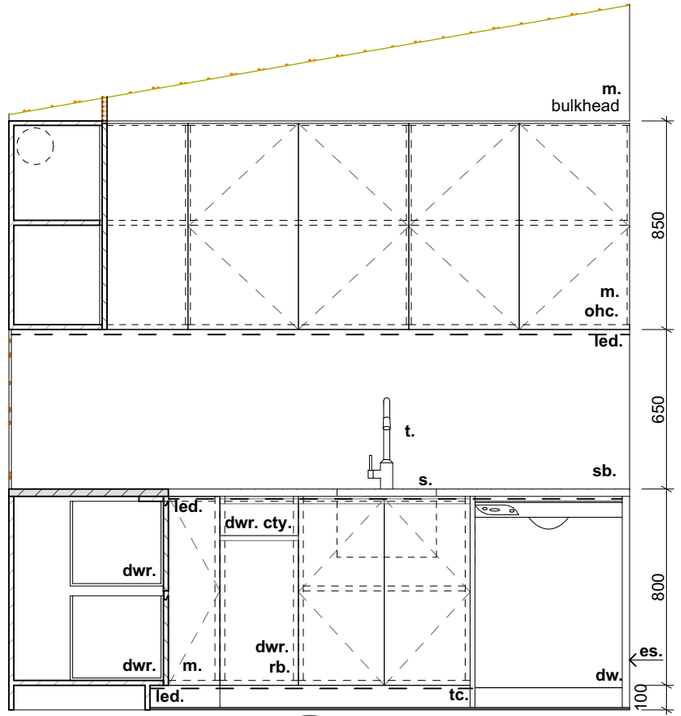
A7.9

detail plans & interior elevations: kitchen e

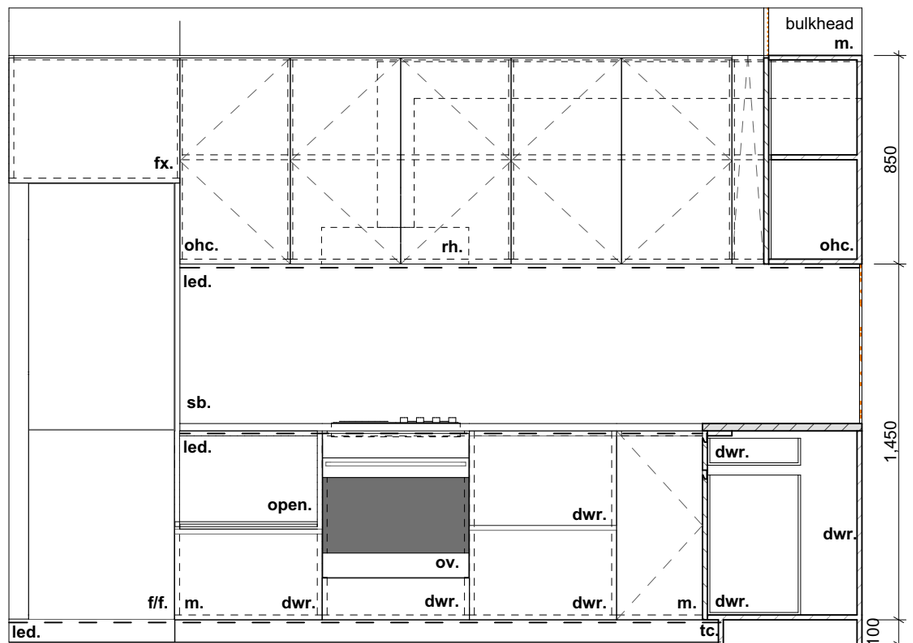
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03 detailed plan kitchen type f
scale 1:25 @ A3



01 kitchen type f
scale 1:25 @ A3



02 kitchen type f
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

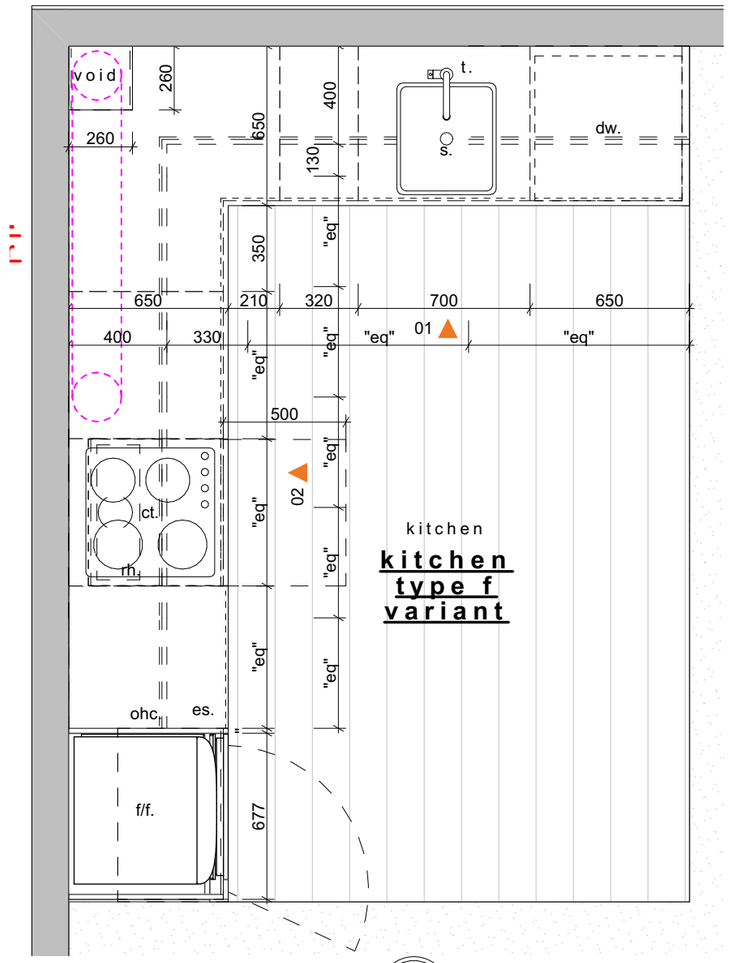
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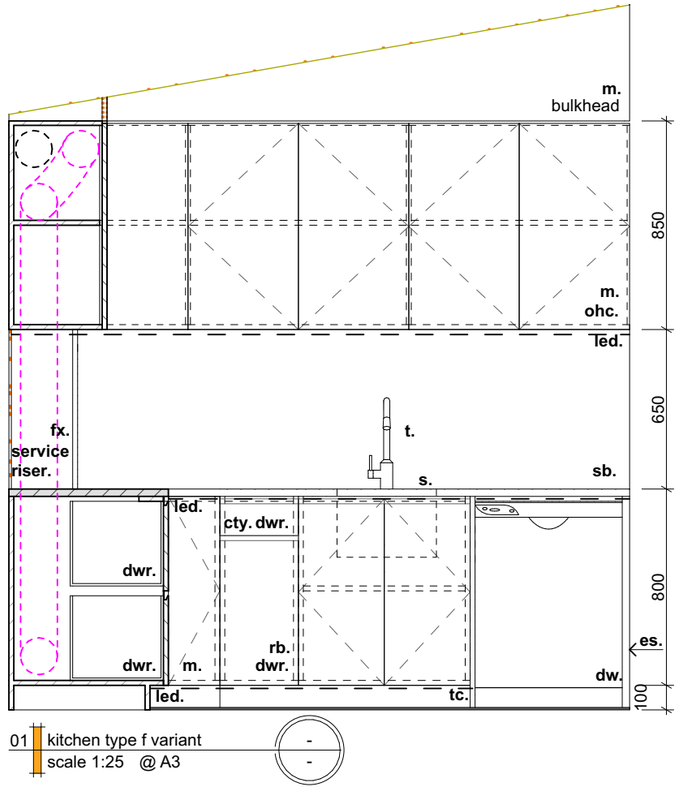
A7.10

detail plans & interior elevations: kitchen f

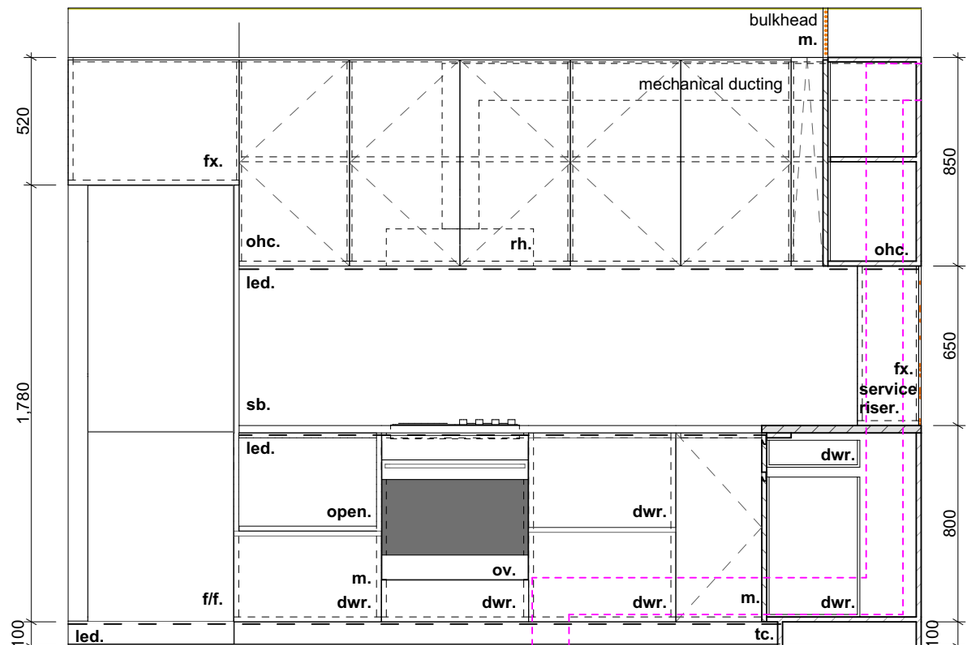
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03 detailed plan kitchen type f variant
scale 1:25 @ A3



01 kitchen type f variant
scale 1:25 @ A3



02 kitchen type f variant
scale 1:25 @ A3

appliances

f/f.	Selected integrated fridge freezer.
f.	Selected under bench fridge.
ov.	Selected oven.
ct.	Selected cooktop.
dw.	Selected dishwasher.
rh.	Selected integrated rangehood.

electrical

led.	Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.
p.	Selected LED suspension light.
wl.	Selected wall light.

plumbing fixtures & fittings

s.	Selected sink.
t.	Selected tap.
va.	Selected vanity, basin & mixer.
wc.	Selected toilet.
trh.	Selected toilet roll holder.
htr.	Selected heated towel rail.
sh.	Selected shower head. Provide solid blocking for fixing.
mix.	Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m.	18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.
tc.	Selected toekick
ohc.	Overhead cupboards / shelving shown dashed.
fx.	Fixed shelf
adj.	Adjustable shelving
dwr.	Drawer
open.	Open shelving / joinery unit
pto.	Push to open catch to cupboard front
cty.	Selected cutlery tray
rb.	Selected drawer pull bin.

benches, desks & surfaces

hpl.	Selected HPL top with pencil round edge profile.
es.	Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

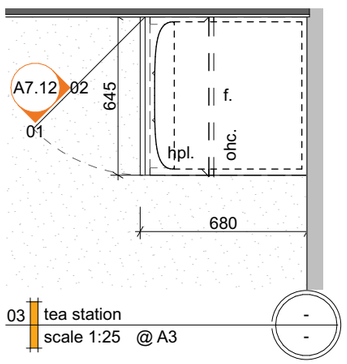
bg.	Timber framed and Gib lined bulkhead. Selected paint finish.
sk.	Selected pine clears skirting with selected paint finish. 1. 60x18mm square profile
gib.	Selected paint finish to plasterboard wall lining.
pw.	18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.
ti.	Selected wall tile. Silicone seal to perimeter or selected tile trim.
mr.	6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.
sb.	Selected splashbacks.

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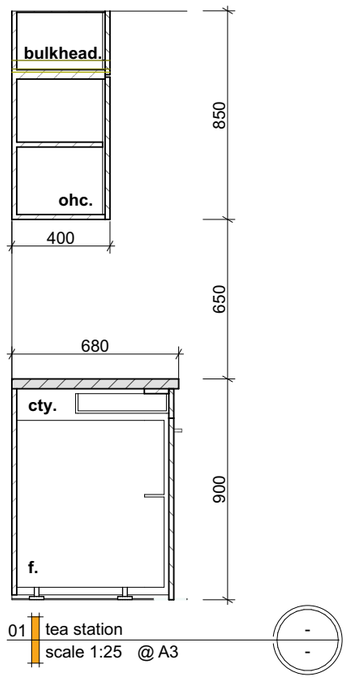
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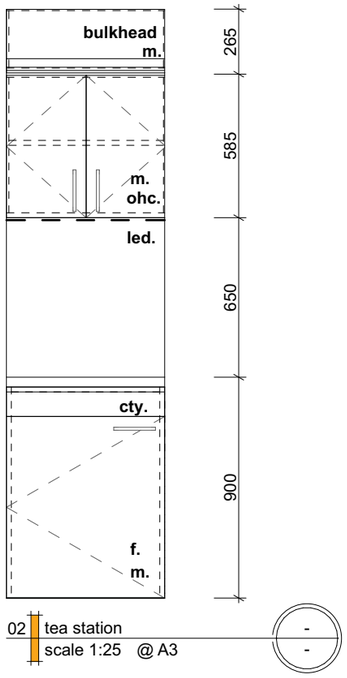
3796
A7.11
detail plans & interior elevations: kitchen f variant



03 tea station
scale 1:25 @ A3



01 tea station
scale 1:25 @ A3



02 tea station
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

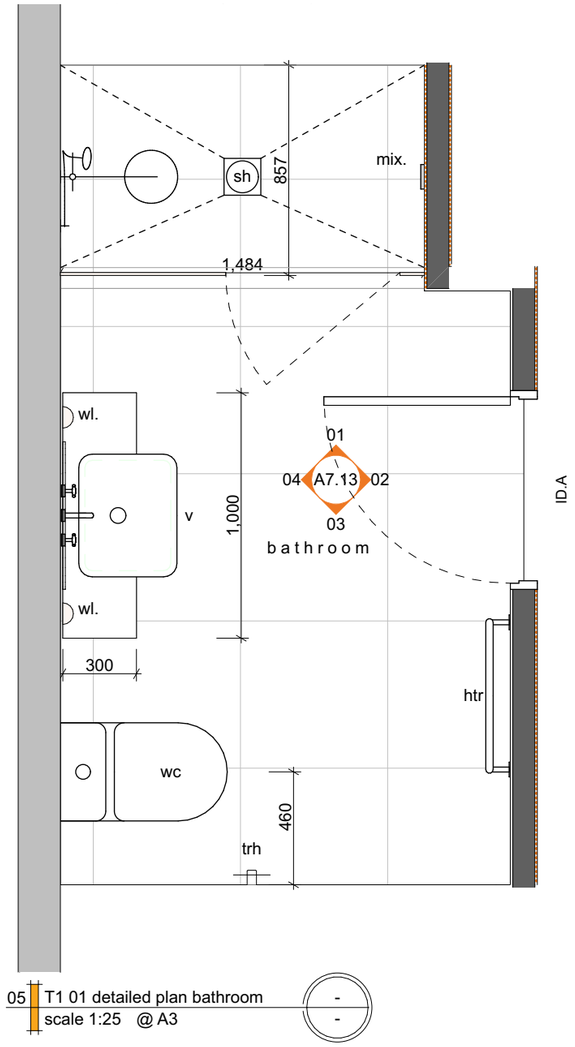
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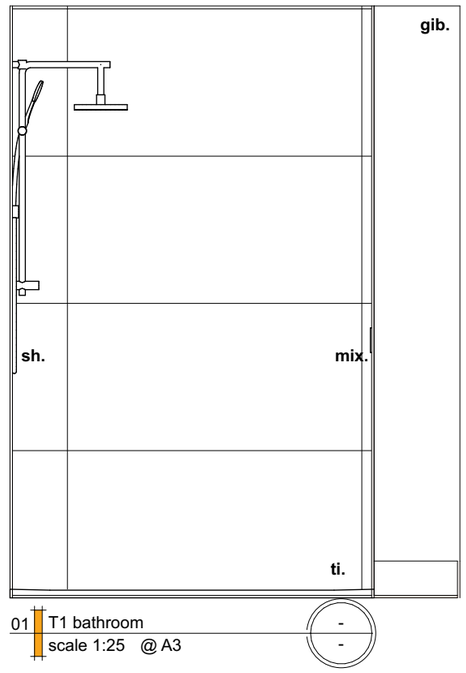
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3796
A7.12
detail plans & interior elevations: tea station

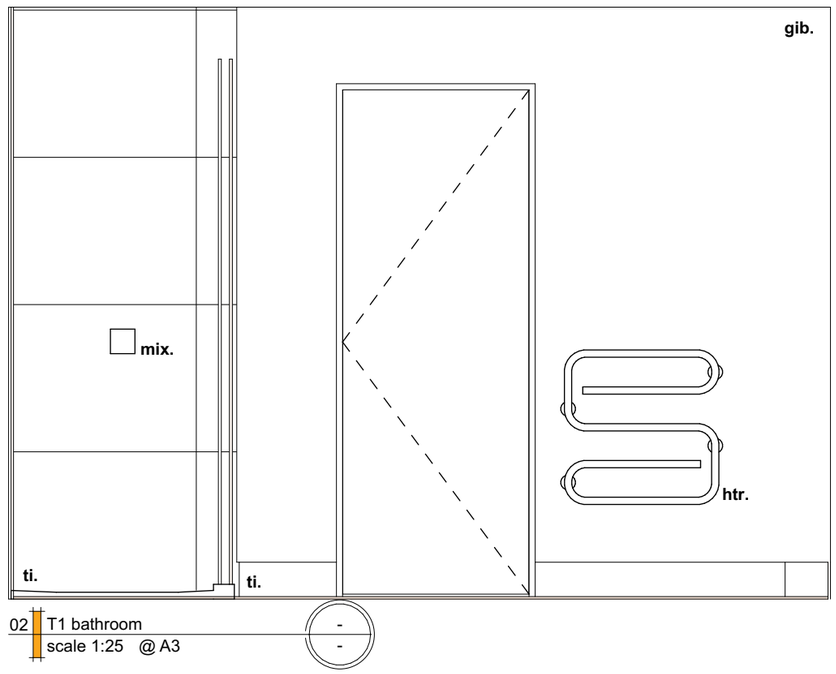
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05 T1 01 detailed plan bathroom
scale 1:25 @ A3



01 T1 bathroom
scale 1:25 @ A3



02 T1 bathroom
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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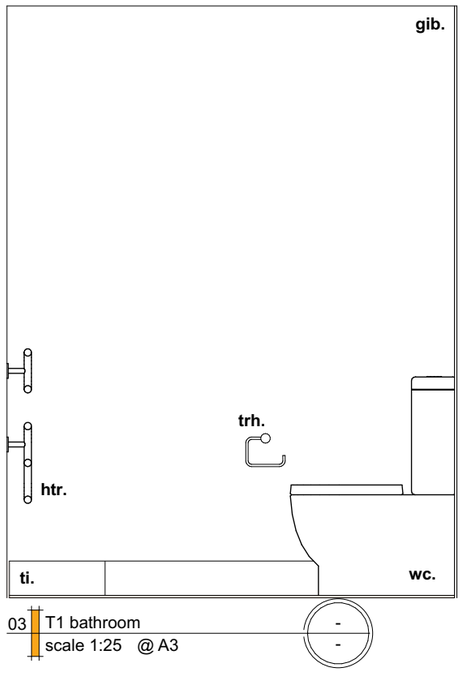
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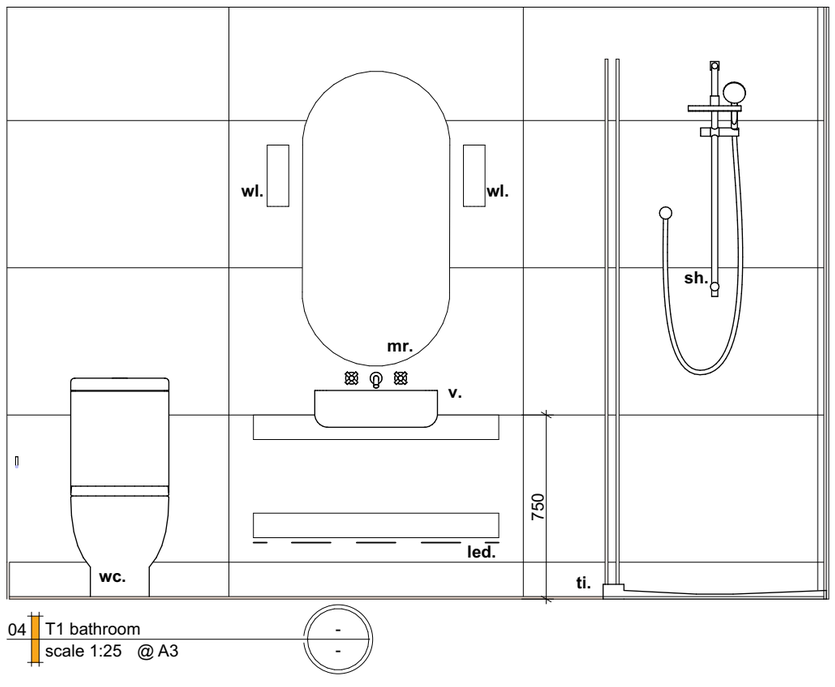
3796

A7.13

detail plans & interior elevations: T1 bathroom



03 T1 bathroom
scale 1:25 @ A3



04 T1 bathroom
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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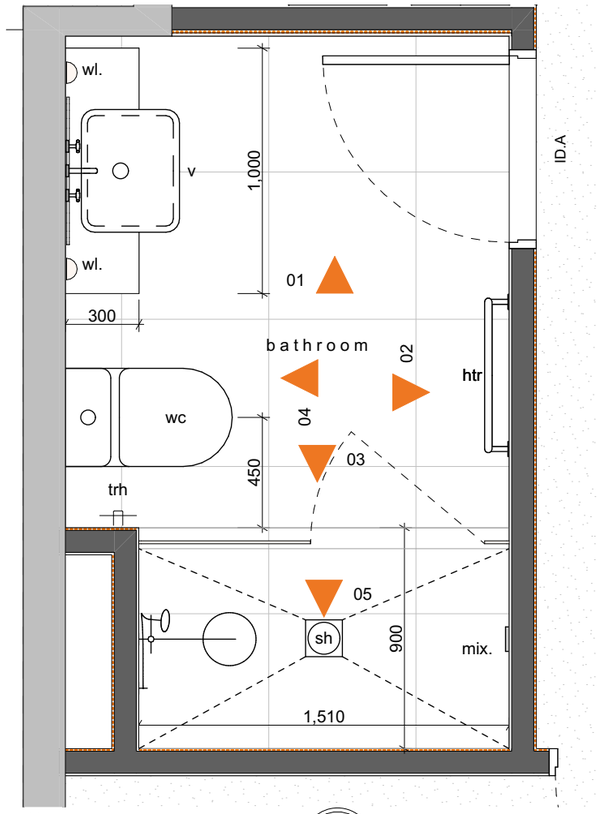
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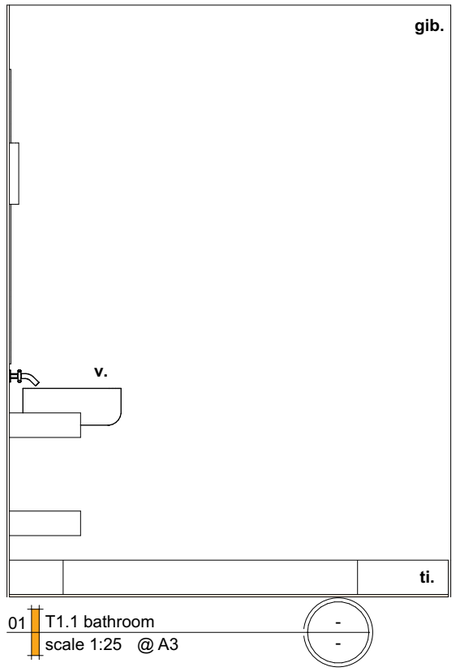
A7.14

interior elevations: T1 bathroom

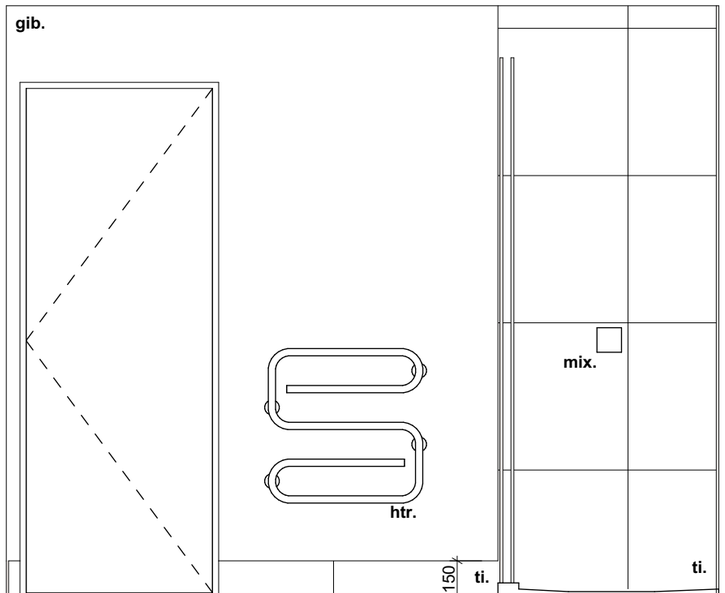
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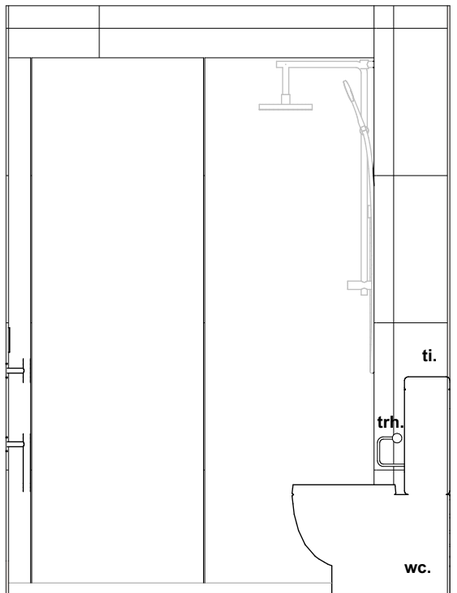
06 T1.1 01 detailed plan bathroom
scale 1:25 @ A3



01 T1.1 bathroom
scale 1:25 @ A3



02 T1.1 bathroom
scale 1:25 @ A3



03 T1.1 bathroom
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

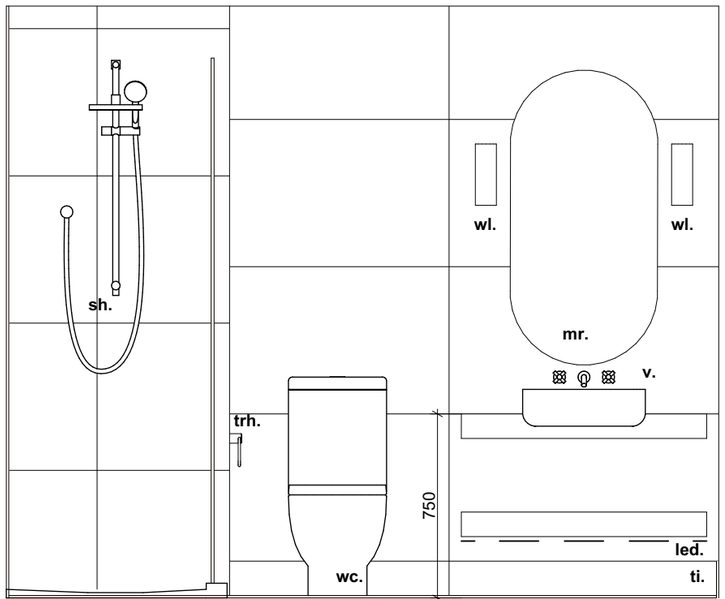
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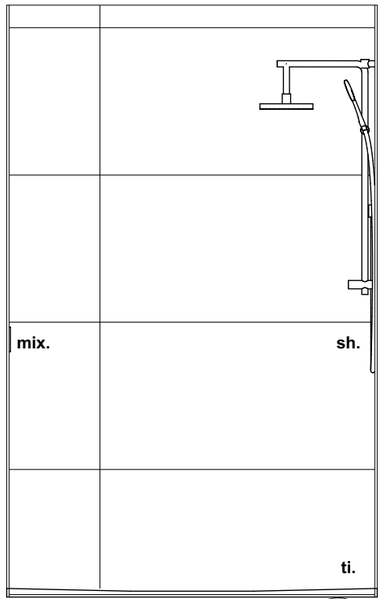
A7.15

detail plans & interior elevations: T1.1 bathroom

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



04 T1.1 bathroom
scale 1:25 @ A3



05 T1.1 bathroom
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

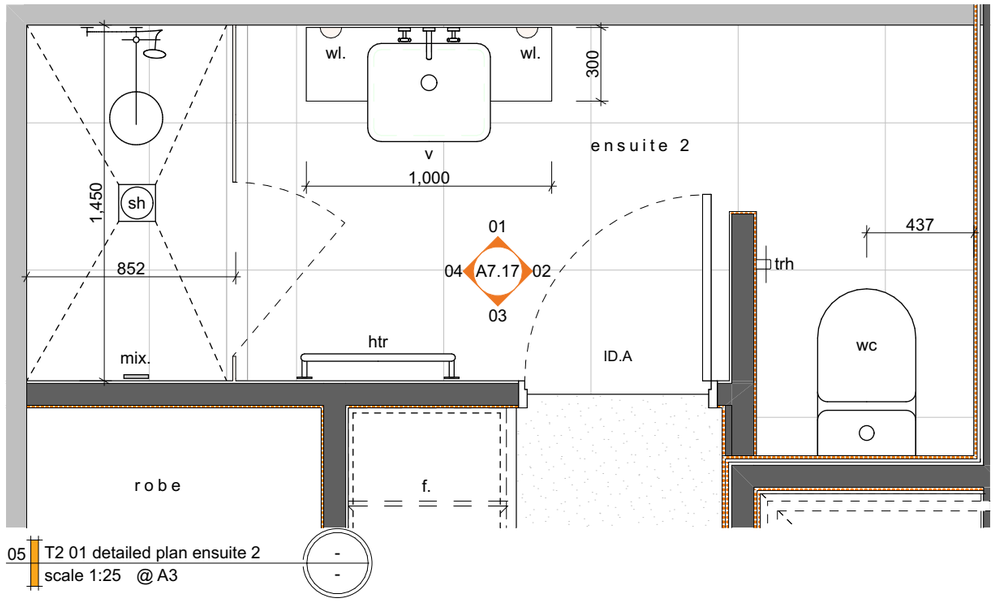
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for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

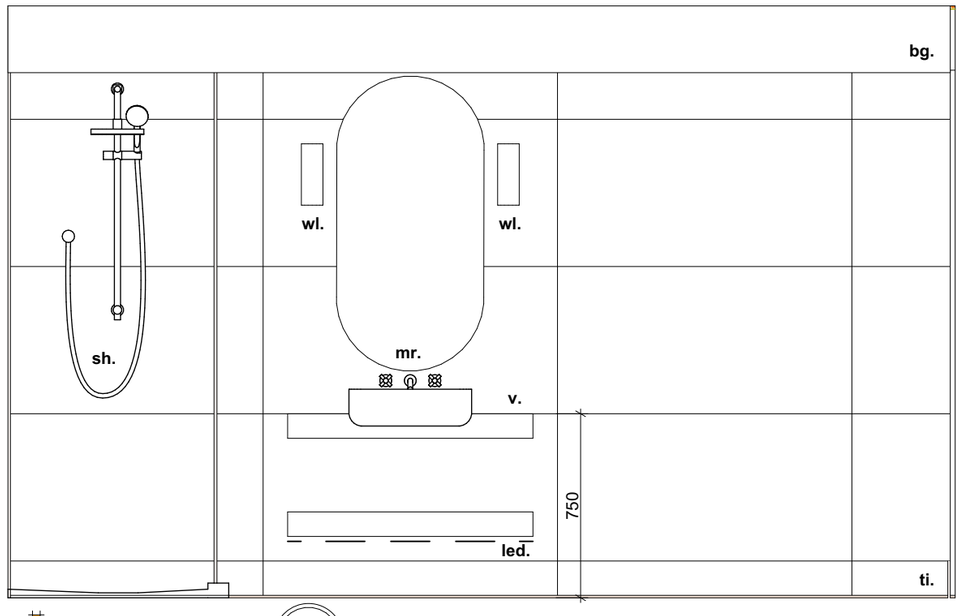
rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

3796
A7.16
interior elevations: T1.1 bathroom

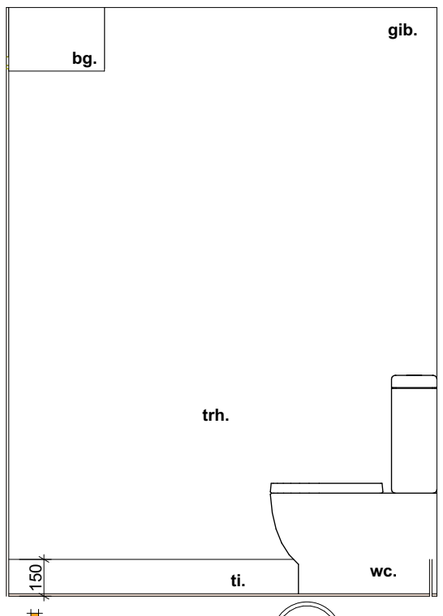
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05 T2 01 detailed plan ensuite 2
scale 1:25 @ A3



01 T2 ensuite 2
scale 1:25 @ A3



02 T2 ensuite 2
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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8, 10 & 12 Anderson Heights Queenstown

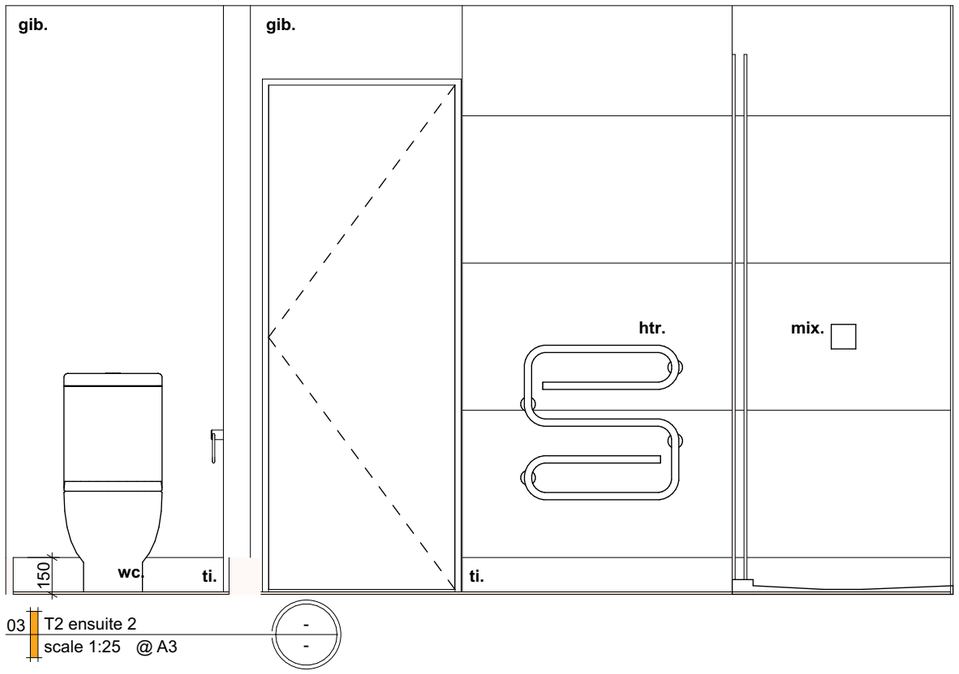
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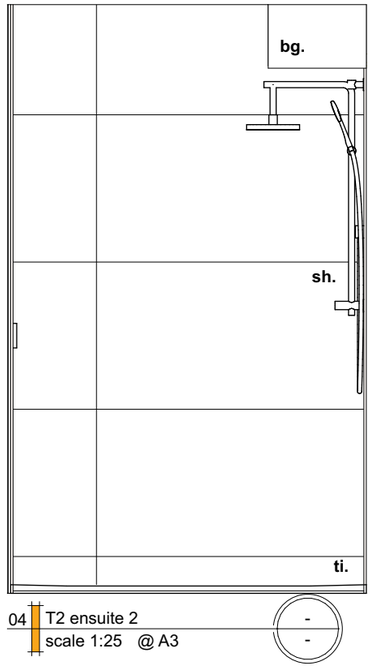
3796

A7.17

detail plans & interior elevations: T2 ensuite 2



03 T2 ensuite 2
scale 1:25 @ A3



04 T2 ensuite 2
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

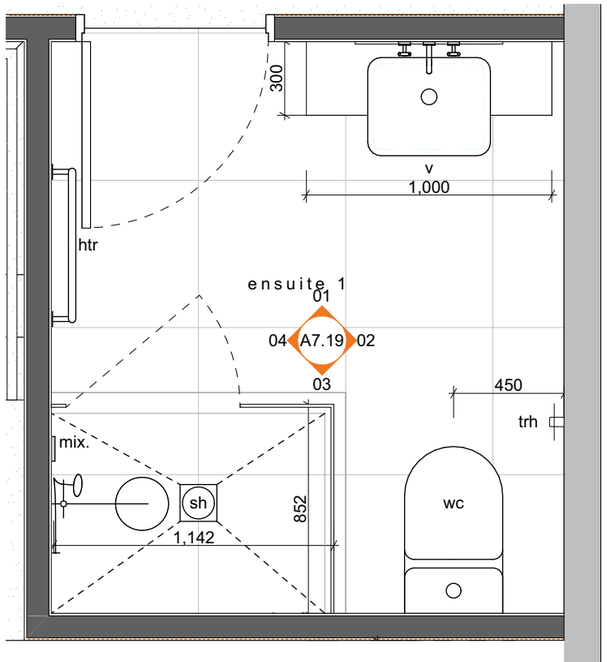
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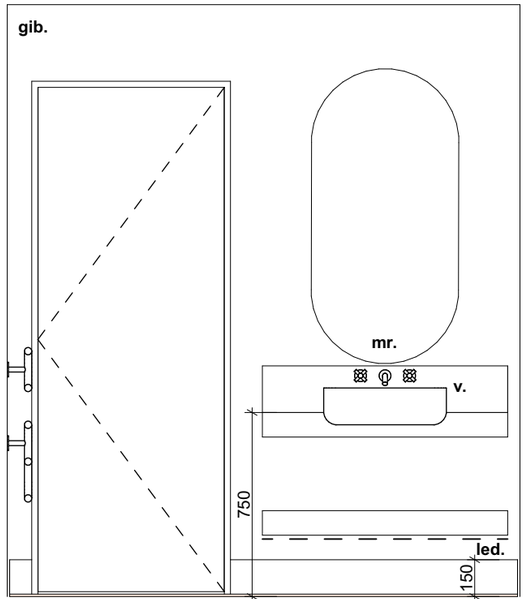
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3796
A7.18
interior elevations: T2 ensuite 2

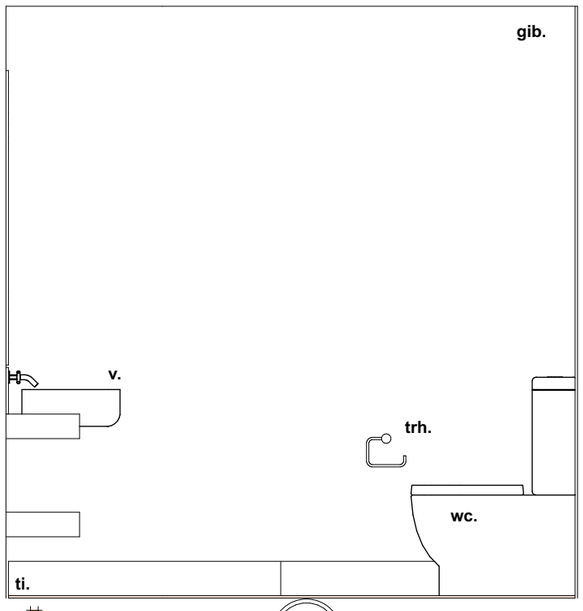
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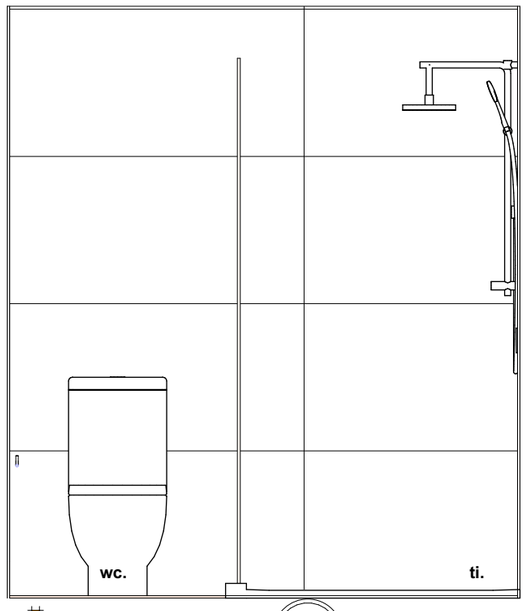
05 T2 02 detailed plan ensuite 1 - / scale 1:25 @ A3 -



01 T2 ensuite 1 - / scale 1:25 @ A3 -



02 T2 ensuite 1 - / scale 1:25 @ A3 -



03 T2 ensuite 1 - / scale 1:25 @ A3 -

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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SOLSTICE QT

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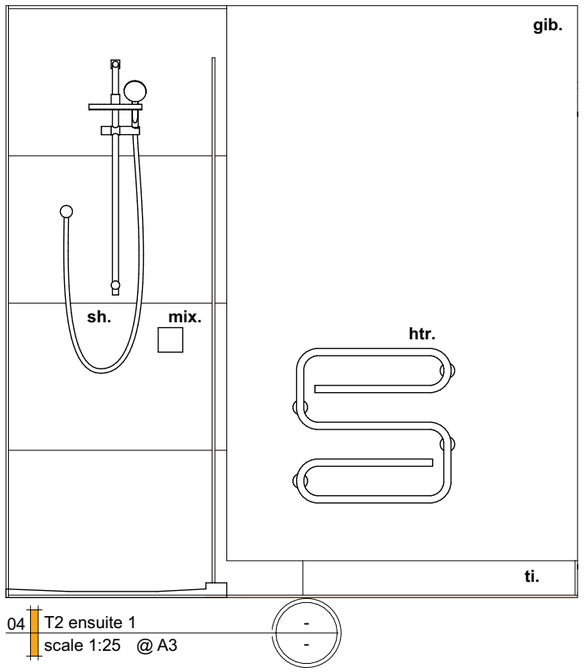
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a	3/11/2026	BUILDING CONSENT	

3796

A7.19

detail plans & interior elevations: T2 ensuite 1



appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

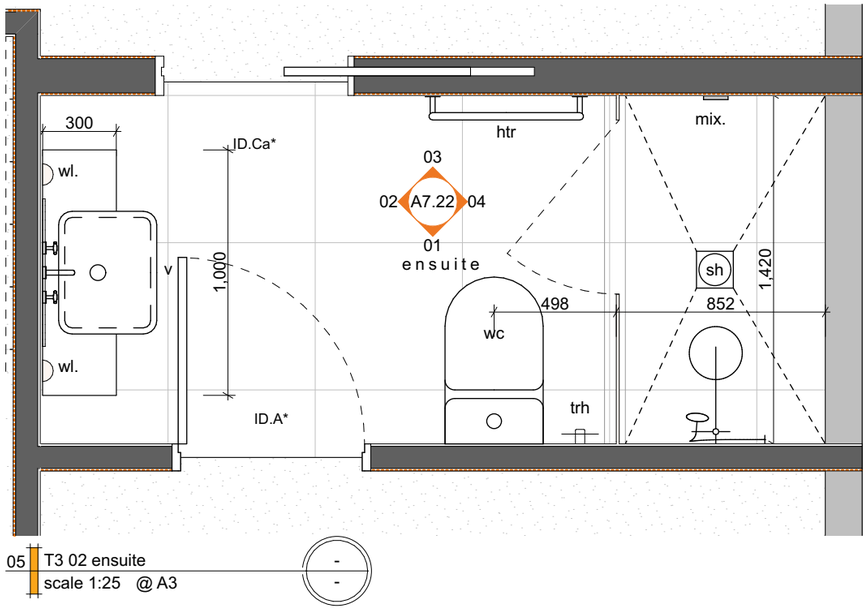
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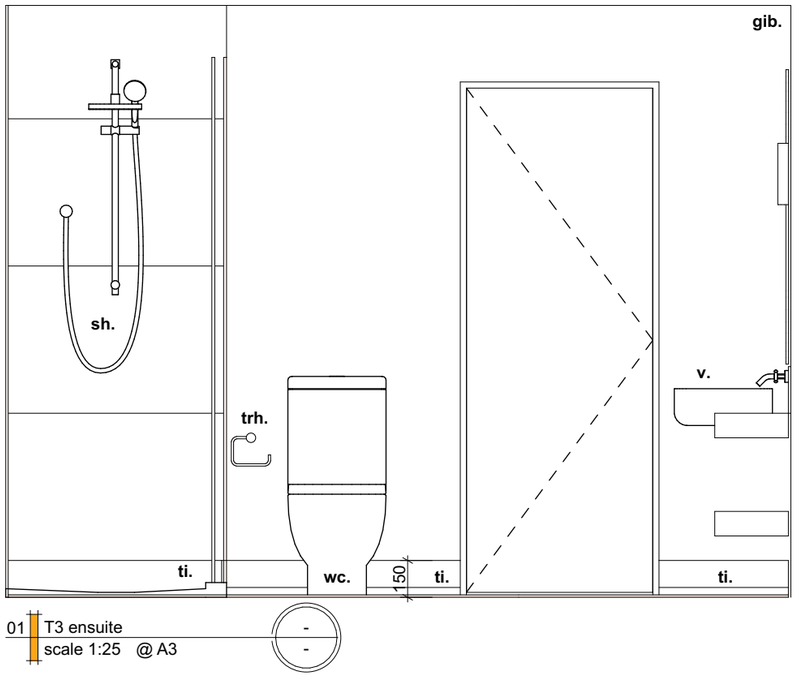
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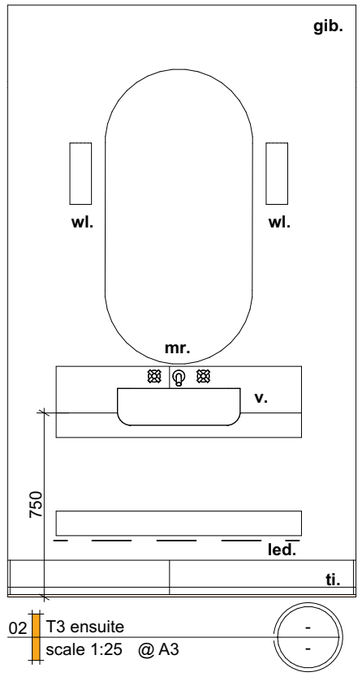
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3796
A7.20
interior elevations: T2 ensuite 1

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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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8, 10 & 12 Anderson Heights Queenstown

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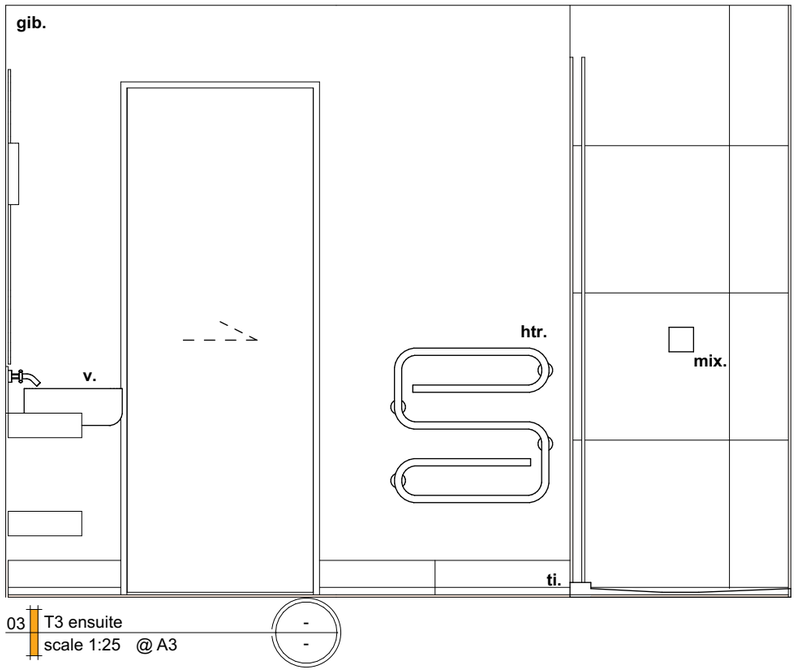
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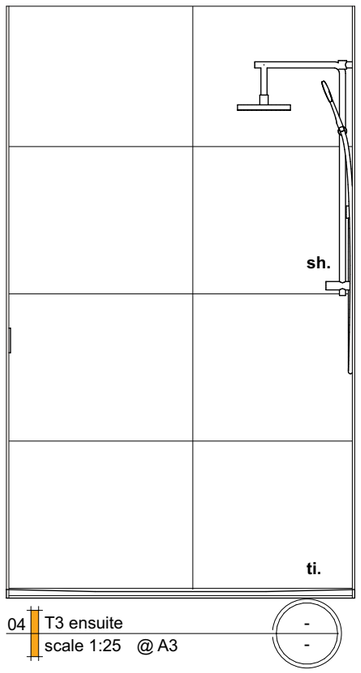
A7.21

detail plans & interior elevations: T3 ensuite

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03 T3 ensuite
scale 1:25 @ A3



04 T3 ensuite
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

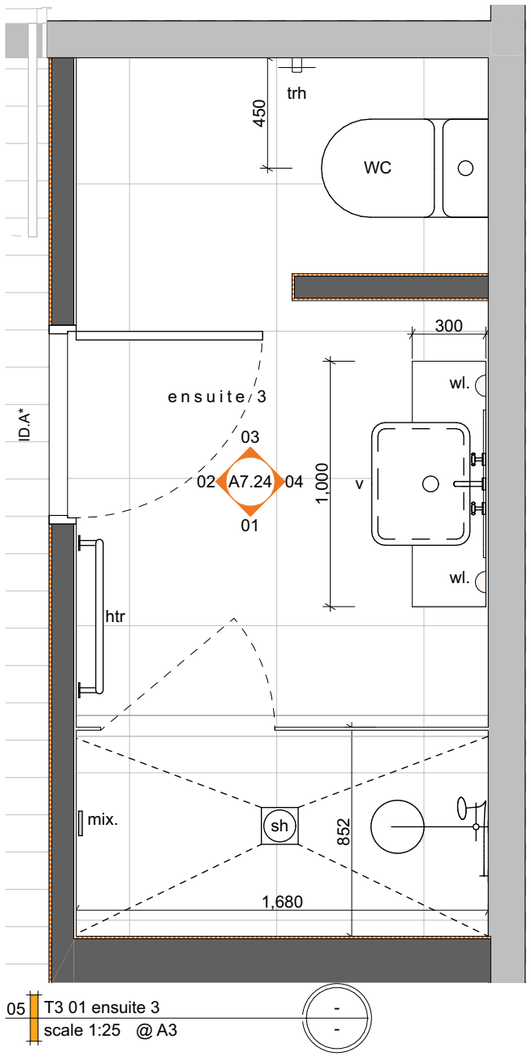
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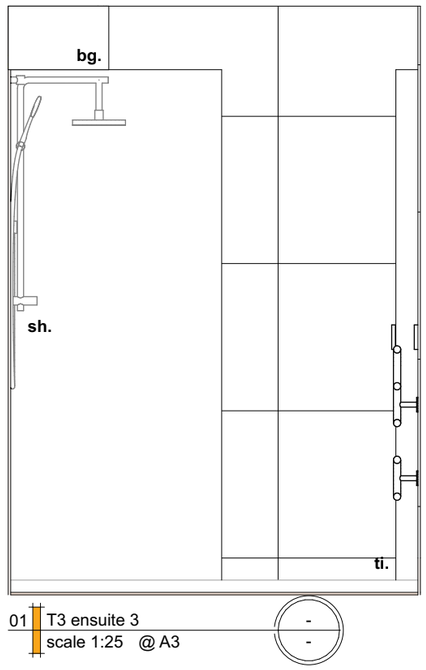
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3796
A7.22
interior elevations: T3 ensuite

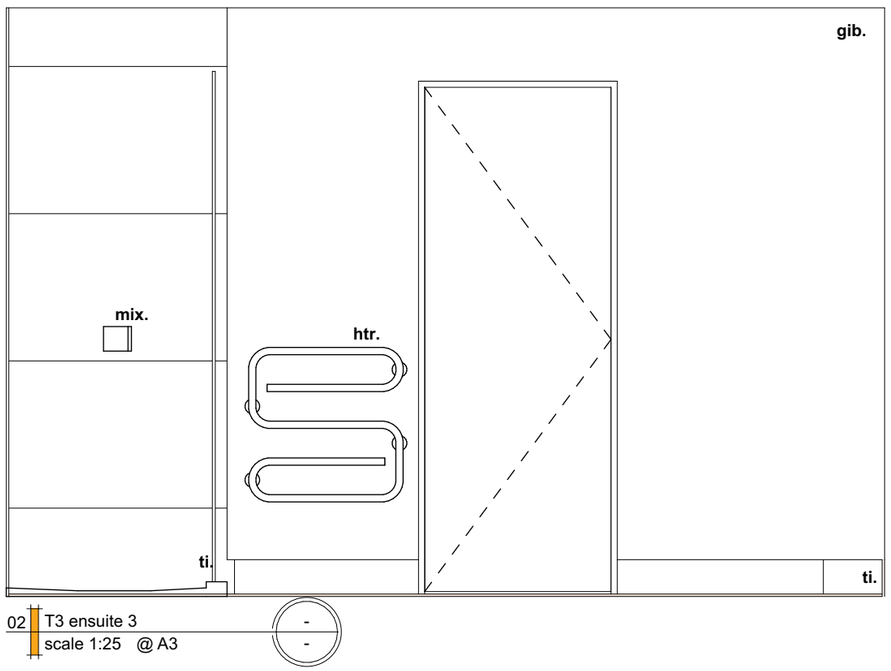
General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



05 T3 01 ensuite 3 scale 1:25 @ A3



01 T3 ensuite 3 scale 1:25 @ A3



02 T3 ensuite 3 scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

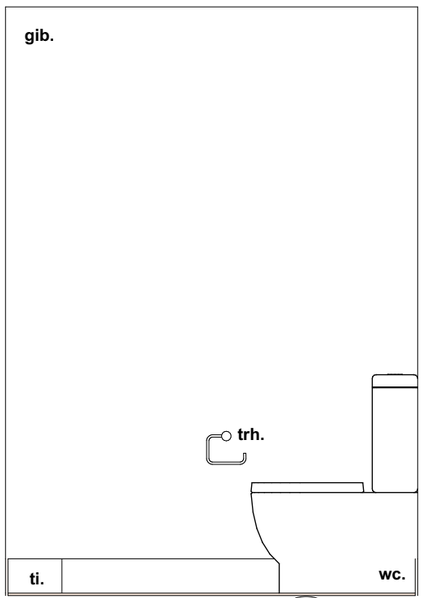
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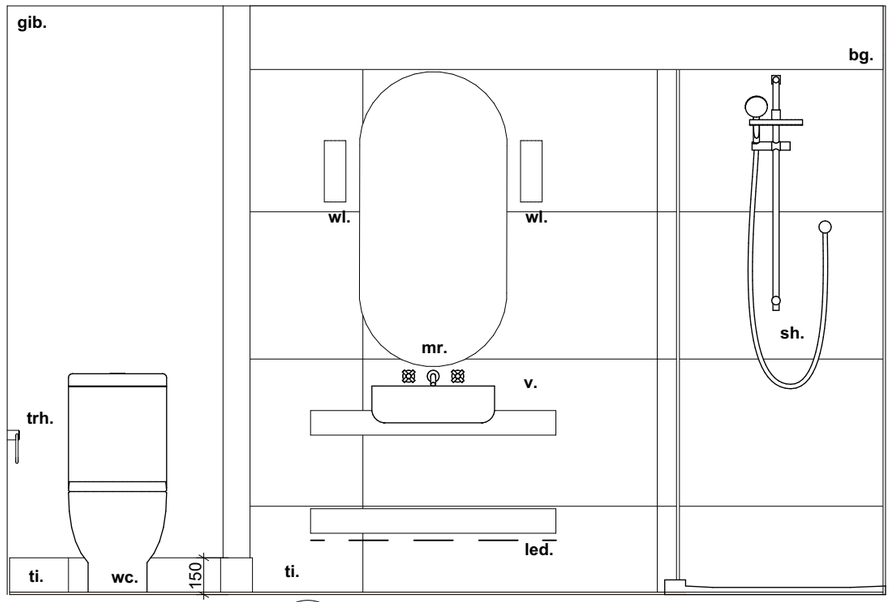
3796

A7.23

detail plans & interior elevations: T3 ensuite 3



03 T3 ensuite 3
scale 1:25 @ A3



04 T3 ensuite 3
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

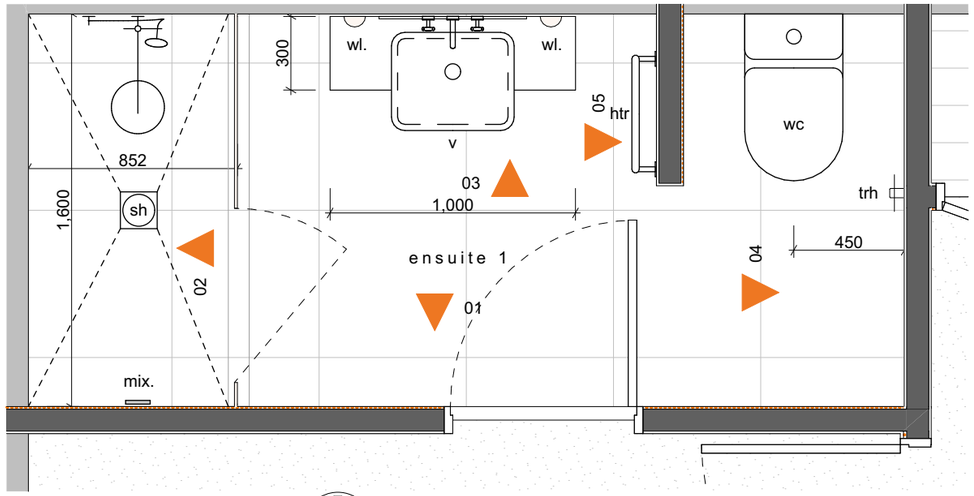
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

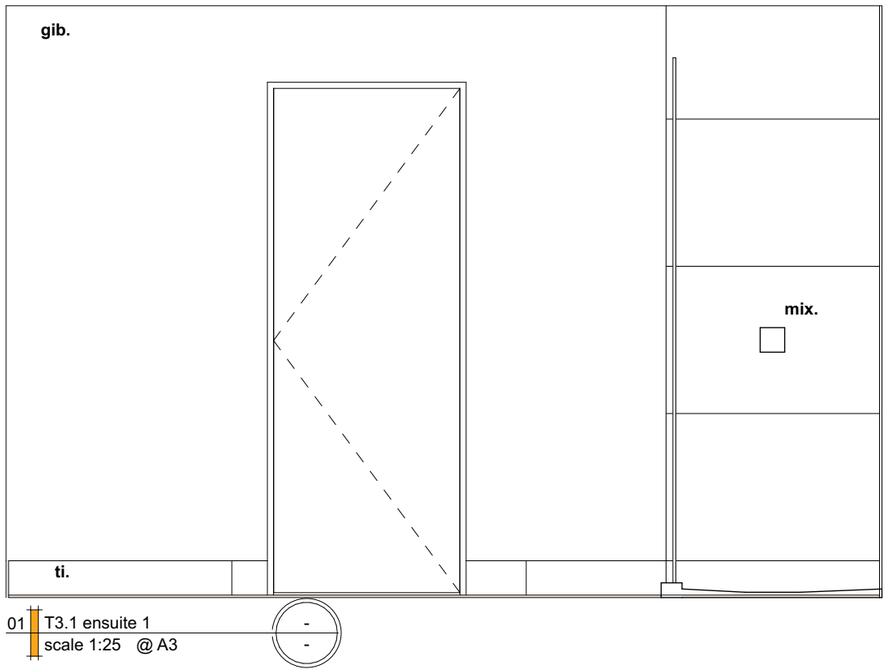
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A7.24
interior elevations: T3 ensuite 3

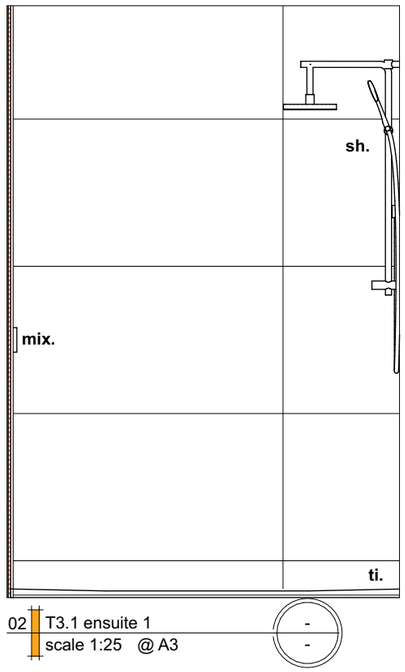
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06 T3.1 01 ensuite 1 scale 1:25 @ A3



01 T3.1 ensuite 1 scale 1:25 @ A3



02 T3.1 ensuite 1 scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

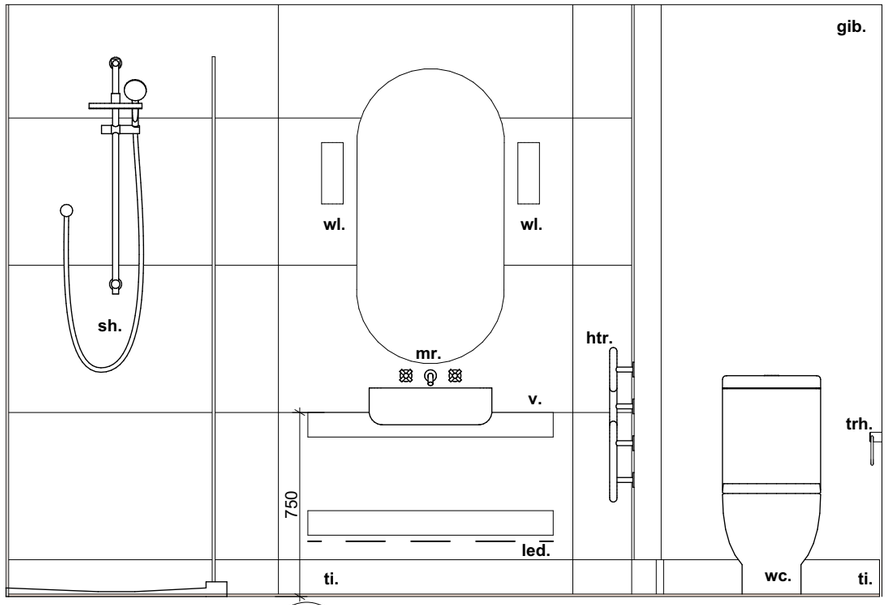
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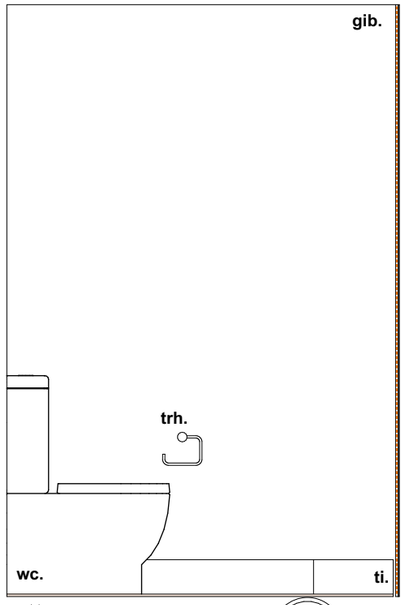
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detail plans & interior elevations: T3.1 ensuite 1

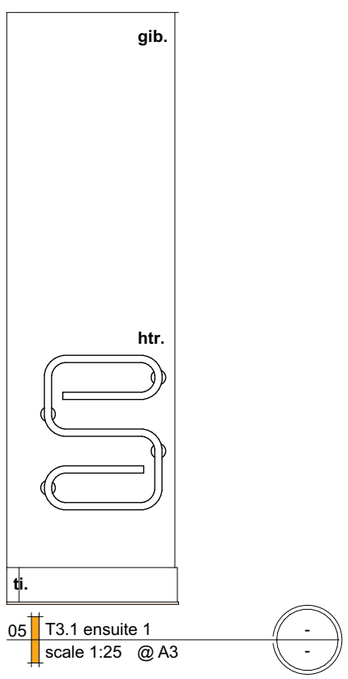
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03 T3.1 ensuite 1 - -
scale 1:25 @ A3



04 T3.1 ensuite 1 - -
scale 1:25 @ A3



05 T3.1 ensuite 1 - -
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

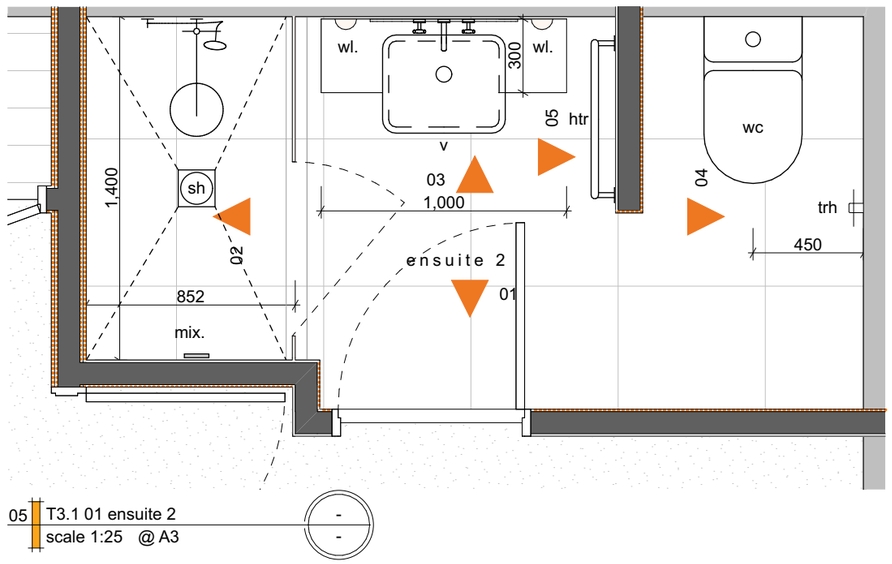
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8, 10 & 12 Anderson Heights Queenstown
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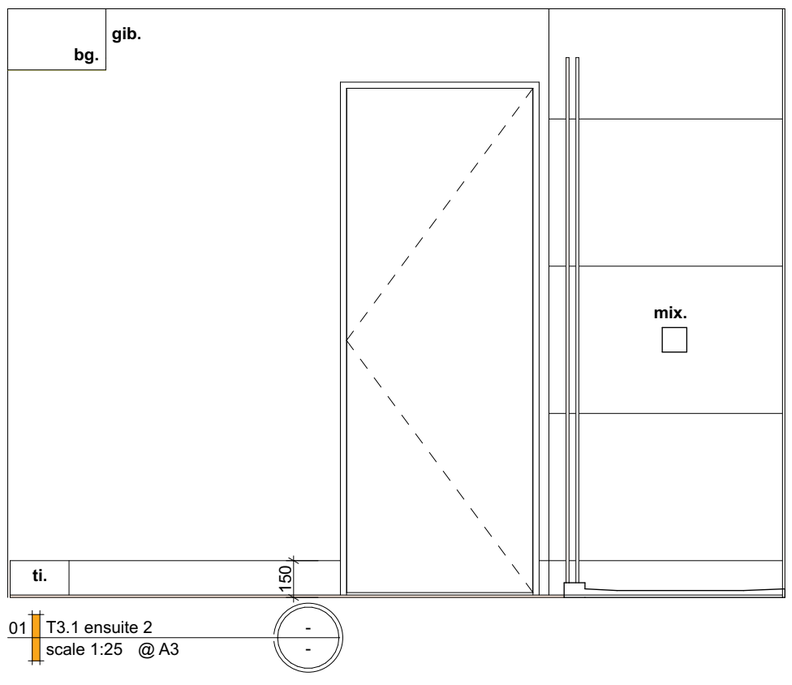
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A7.26
interior elevations: T3.1 ensuite 1

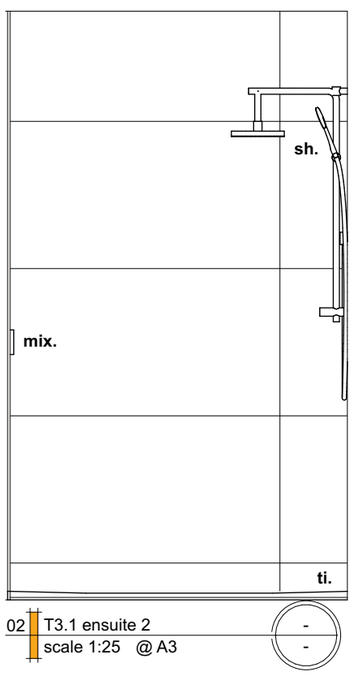
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05 T3.1 01 ensuite 2
scale 1:25 @ A3



01 T3.1 ensuite 2
scale 1:25 @ A3



02 T3.1 ensuite 2
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

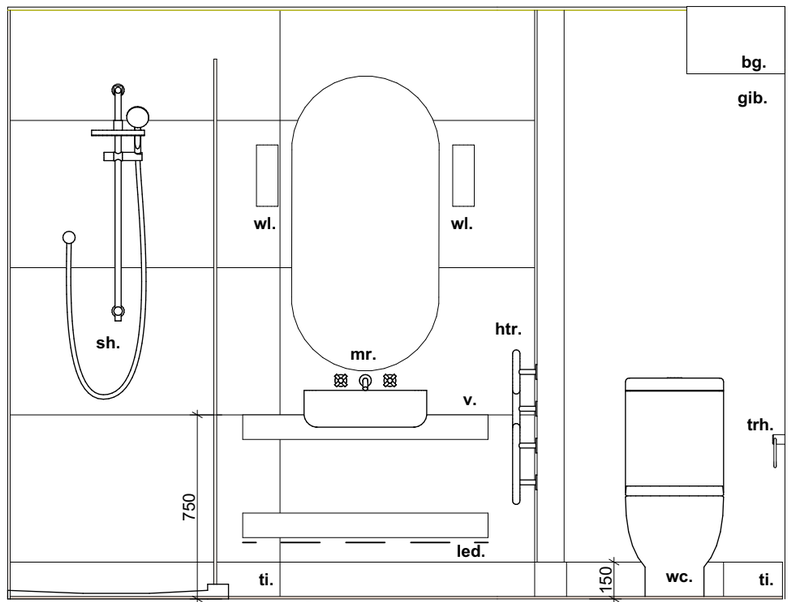
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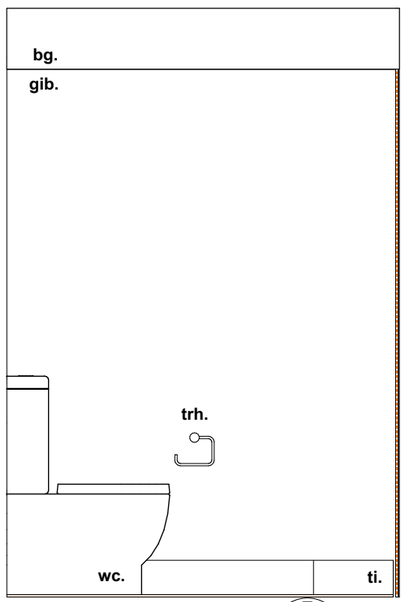
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detail plans & interior elevations: T3.1 ensuite 2

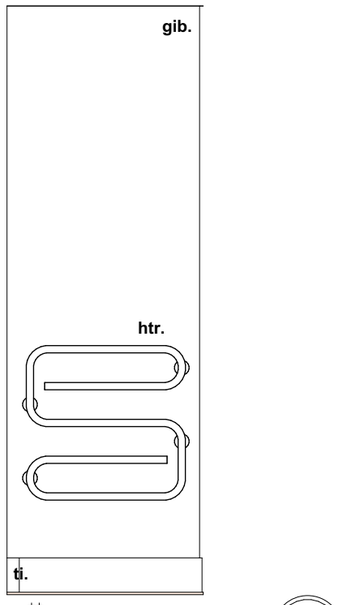
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03 T3.1 ensuite 2 - -
scale 1:25 @ A3



04 T3.1 ensuite 2 - -
scale 1:25 @ A3



05 T3.1 ensuite 2 - -
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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SOLSTICE QT

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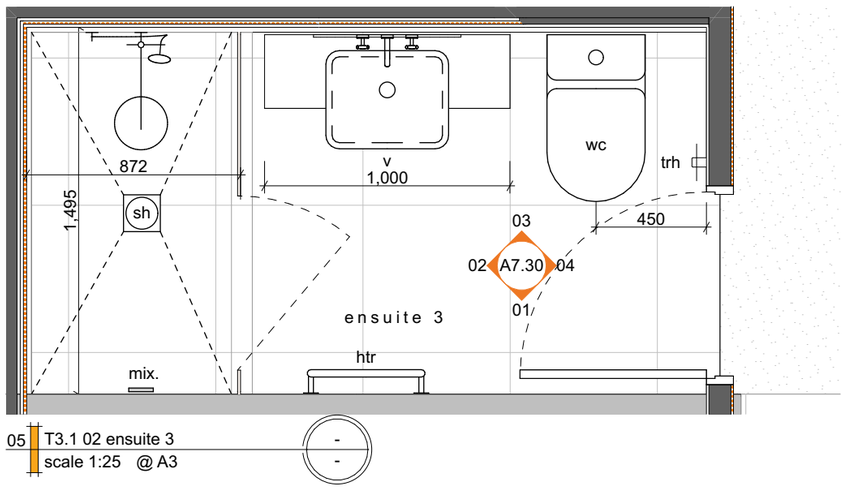
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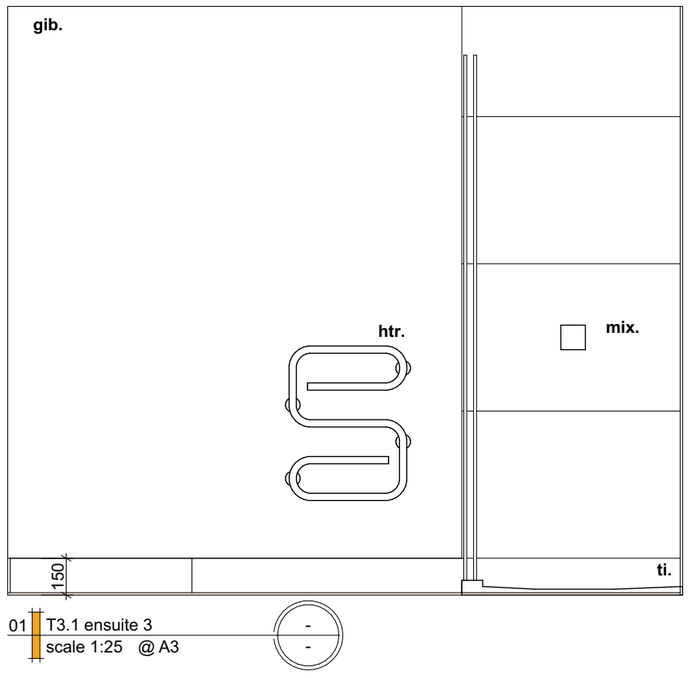
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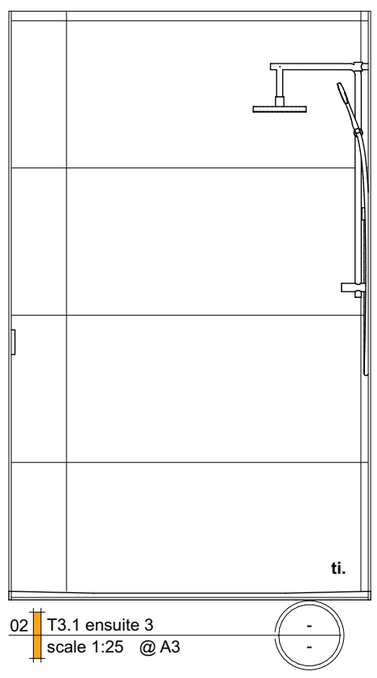
A7.28

interior elevations: T3.1 ensuite 2

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.







appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

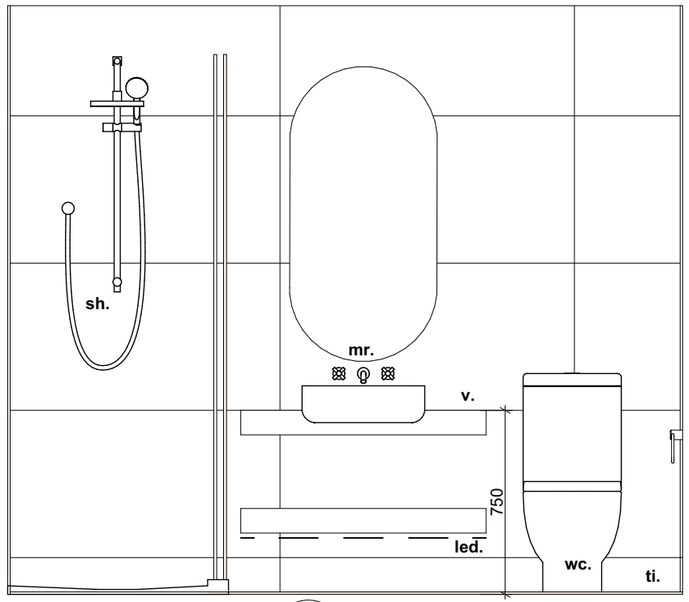
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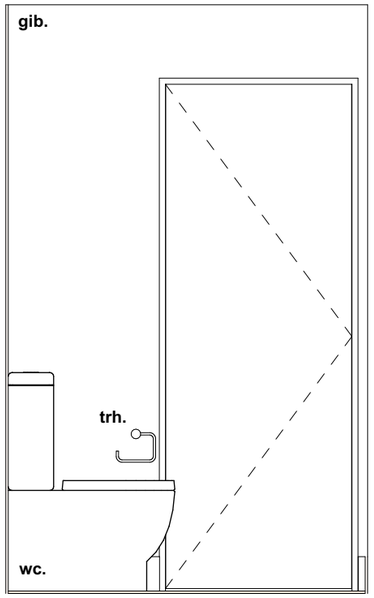
3796

A7.29

detail plans & interior elevations: T3.1 ensuite 3



03 T3.1 ensuite 3 -
scale 1:25 @ A3 -



04 T3.1 ensuite 3 -
scale 1:25 @ A3 -

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

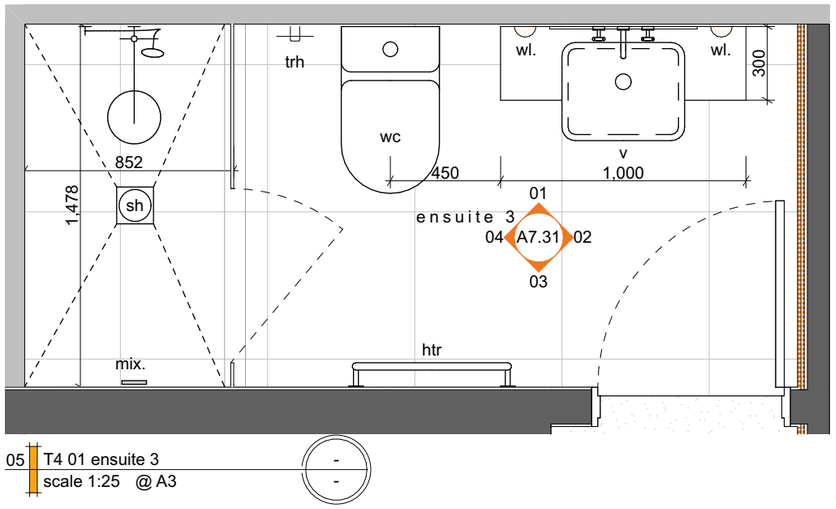
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SOLSTICE QT
for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
by FOLEY GROUP ARCHITECTURE LTD.

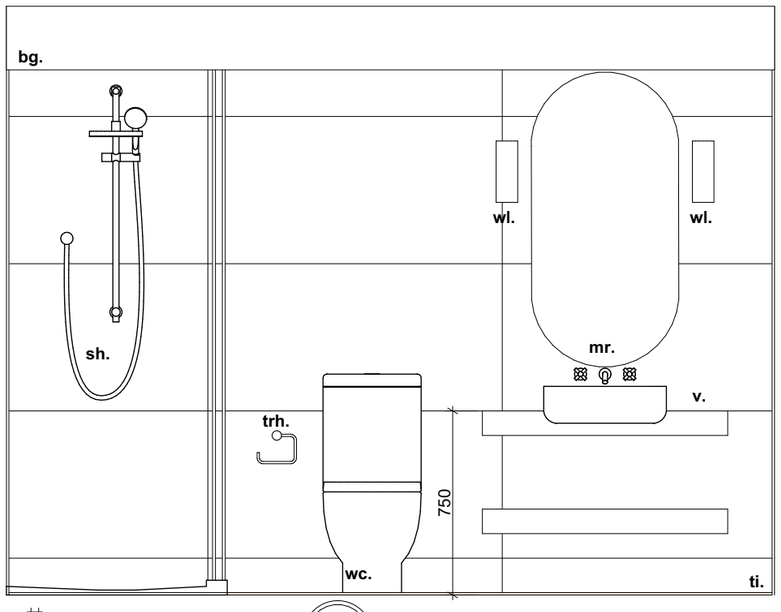
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3796
A7.30
interior elevations: T3.1 ensuite 3

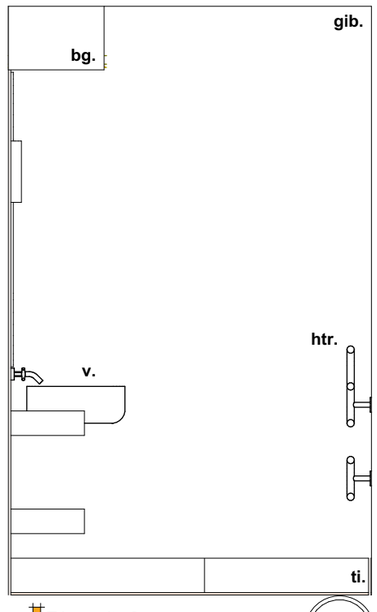
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05 T4 01 ensuite 3 - -
scale 1:25 @ A3



01 T4 ensuite 3 - -
scale 1:25 @ A3



02 T4 ensuite 3 - -
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

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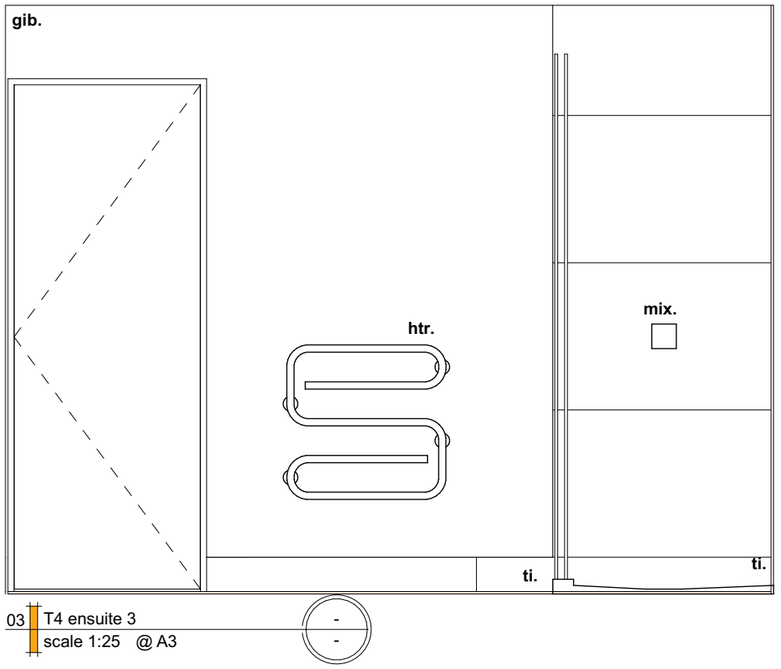
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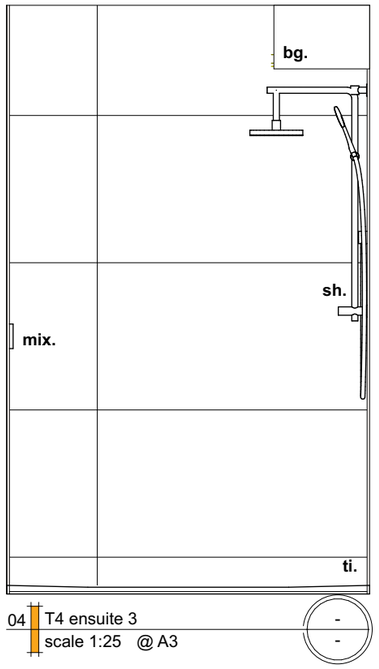
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detail plans & interior elevations: T4 ensuite 3

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



03 T4 ensuite 3 -
scale 1:25 @ A3 -



04 T4 ensuite 3 -
scale 1:25 @ A3 -

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

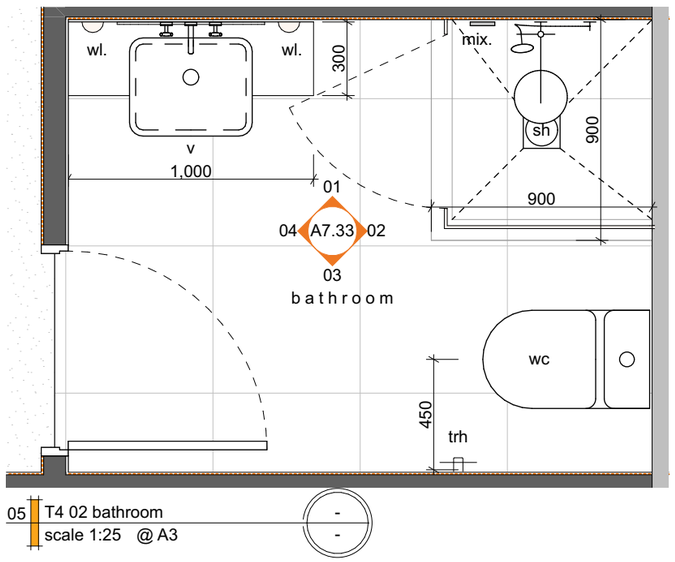
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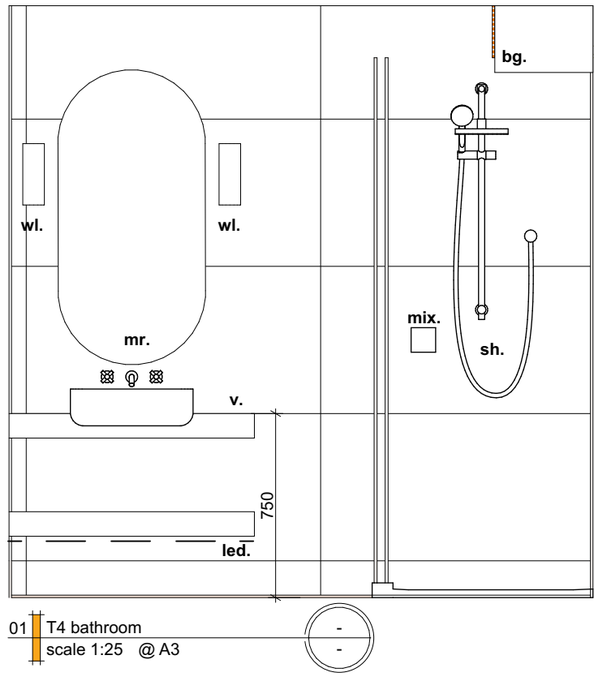
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8, 10 & 12 Anderson Heights Queenstown
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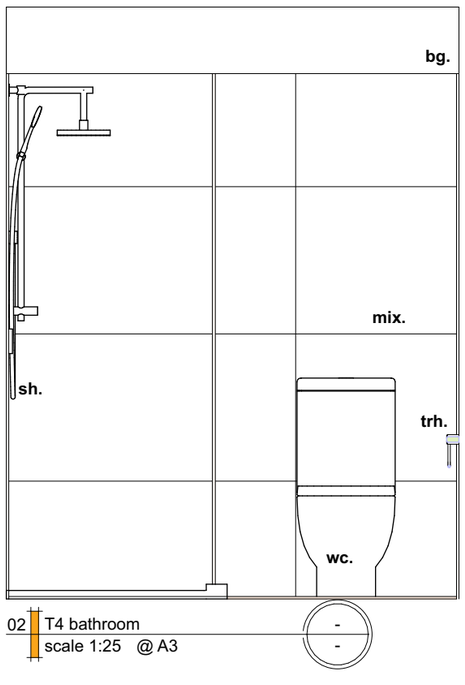
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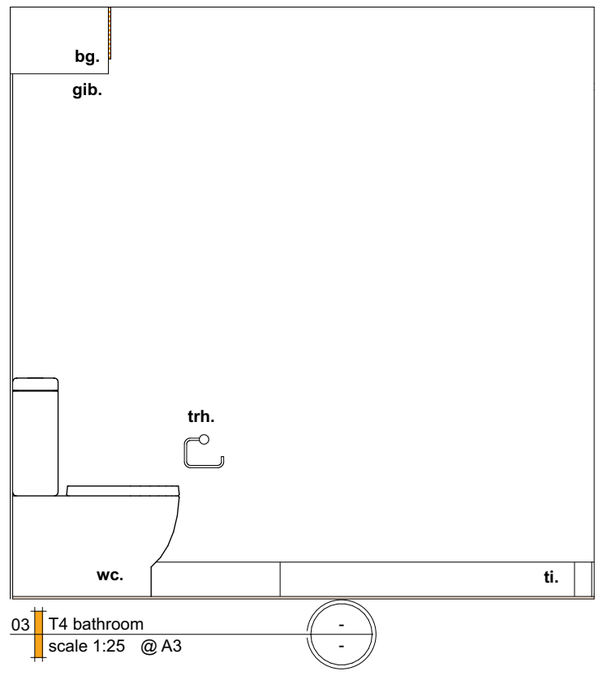
3796
A7.32
interior elevations: T4 ensuite 3

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.









appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

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for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

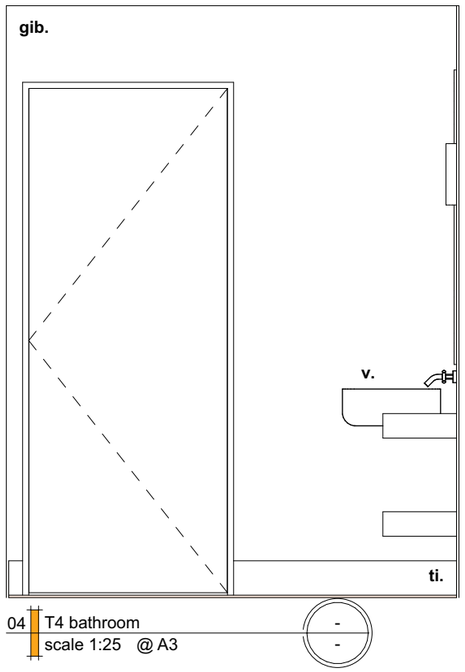
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3796

A7.33

detail plans & interior elevations: T4 bathroom

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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

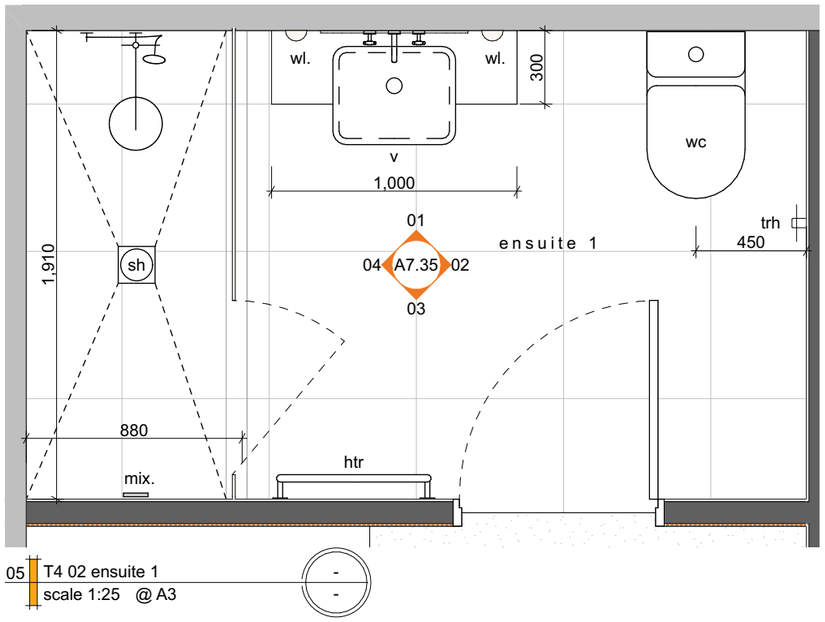
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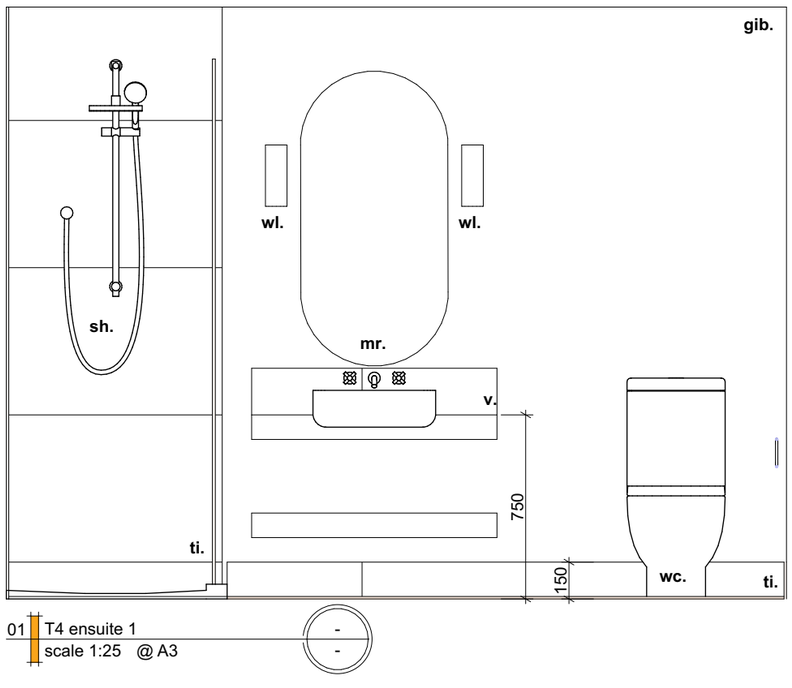
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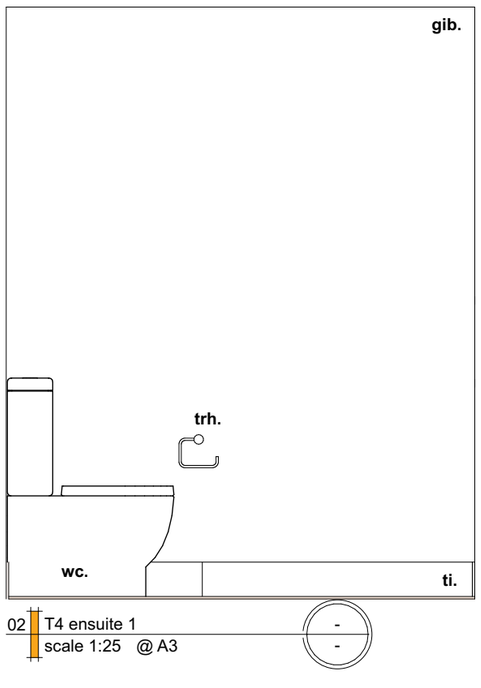
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3796
A7.34
interior elevations: T4 bathroom

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.







appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

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general notes

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legend

joinery units

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tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

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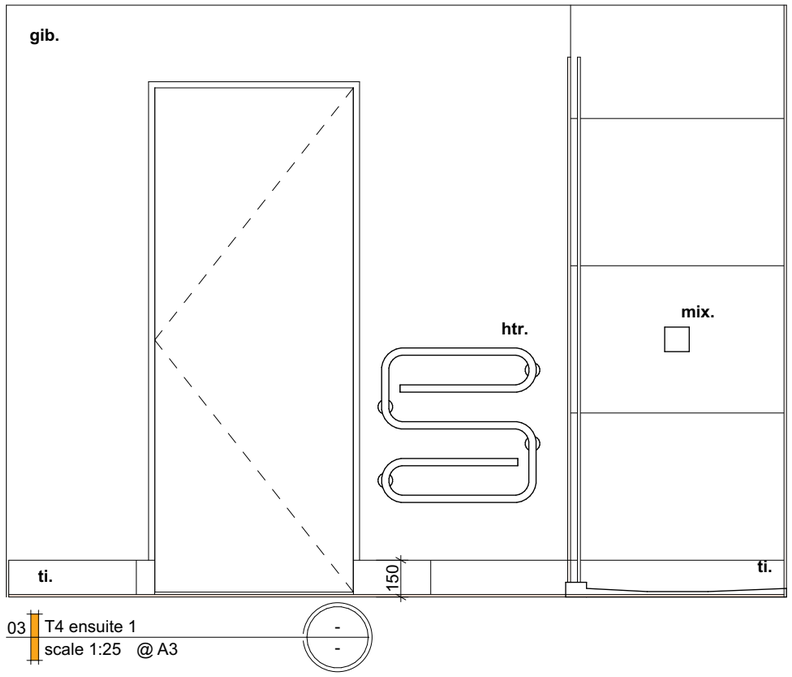
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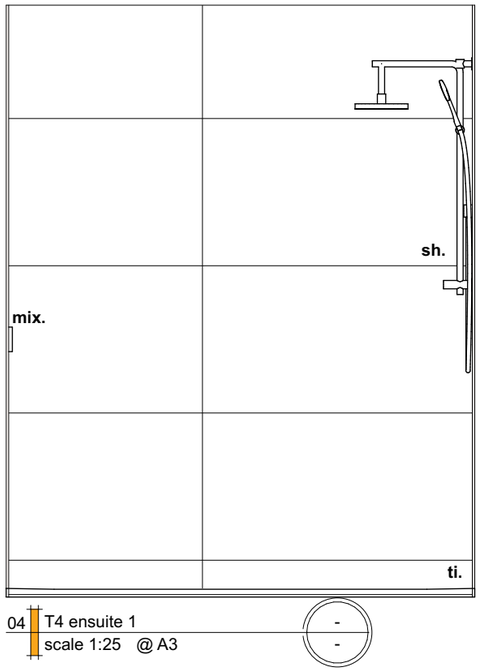
3796

A7.35

detail plans & interior elevations: T4 ensuite 1

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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

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sb. Selected splashbacks.

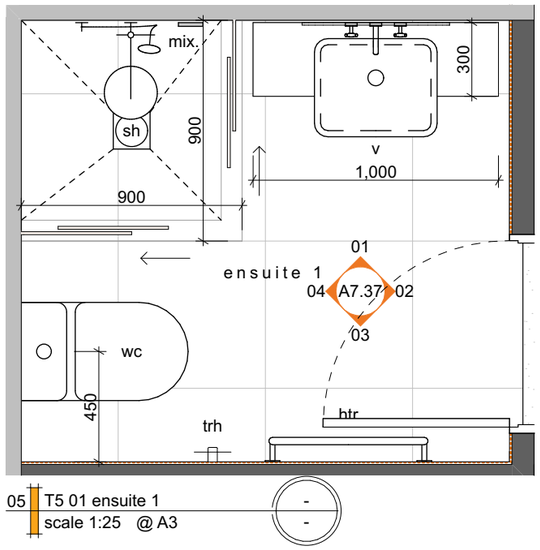
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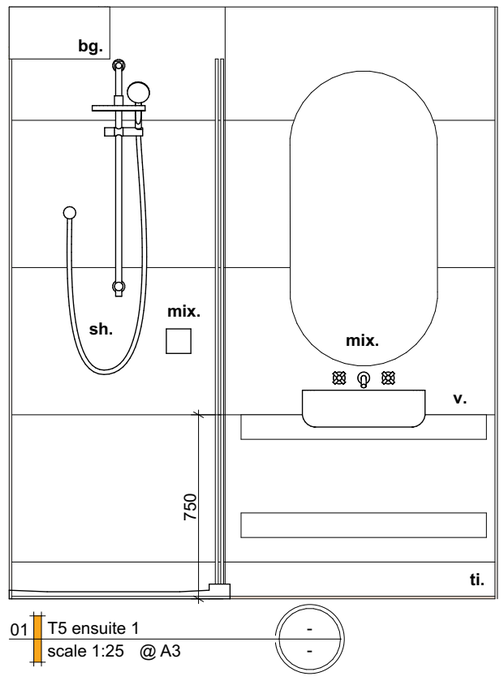
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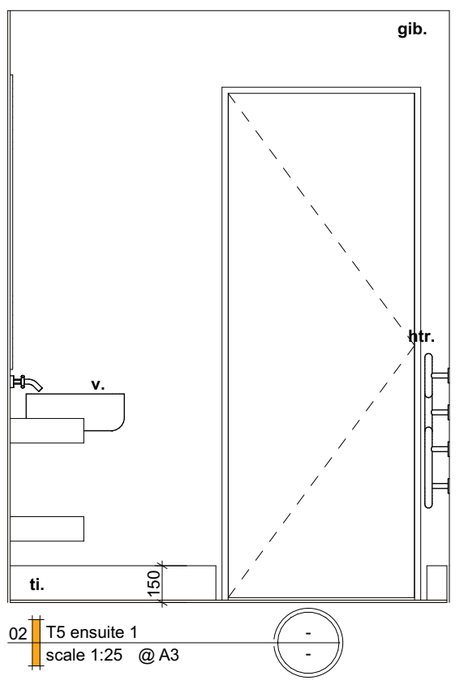
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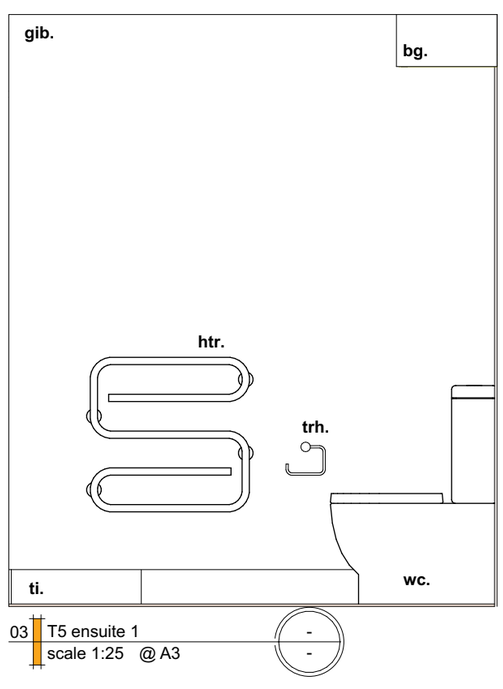
3796
A7.36
interior elevations: T4 ensuite 1

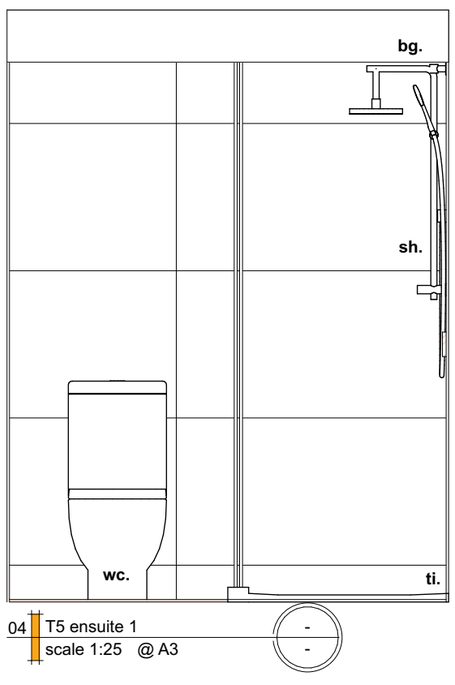
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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

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legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

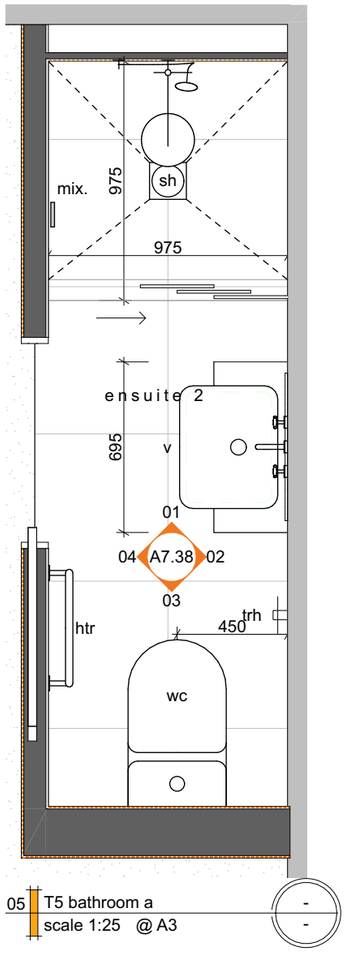
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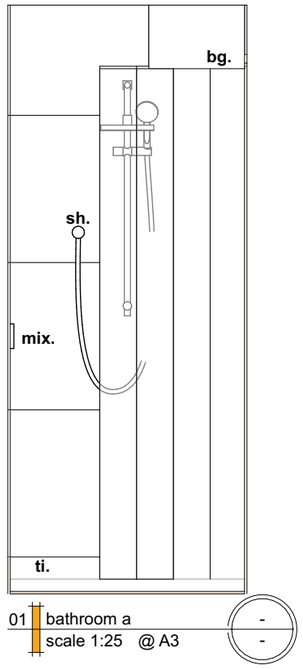
A7.37

detail plans & interior elevations: T5 ensuite 1

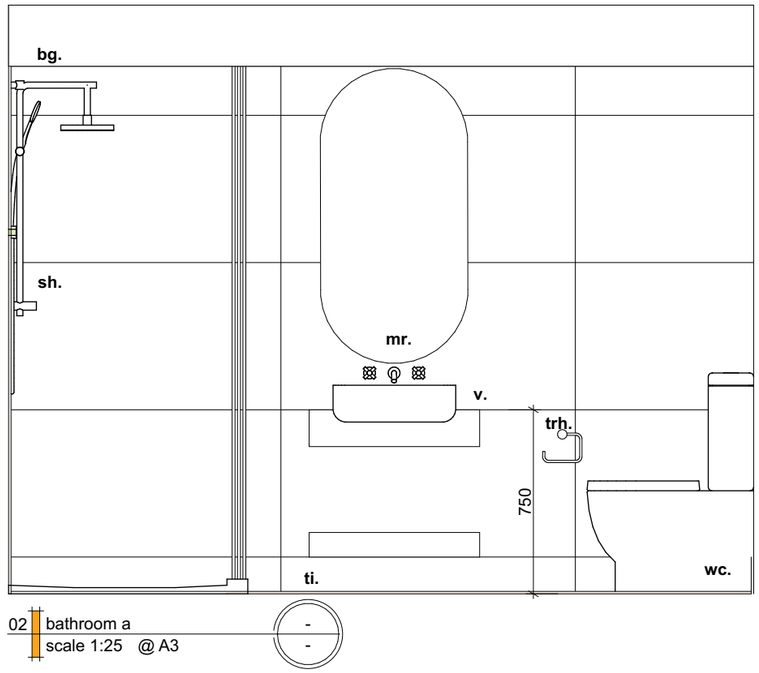
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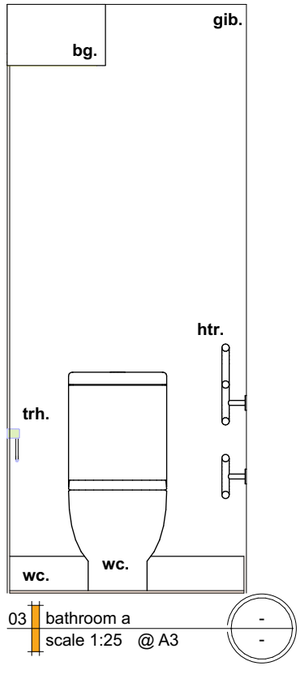
05 T5 bathroom a
scale 1:25 @ A3



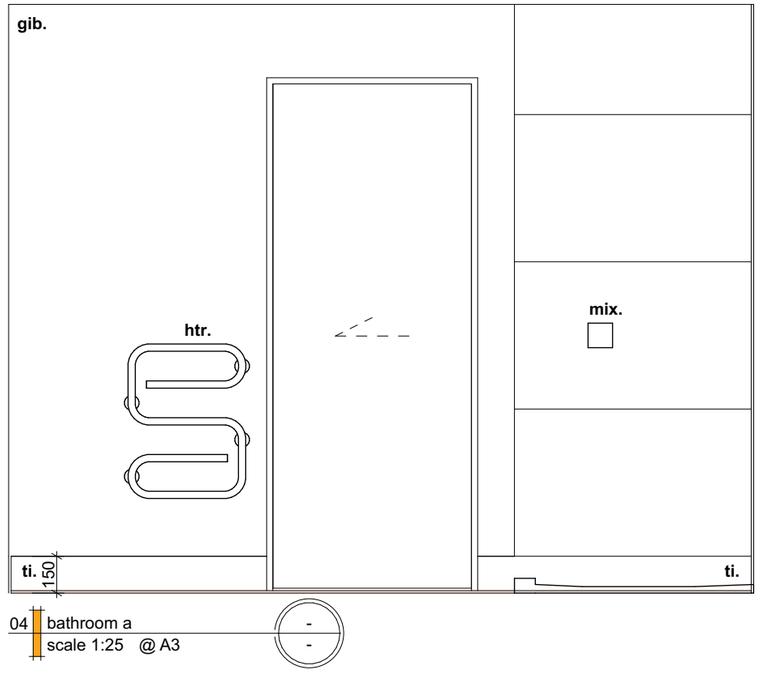
01 bathroom a
scale 1:25 @ A3



02 bathroom a
scale 1:25 @ A3



03 bathroom a
scale 1:25 @ A3



04 bathroom a
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

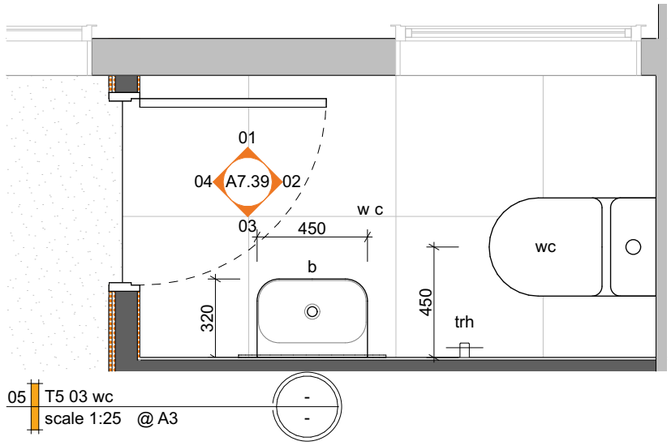
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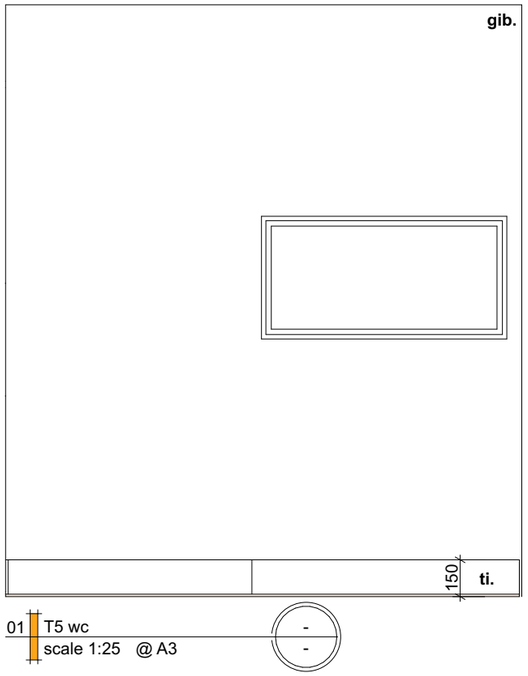
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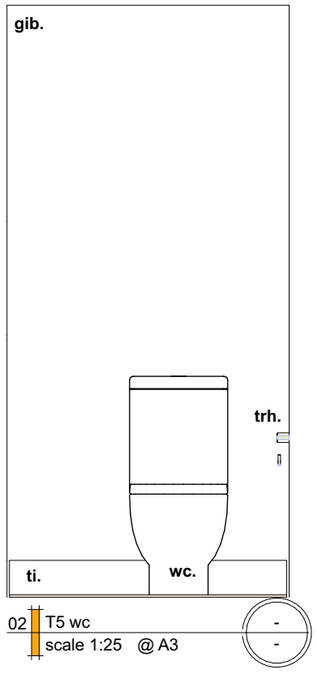
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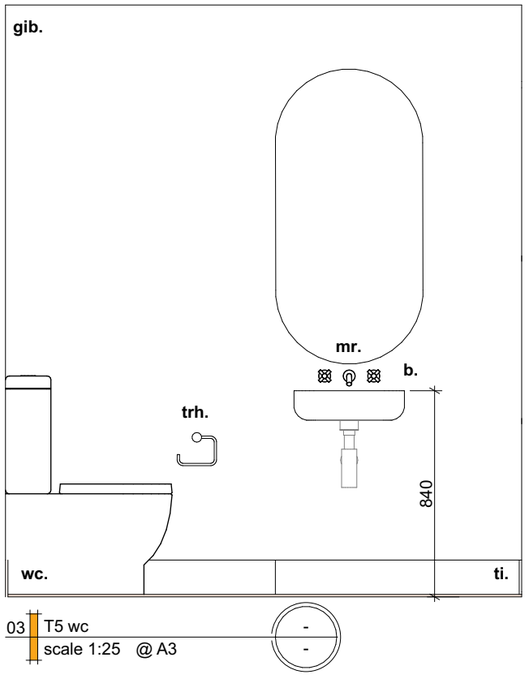
detail plans & interior elevations: bathroom a

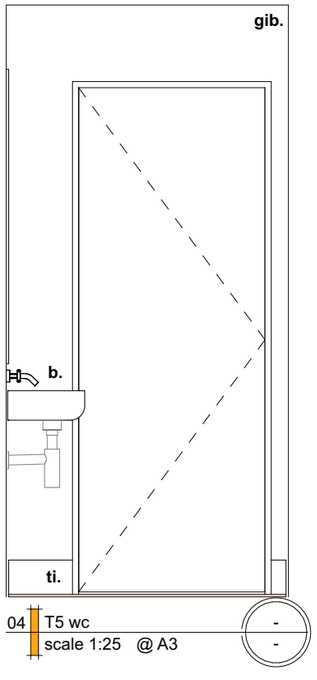
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appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

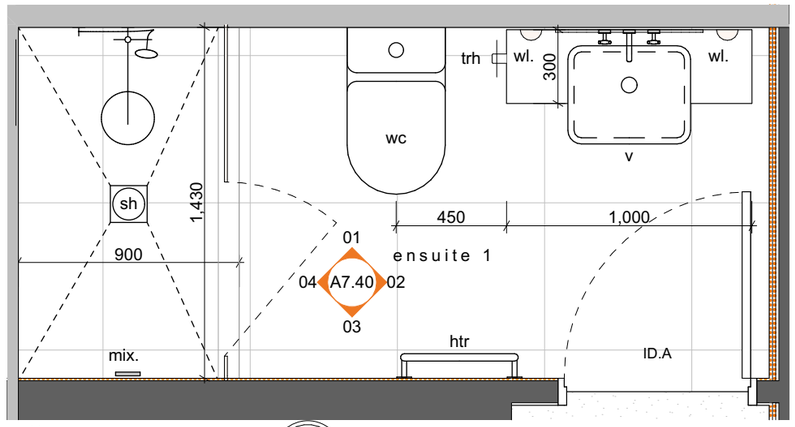
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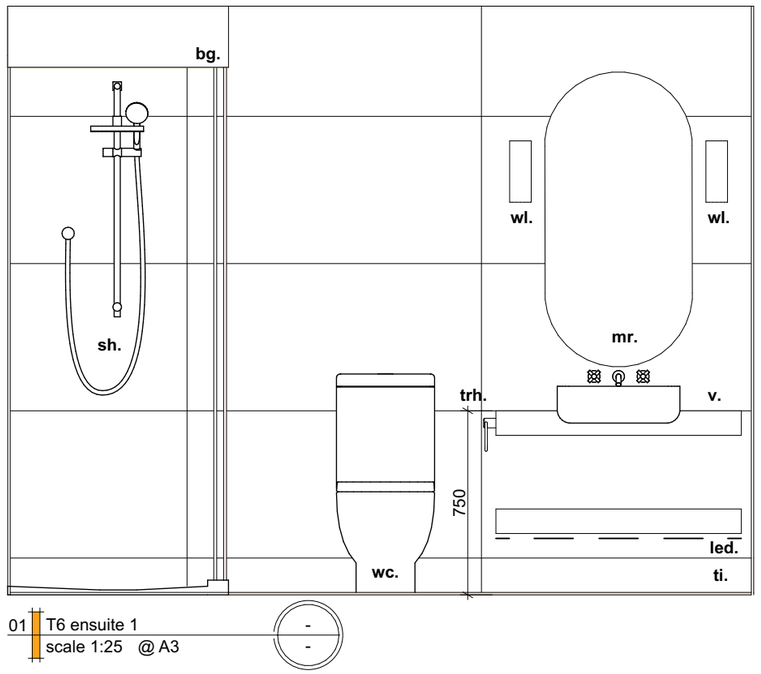
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detail plans & interior elevations: T5 wc

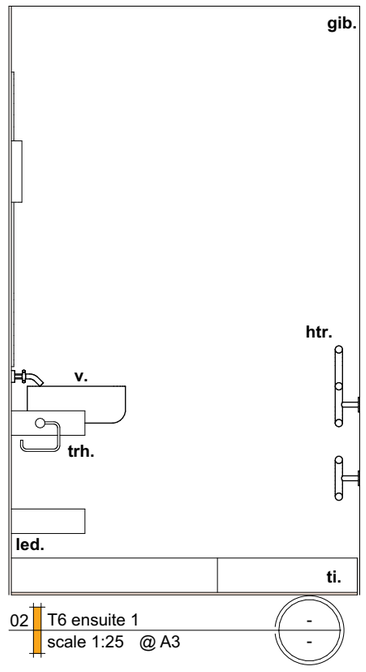
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05 T6 01 ensuite 1 - scale 1:25 @ A3 -



01 T6 ensuite 1 - scale 1:25 @ A3 -



02 T6 ensuite 1 - scale 1:25 @ A3 -

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

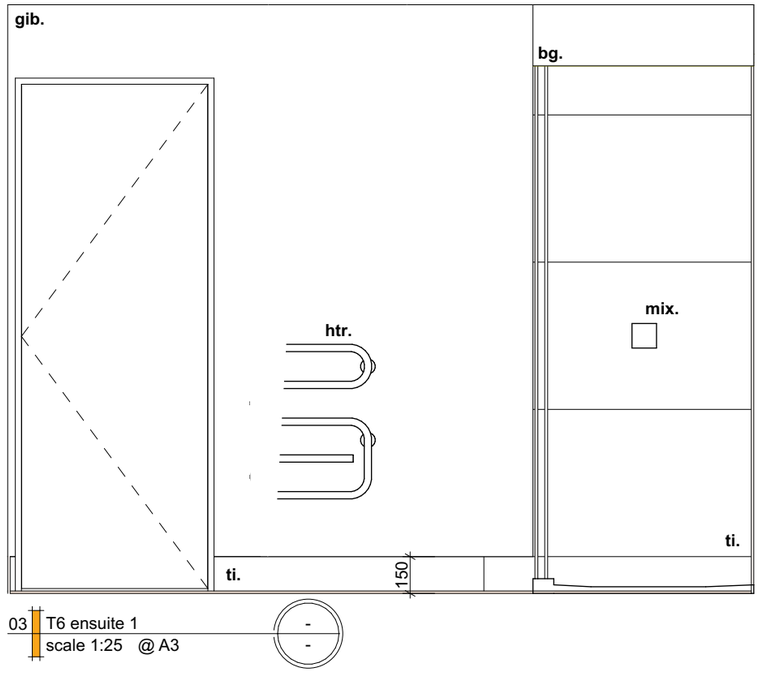
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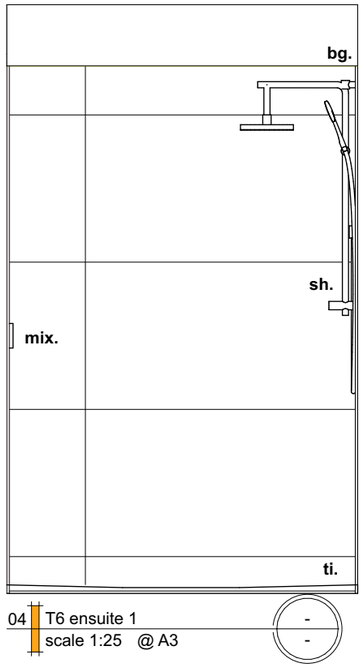
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detail plans & interior elevations: T6 ensuite 1

General notes: 1. Do not scale from drawings. 2. Contractor must verify all dimensions on site before commencing work. 3. The copyright in the design & drawings is owned by Foley Group Architecture Ltd.



03 T6 ensuite 1
scale 1:25 @ A3



04 T6 ensuite 1
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
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6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

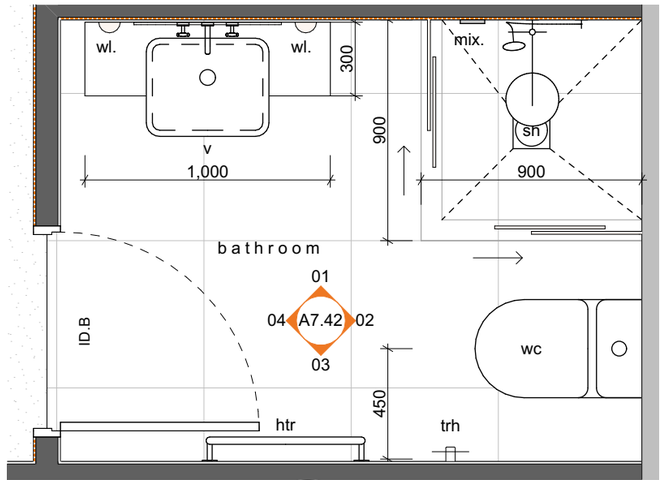
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for NEO ANDERSON LIMITED PARTNERSHIP
8, 10 & 12 Anderson Heights Queenstown
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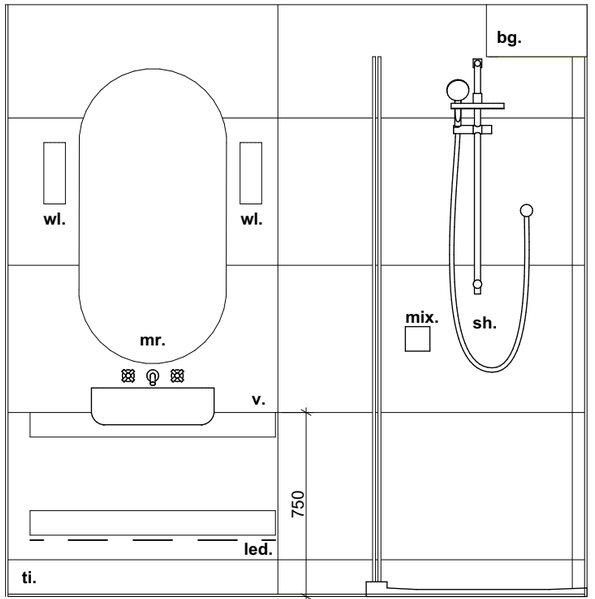
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A7.41
interior elevations: T6 ensuite 1

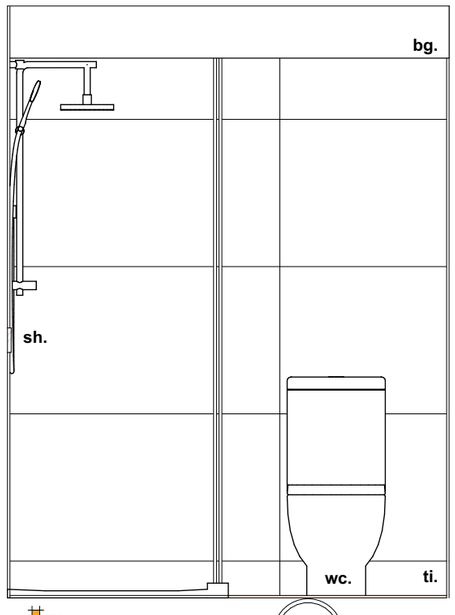
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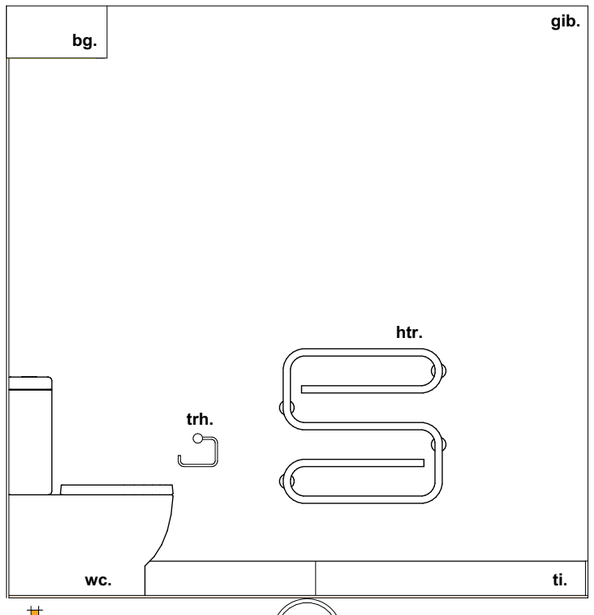
05 T6 02 bathroom
scale 1:25 @ A3



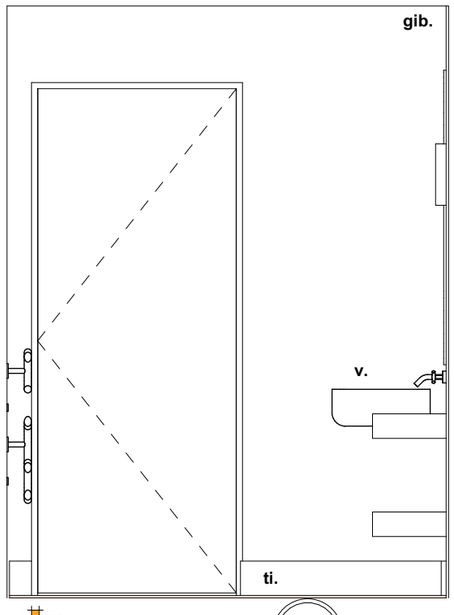
01 T6 bathroom
scale 1:25 @ A3



02 T6 bathroom
scale 1:25 @ A3



03 T6 bathroom
scale 1:25 @ A3



04 T6 bathroom
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

by FOLEY GROUP ARCHITECTURE LTD.

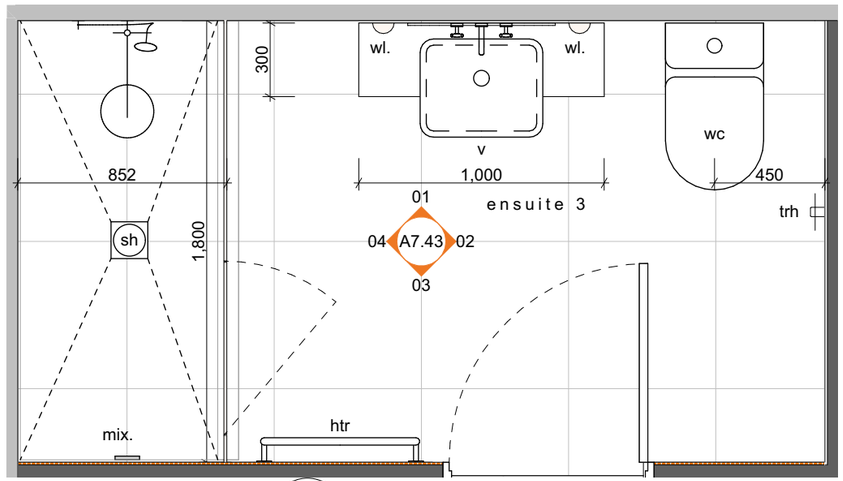
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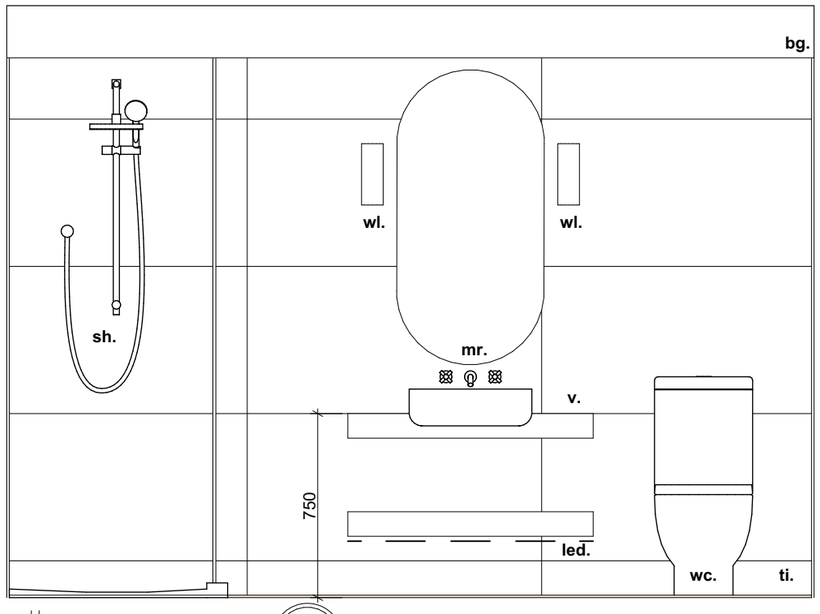
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detail plans & interior elevations: T6 bathroom

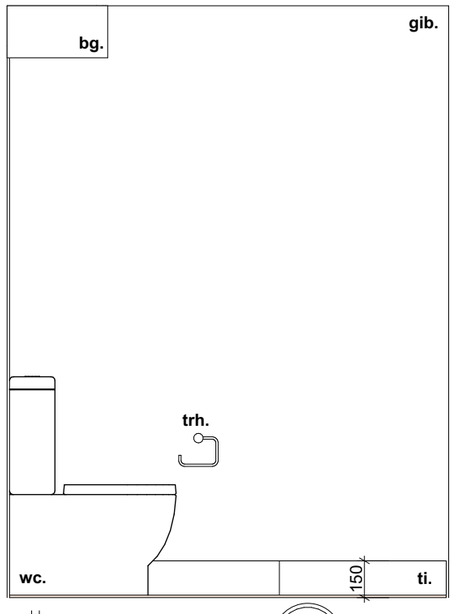
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05 T6 02 ensuite 3 - -
scale 1:25 @ A3



01 T6 ensuite 3 - -
scale 1:25 @ A3



02 T6 ensuite 3 - -
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

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legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

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ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

walls

bg. Timber framed and Gib lined bulkhead. Selected paint finish.

sk. Selected pine clears skirting with selected paint finish.
1. 60x18mm square profile

gib. Selected paint finish to plasterboard wall lining.

pw. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

ti. Selected wall tile. Silicone seal to perimeter or selected tile trim.

mr. 6mm polished plate mirror with arrised edges, demister and LED. Adhesive fix to wall.

sb. Selected splashbacks.

FOLEY GROUP

SOLSTICE QT

for NEO ANDERSON LIMITED PARTNERSHIP

8, 10 & 12 Anderson Heights Queenstown

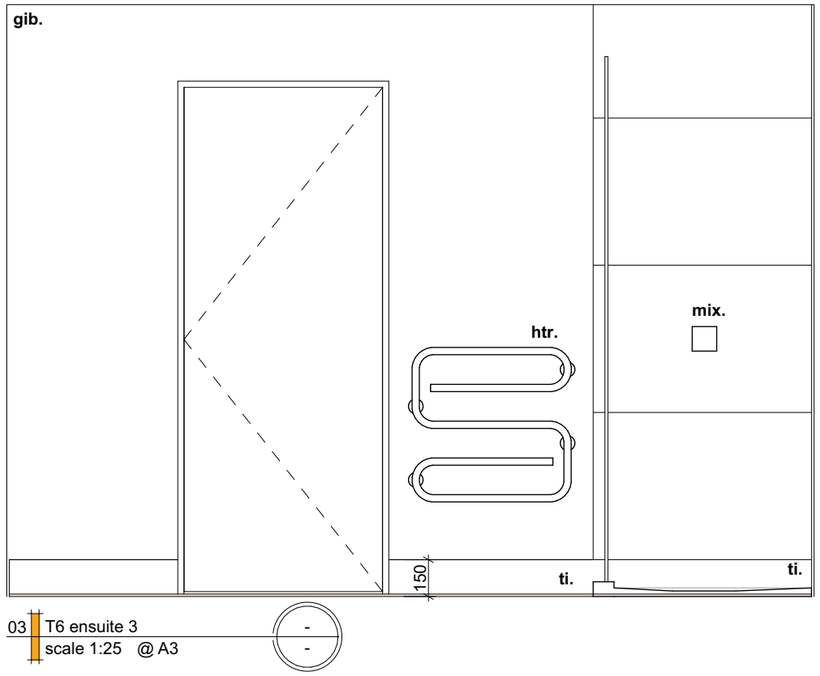
by FOLEY GROUP ARCHITECTURE LTD.

rev.	date	issue	description
a	3/11/2026	BUILDING CONSENT	

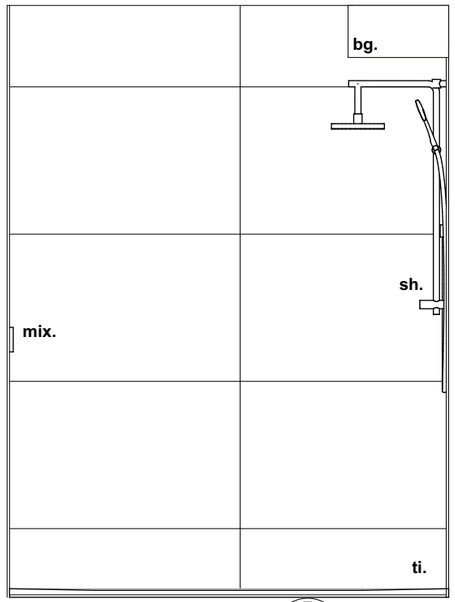
3796

A7.43

detail plans & interior elevations: T6 ensuite 3



03 T6 ensuite 3
scale 1:25 @ A3



04 T6 ensuite 3
scale 1:25 @ A3

appliances

f/f. Selected integrated fridge freezer.

f. Selected under bench fridge.

ov. Selected oven.

ct. Selected cooktop.

dw. Selected dishwasher.

rh. Selected integrated rangehood.

electrical

led. Recessed LED strip lighting shown dashed. Allow to rebate channel with opaque diffuser into joinery unit.

p. Selected LED suspension light.

wl. Selected wall light.

plumbing fixtures & fittings

s. Selected sink.

t. Selected tap.

va. Selected vanity, basin & mixer.

wc. Selected toilet.

trh. Selected toilet roll holder.

htr. Selected heated towel rail.

sh. Selected shower head. Provide solid blocking for fixing.

mix. Selected mixer. Provide solid blocking for fixing.

general notes

1. Joinery contractor to check and confirm all dimensions onsite prior to manufacture of all joinery.
2. Drawings are to be read in conjunction with the client finishes schedule and specification.
3. All joinery carcasses to be 18mm white melamine with 2mm PVC edging, unless otherwise noted.
4. Allow to co-ordinate with the main contractor for installation of all timber blocking in walls, as required.
5. Allow shadow margins, generally 10mm or 18mm as dimensioned, and ensure no clash with handles to joinery units to any adjacent walls.
6. Confirm all fixtures, fittings, and appliances before joinery manufacture.

legend

joinery units

m. 18mm MDF, selected LPL and matching 1mm edge tape unless noted otherwise.

tc. Selected toekick

ohc. Overhead cupboards / shelving shown dashed.

fx. Fixed shelf

adj. Adjustable shelving

dwr. Drawer

open. Open shelving / joinery unit

pto. Push to open catch to cupboard front

cty. Selected cutlery tray

rb. Selected drawer pull bin.

benches, desks & surfaces

hpl. Selected HPL top with pencil round edge profile.

es. Selected engineered stone with mitred edges where required & 2mm pencil round edge profile, allow upstand where shown.

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