
From: Jake Woodward <jake@southernplanning.co.nz>
Sent: Monday, 24 February 2020 3:35 PM
To: Wendy Baker - External
Subject: Plans
Attachments: combined_Appendix [B] - Architectural Plans 200224.pdf

Jake Woodward PLANNER



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SW perspective
- nts



S perspective
- nts

The Montreux
FRANKTON RD, QUEENSTOWN

www.structuralintegrity.co.nz

Designer: Graham Roebeck
12/10/18
Original @A3

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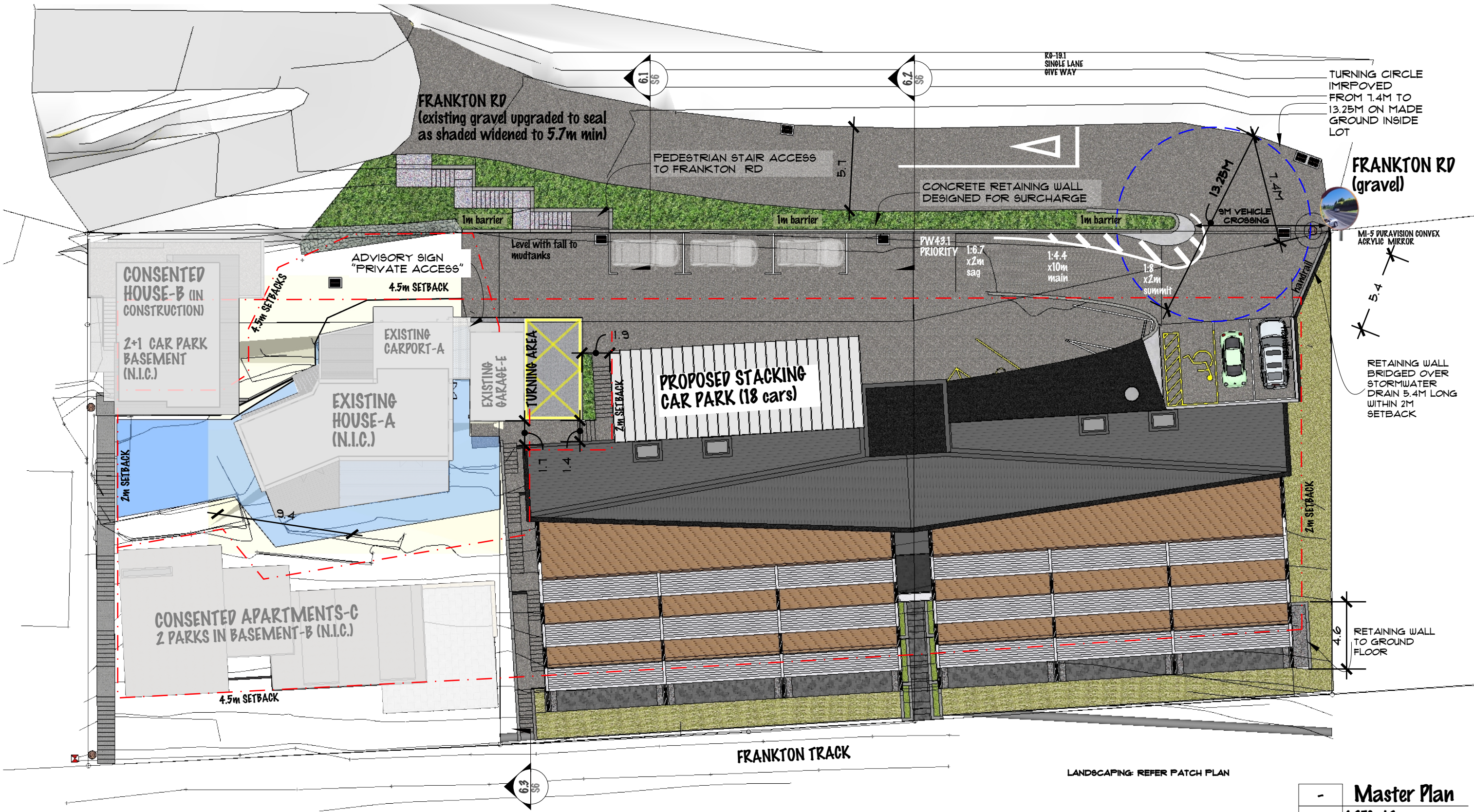


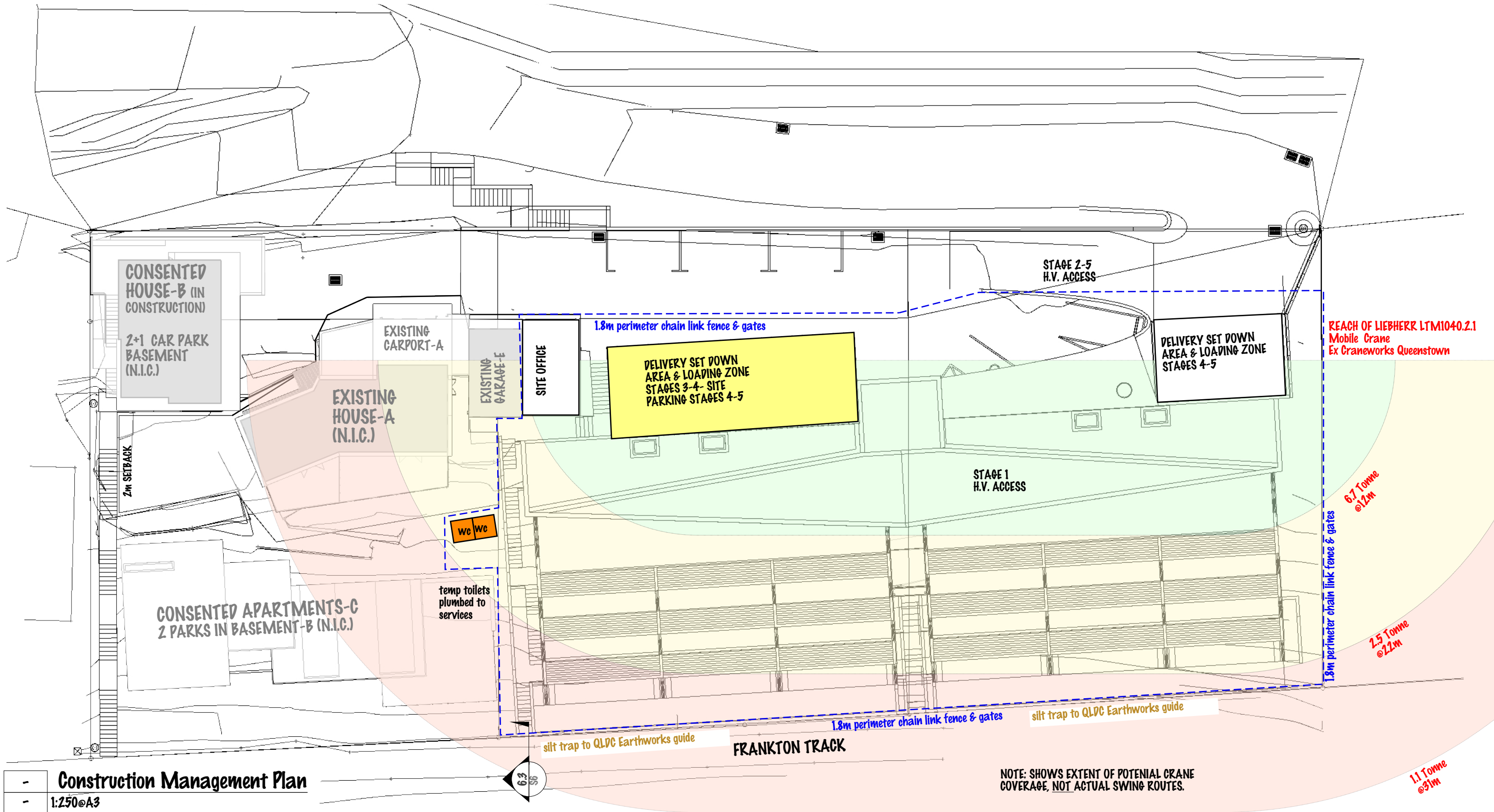
NW perspective
- nts

E perspective
- nts



SE perspective
- nts





SITE COVERAGE

1,683m² 263 FRANKTON RD/LOT 2 DP 475539

94m² CONSENTED HOUSE B N.I.C.
 155m² HOUSE/ APARTMENTS C N.I.C.
 498m² UNITS D1
 53m² EXISTING GARAGE E N.I.C.
 800m² TOTAL COVERAGE @47.5%

264m² LANDSCAPING= 11.6% NETT

9.5.4.2 Sloping Sites a maximum of 65% site coverage

BLUE AREA IS LOT 1 DP475539 - 259 FRANKTON RD
 268m² & BUILDING A - NOT INCLUDED

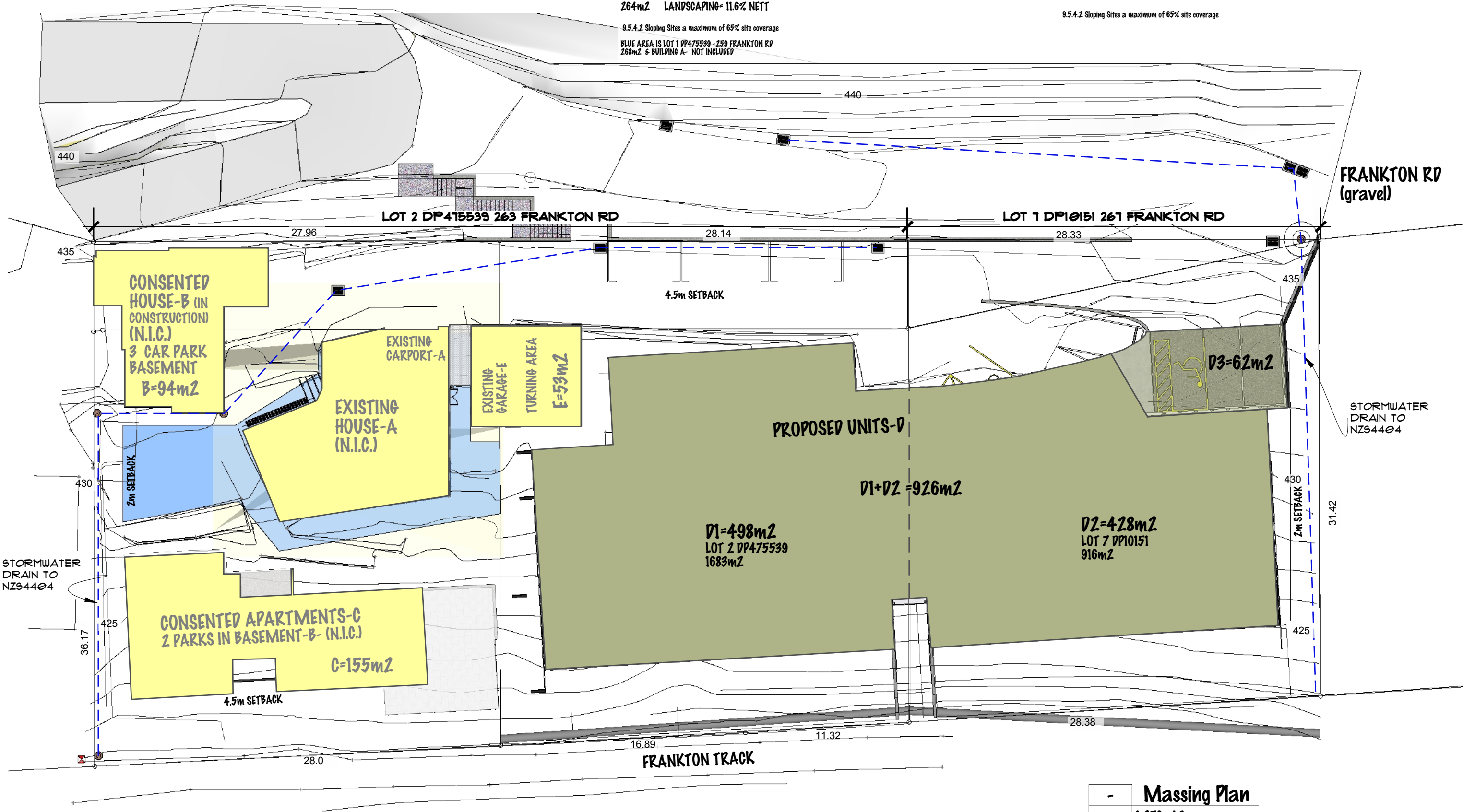
SITE COVERAGE

916m² 267 FRANKTON RD/ LOT 7 DP10151 65% MAX

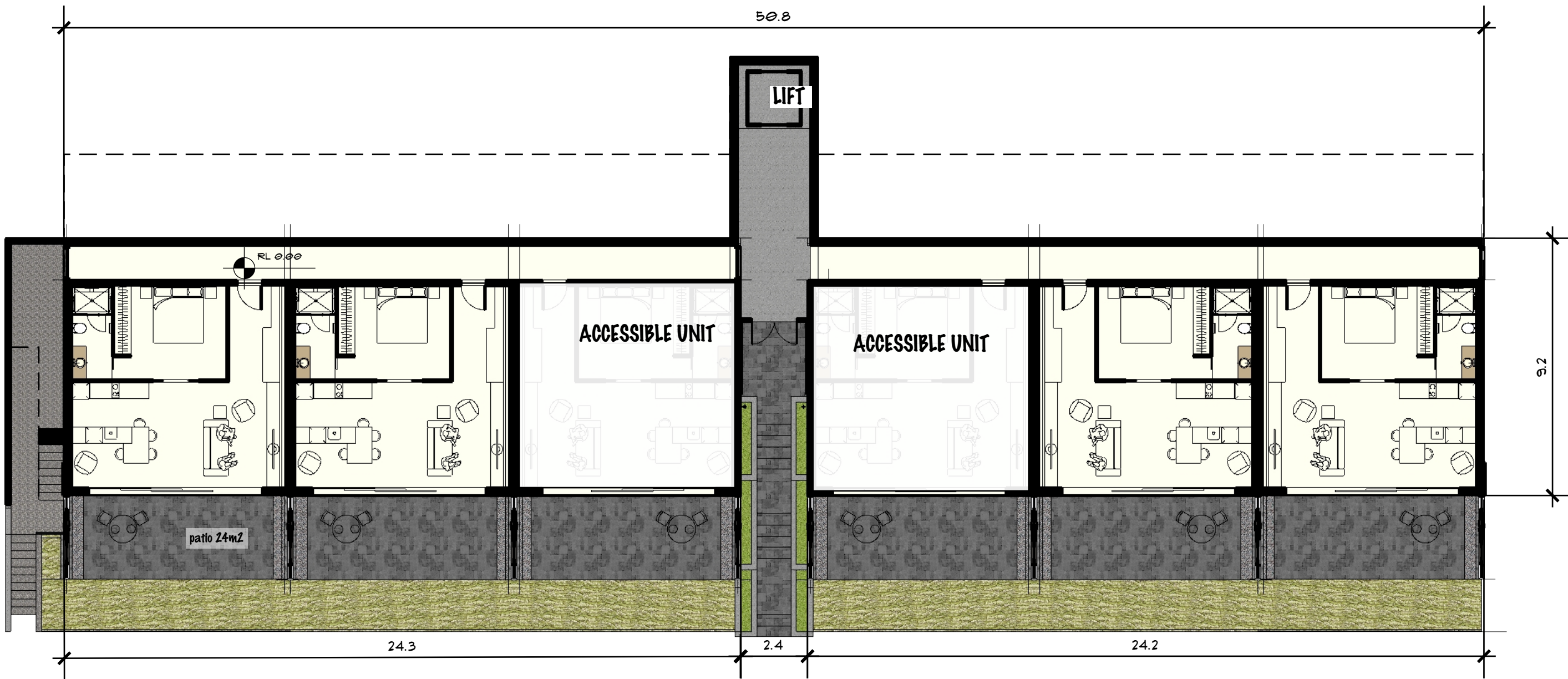
428m² UNITS D2
 62m² GARAGE D3
 490m² TOTAL COVERAGE @53.5%

264m² LANDSCAPING= 11.6% NETT

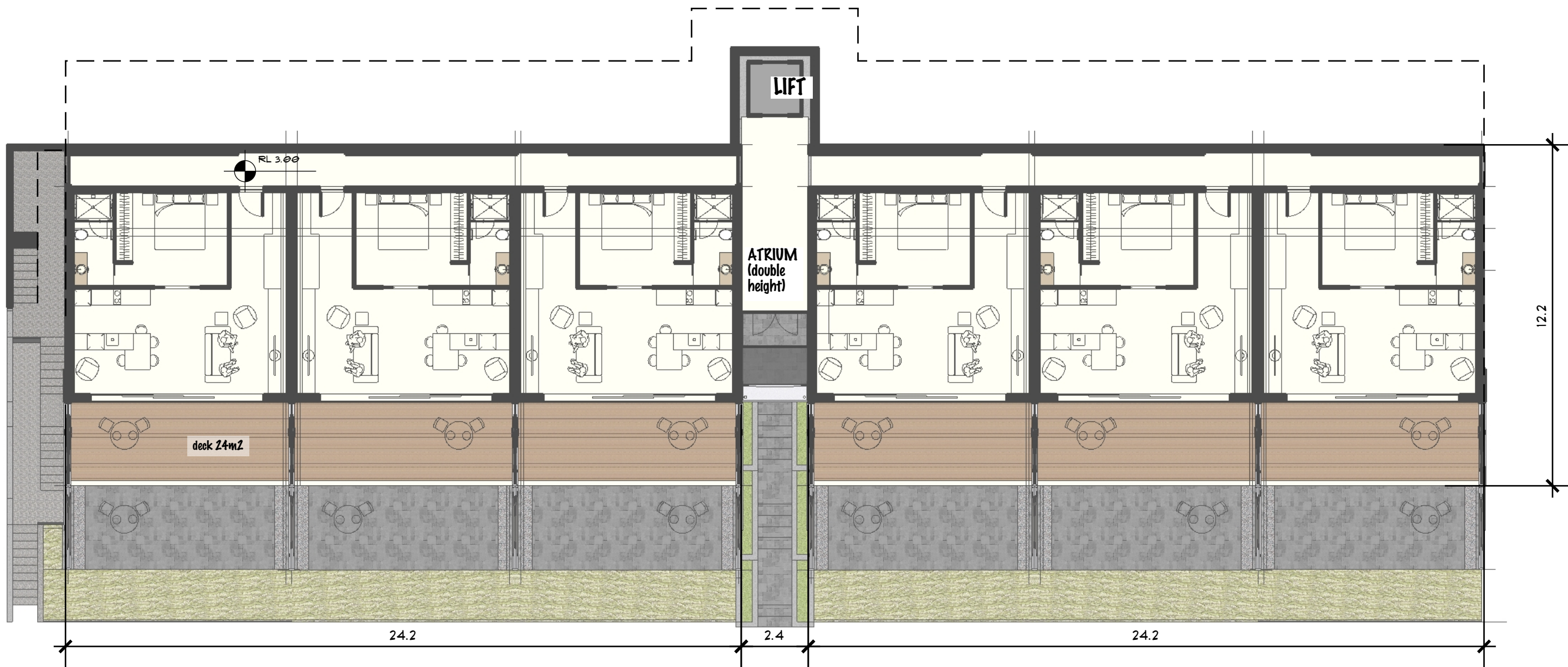
9.5.4.2 Sloping Sites a maximum of 65% site coverage



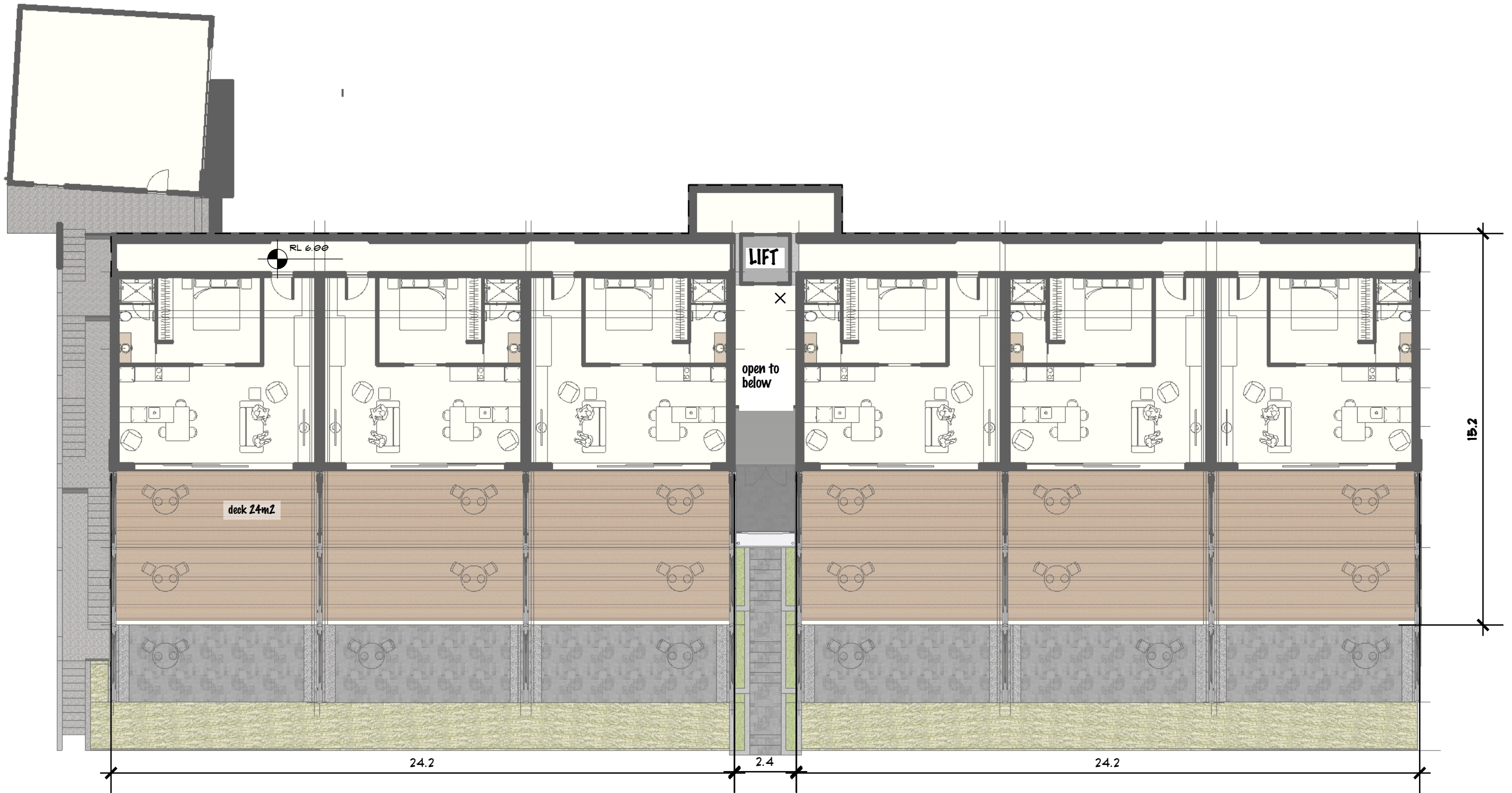
- Massing Plan
 - 1:250@A3



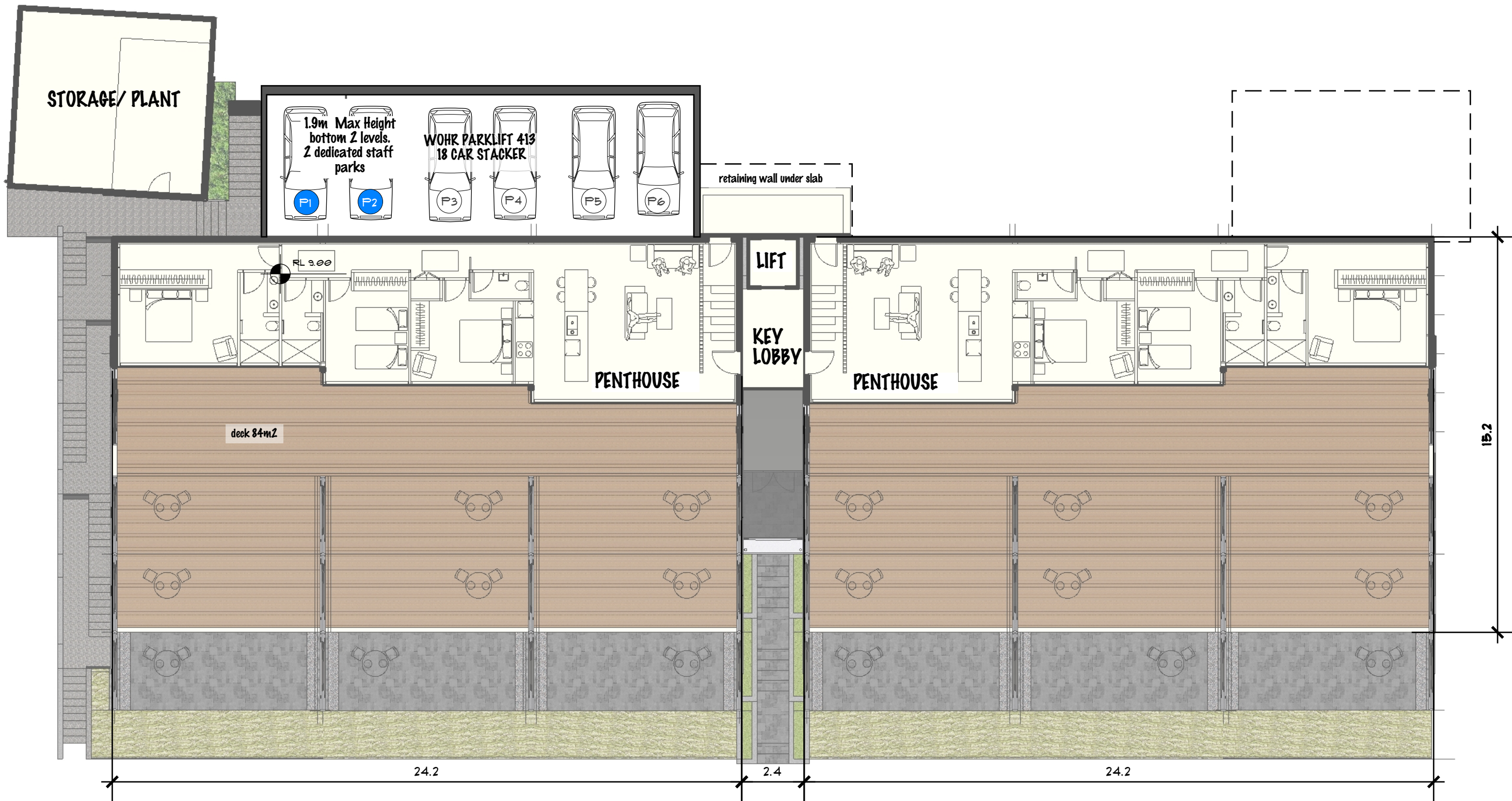
L1 Floor Plan- Garden Level- 6 units
 - 1:150@A3



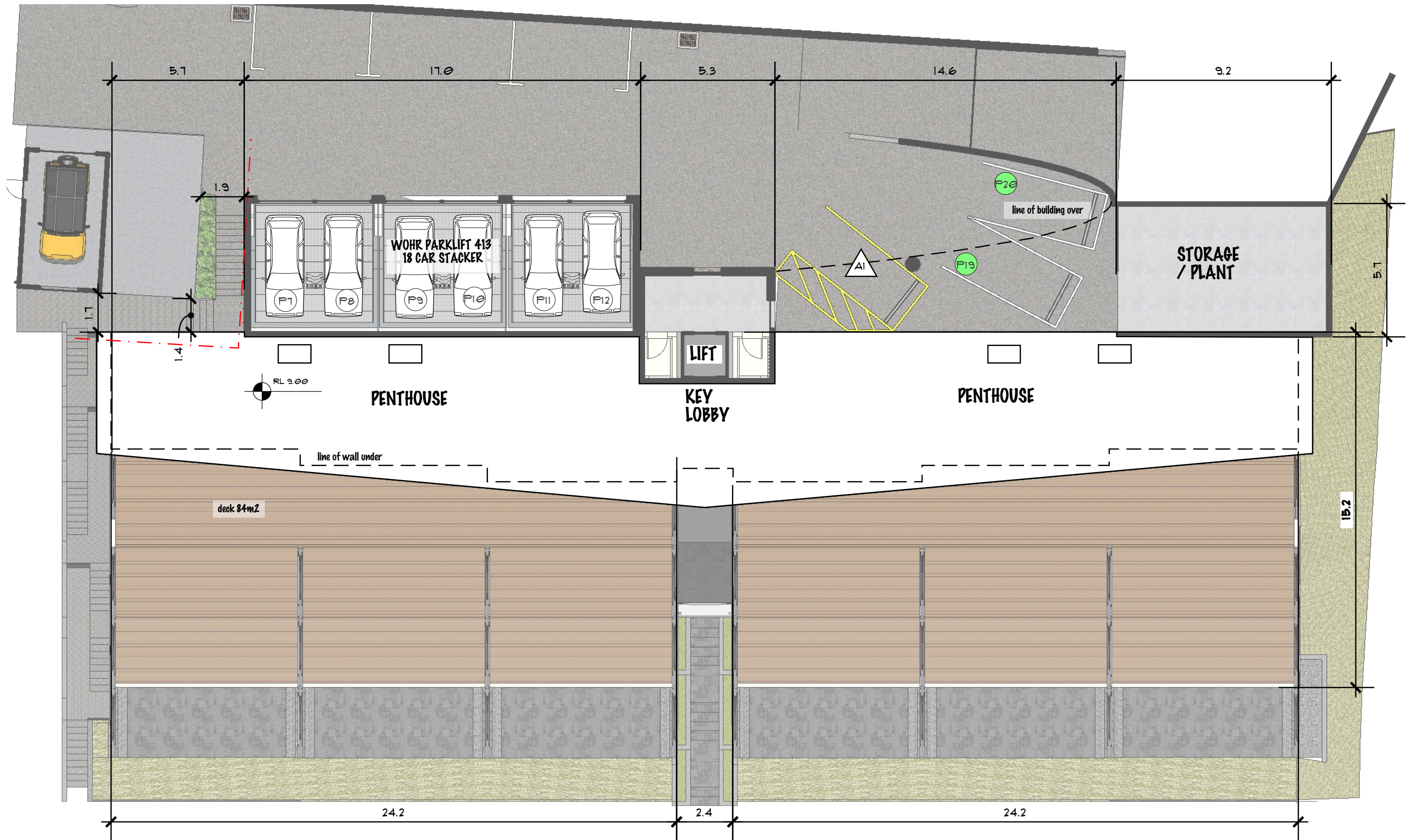
L2 Floor Plan- 6 Units
 - 1:150@A3



L3 Floor Plan- 6 Units
 - 1:150@A3



L4 Floor Plan- 2 Penthouse Apartments
 - 1:150@A3



P18 SEDAN PARKS, ALLOCATED ON CHECK IN.

P19

PASSIVE SUV PARKING- 2.4M HEIGHT, 8 DEDICATED PARKS TO TOP LEVEL OF STACKER, 2 GROUND FLOOR PARKS, ALL ALLOCATED ON CHECK IN.

P19 STAFF PARKS

A1

ACTIVELY MANAGED ACCESSIBLE SUV PARKING- 2.4M HEIGHT, 2 INTERMITTENT PARKS (INCLUDING 1 DISABLED SUV PARK THAT CAN BE USED FOR ABLED GUESTS WHEN NO DISABLED GUESTS ARE CHECKED IN) ON AN AS AND WHEN REQUIRED BASIS. MANAGED BY LIGHTS AT RECEPTION WITH SIGNAGE. ALLOCATED ON CHECK IN.

L5 Ground Floor Plan
- 1:150@A3

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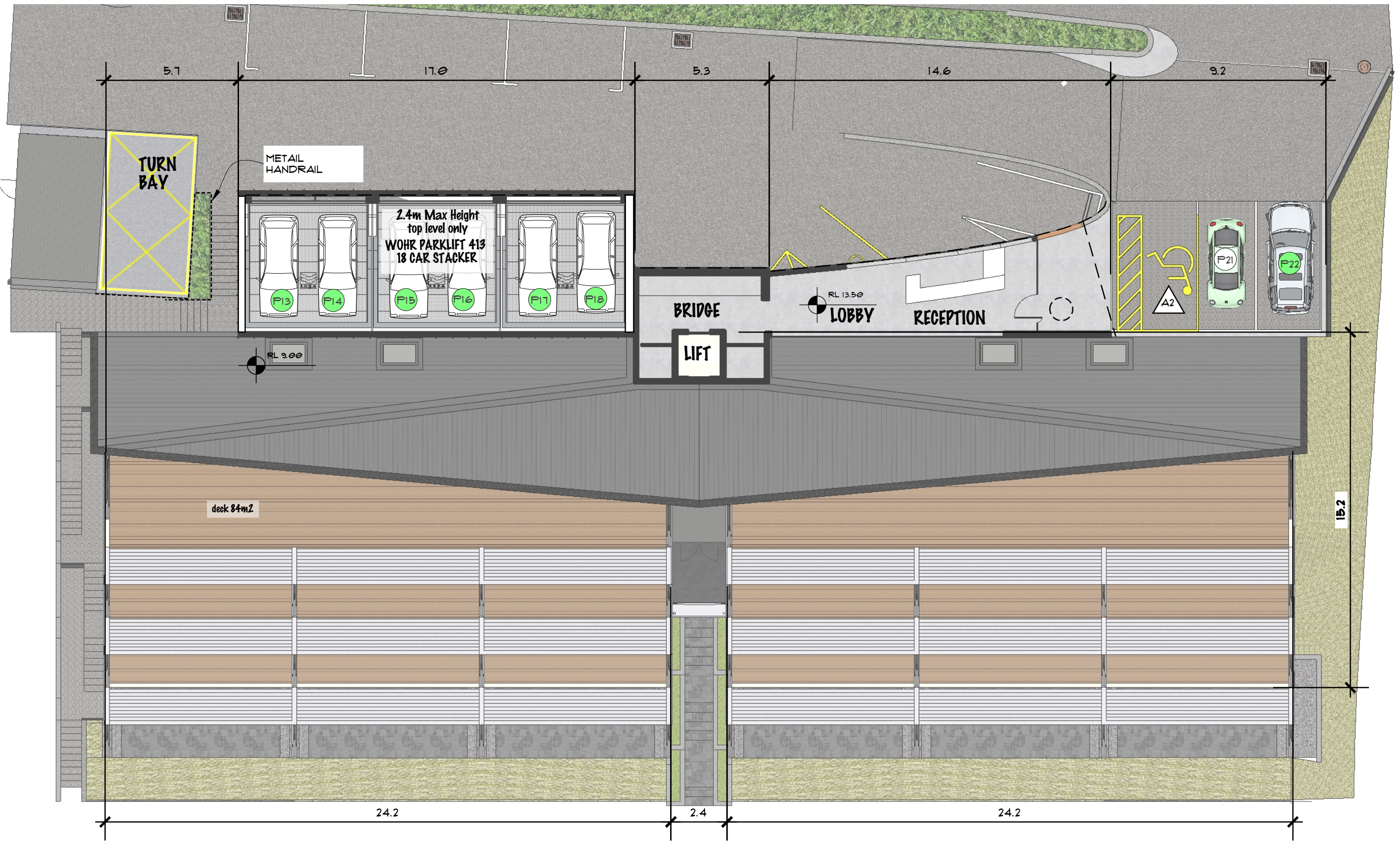
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P6

CONCEPT.



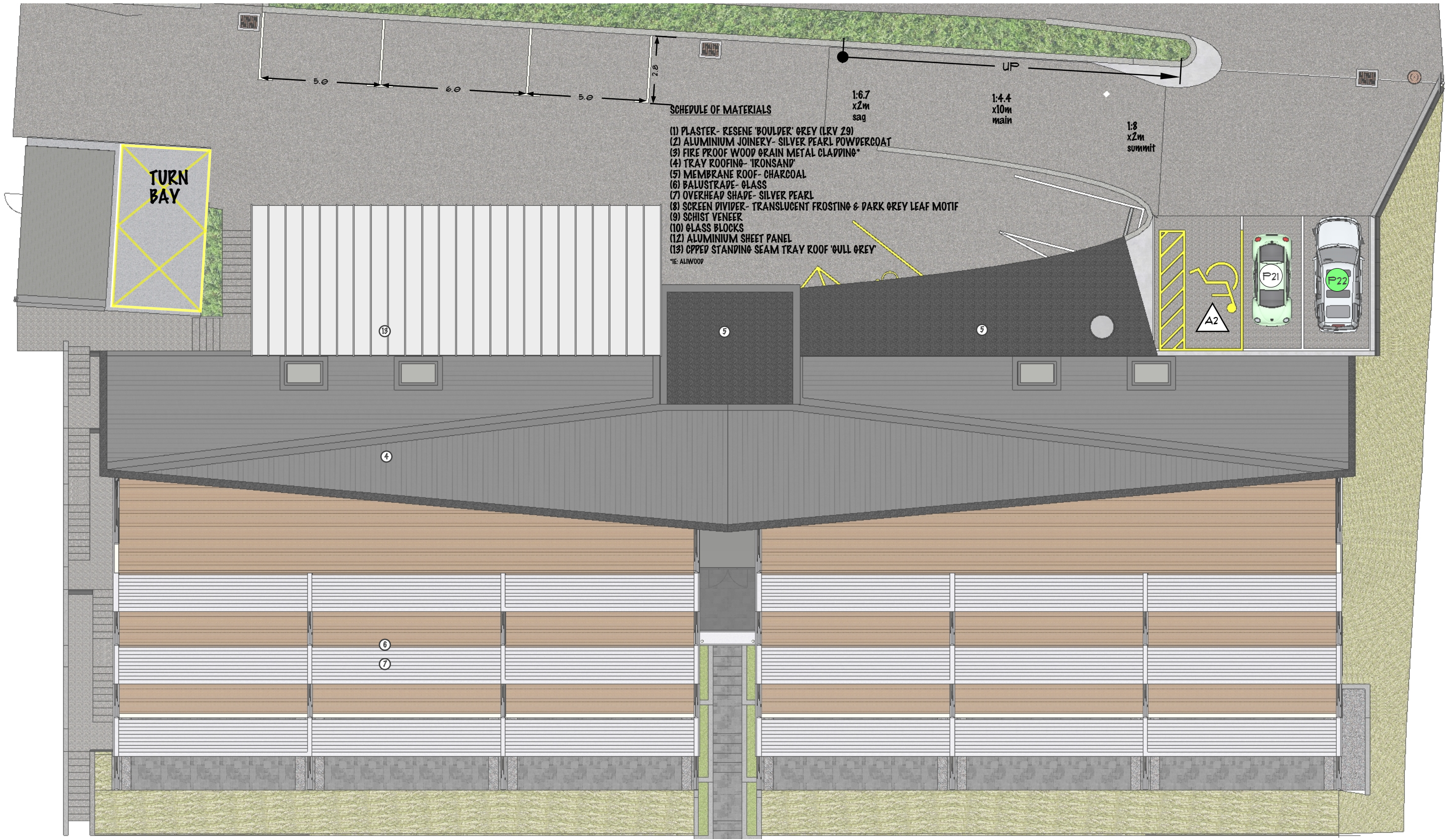
SEDAN PARKS, ALLOCATED ON CHECK IN.

PASSIVE SUV PARKING- 2.4M HEIGHT, 0 DEDICATED PARKS TO TOP LEVEL OF STACKER, 2 GROUND FLOOR PARKS, ALL ALLOCATED ON CHECK IN.

STAFF PARKS

ACTIVELY MANAGED ACCESSIBLE SUV PARKING- 2.4M HEIGHT, 2 INTERMITTENT PARKS (INCLUDING 1 DISABLED SUV PARK THAT CAN BE USED FOR ABLED GUESTS WHEN NO DISABLED GUESTS ARE CHECKED IN) ON AN AS AND WHEN REQUIRED BASIS. MANAGED BY LIGHTS AT RECEPTION WITH SIGNAGE. ALLOCATED ON CHECK IN.

L6	Reception
-	1:150@A3



SEDAN PARKS, ALLOCATED ON CHECK IN.

PASSIVE SUV PARKING- 2.4M HEIGHT, 6 DEDICATED PARKS TO TOP LEVEL OF STACKER, 2 GROUND FLOOR PARKS, ALL ALLOCATED ON CHECK IN.

STAFF PARKS

ACTIVELY MANAGED ACCESSIBLE SUV PARKING- 2.4M HEIGHT, 2 INTERMITTENT PARKS (INCLUDING 1 DISABLED SUV PARK THAT CAN BE USED FOR ABLED GUESTS WHEN NO DISABLED GUESTS ARE CHECKED IN) ON AN AS AND WHEN REQUIRED BASIS. MANAGED BY LIGHTS AT RECEPTION WITH SIGNAGE. ALLOCATED ON CHECK IN.

Roof Plan
1:150@A3

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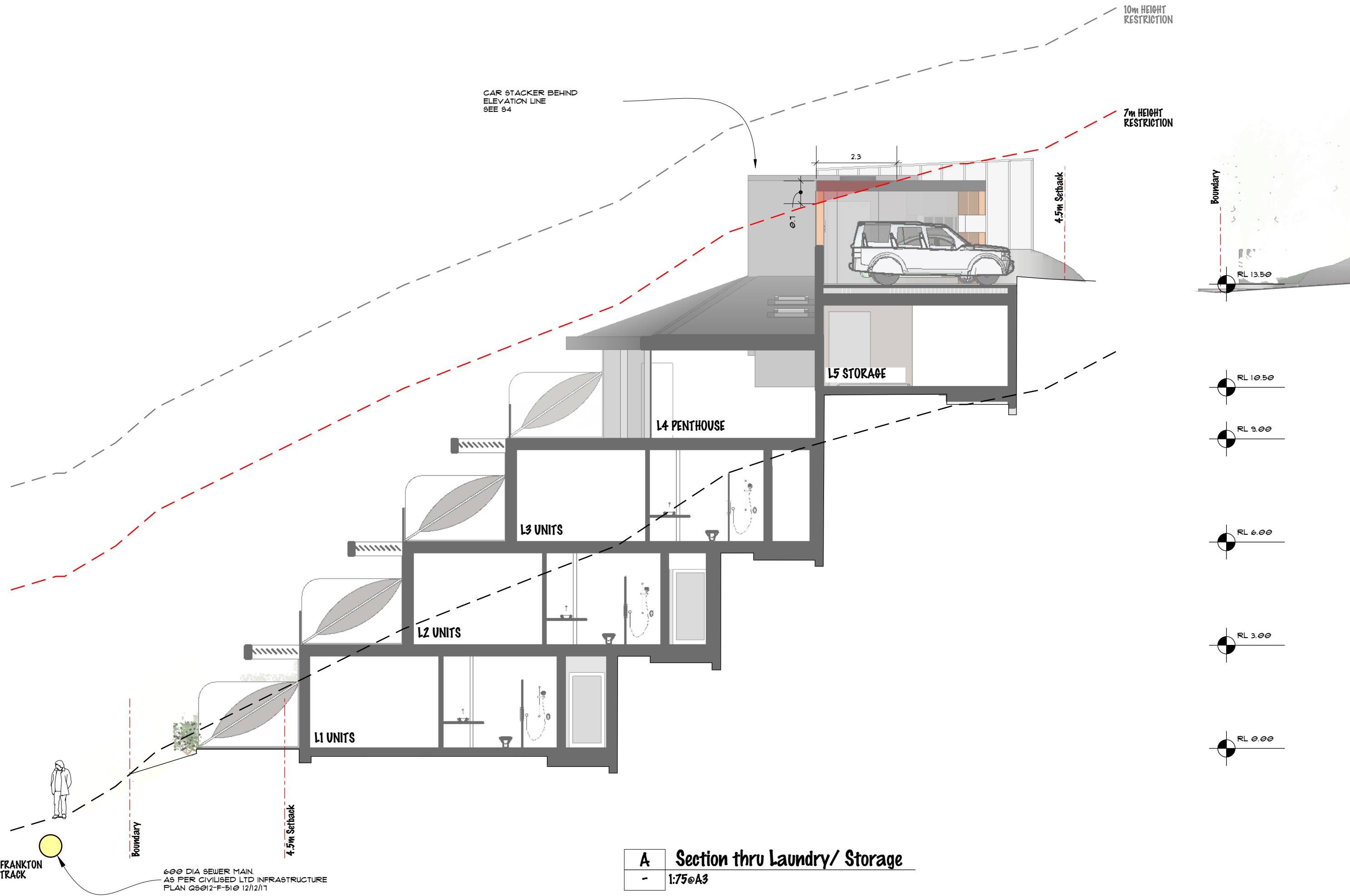
Designer: Graham Roebeck
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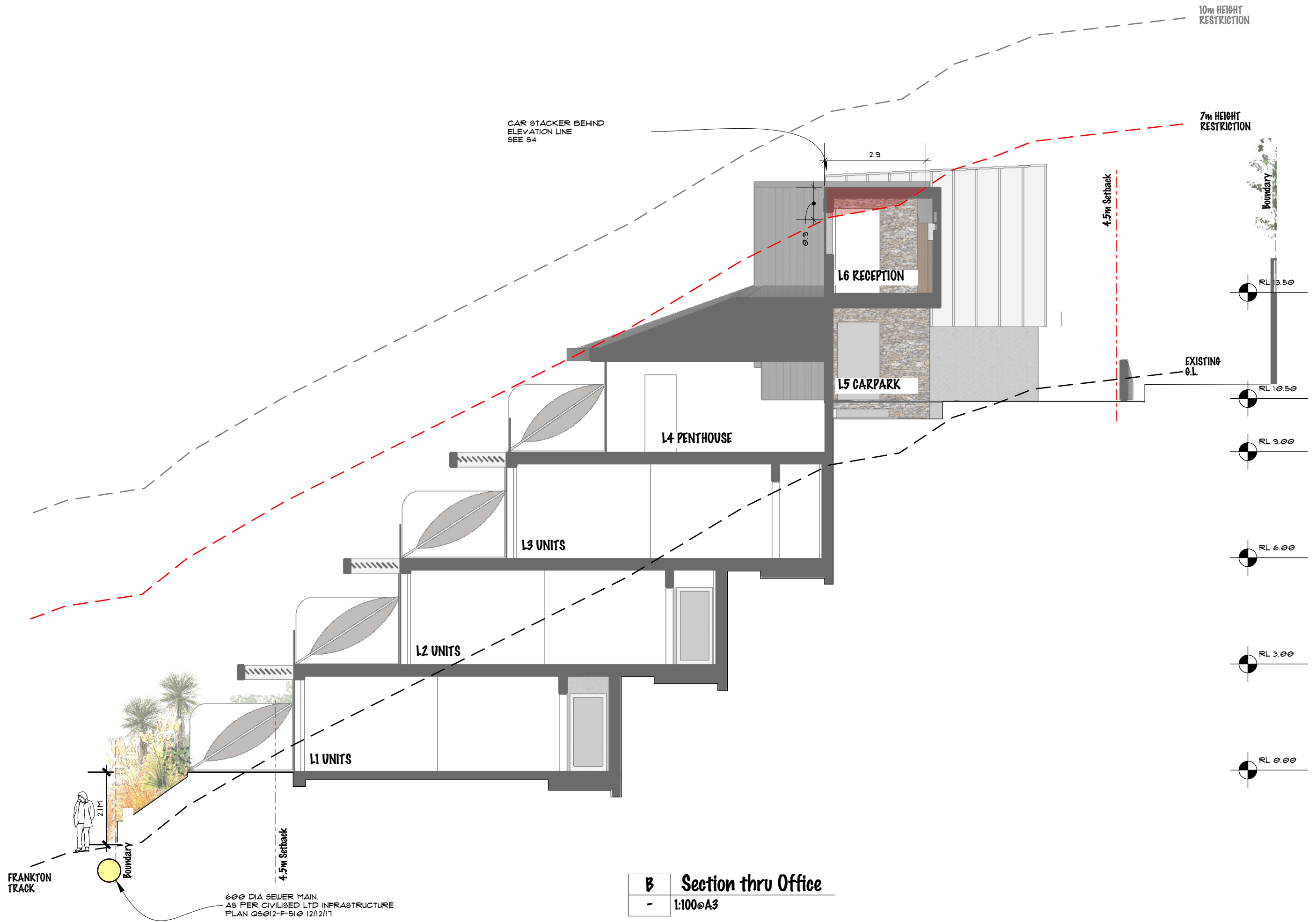
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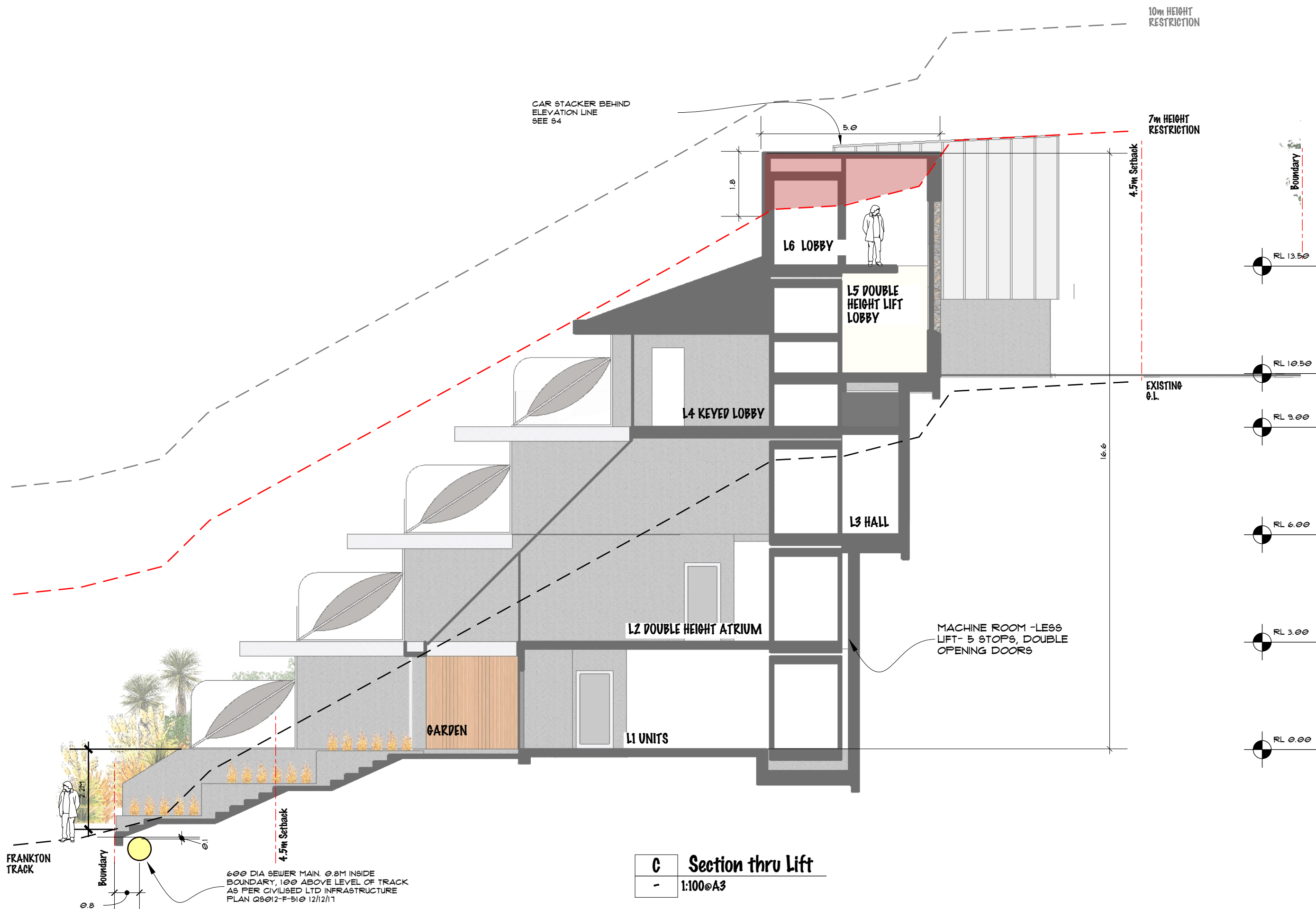


P8

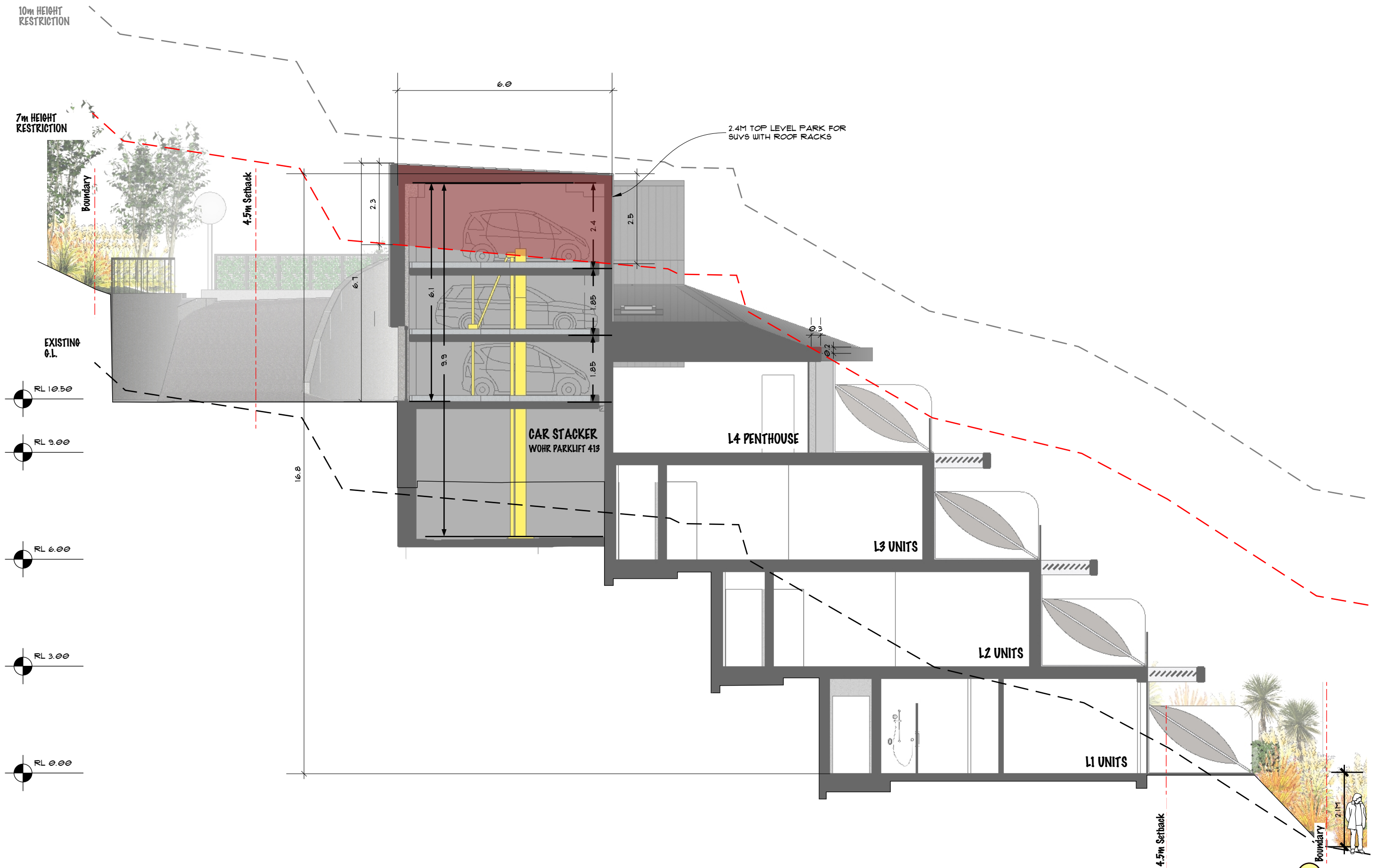
CONCEPT.





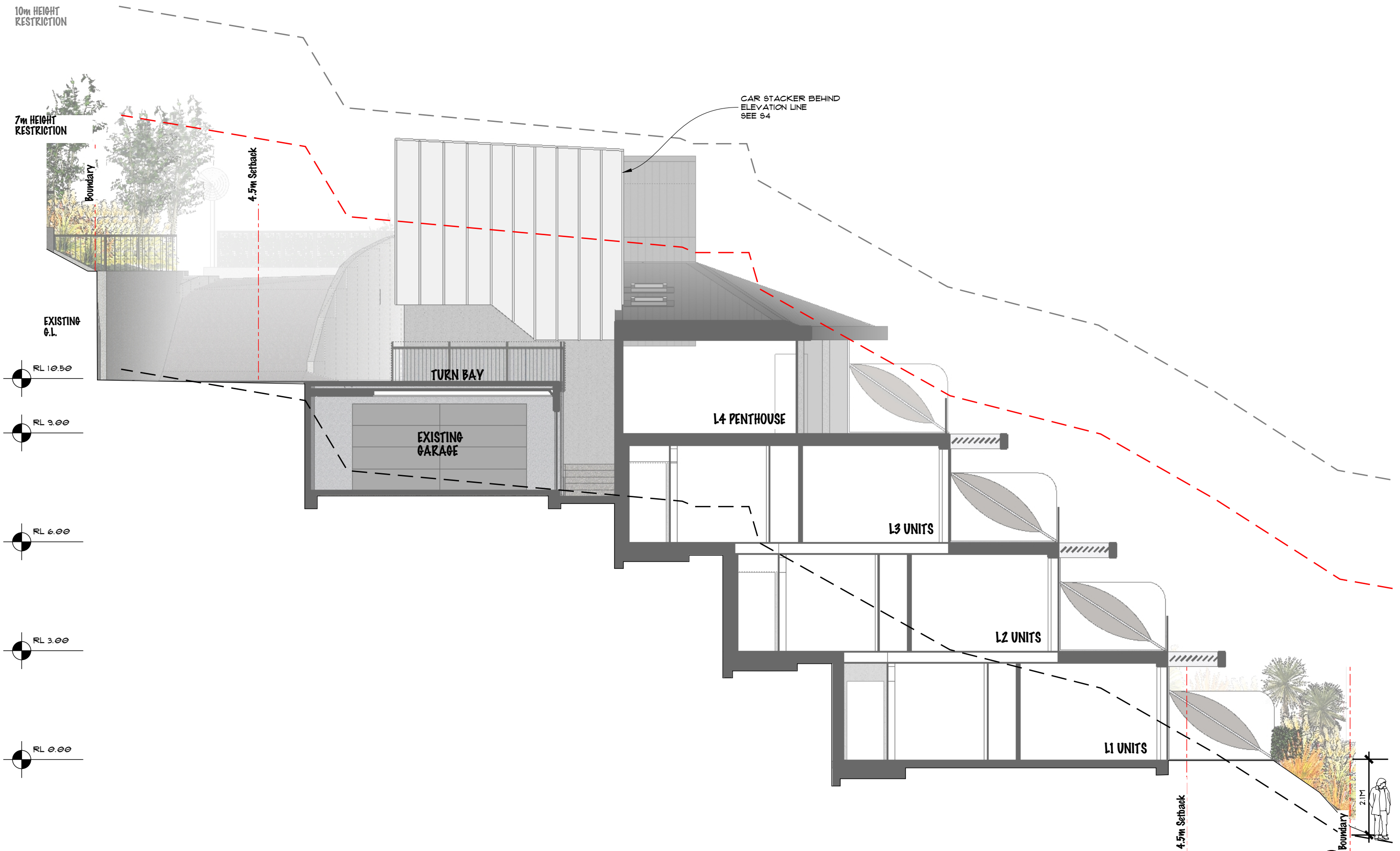


C Section thru Lift
 - 1:100@A3



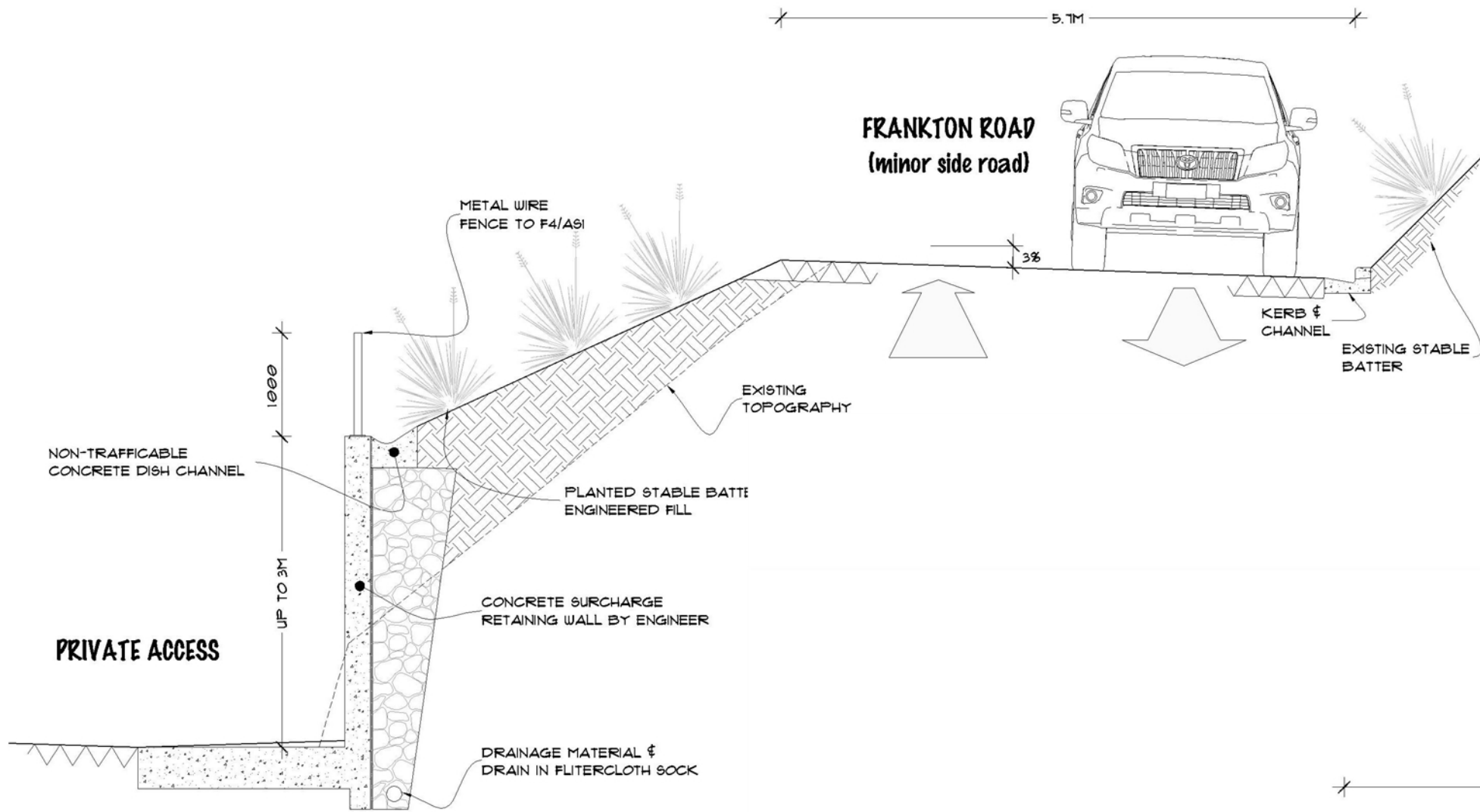
D Section thru Car Stacker
 - 1:100@A3

600 DIA SEWER MAIN
 AS PER CIVILISED LTD INFRASTRUCTURE
 PLAN Q8012-F-510 12/12/17

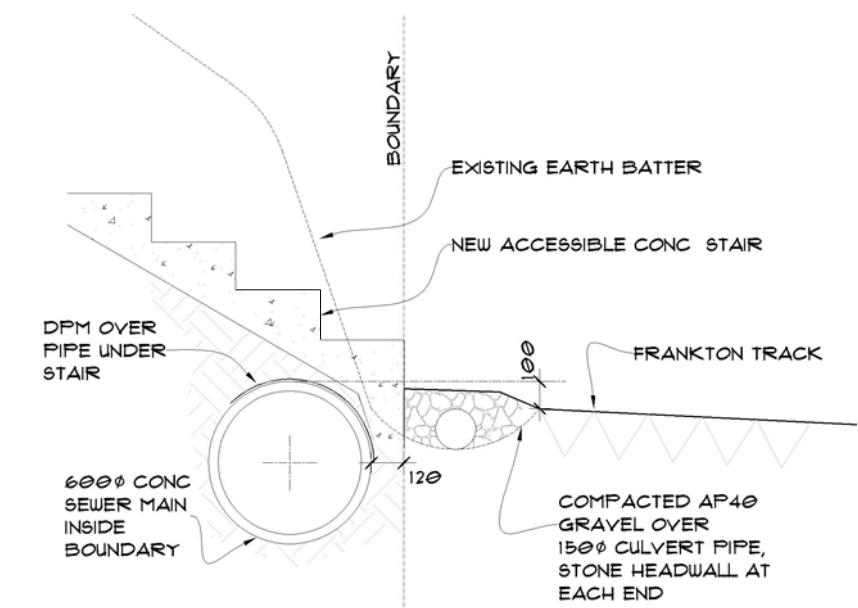


E Section thru Existing Garage
 - 1:100@A3

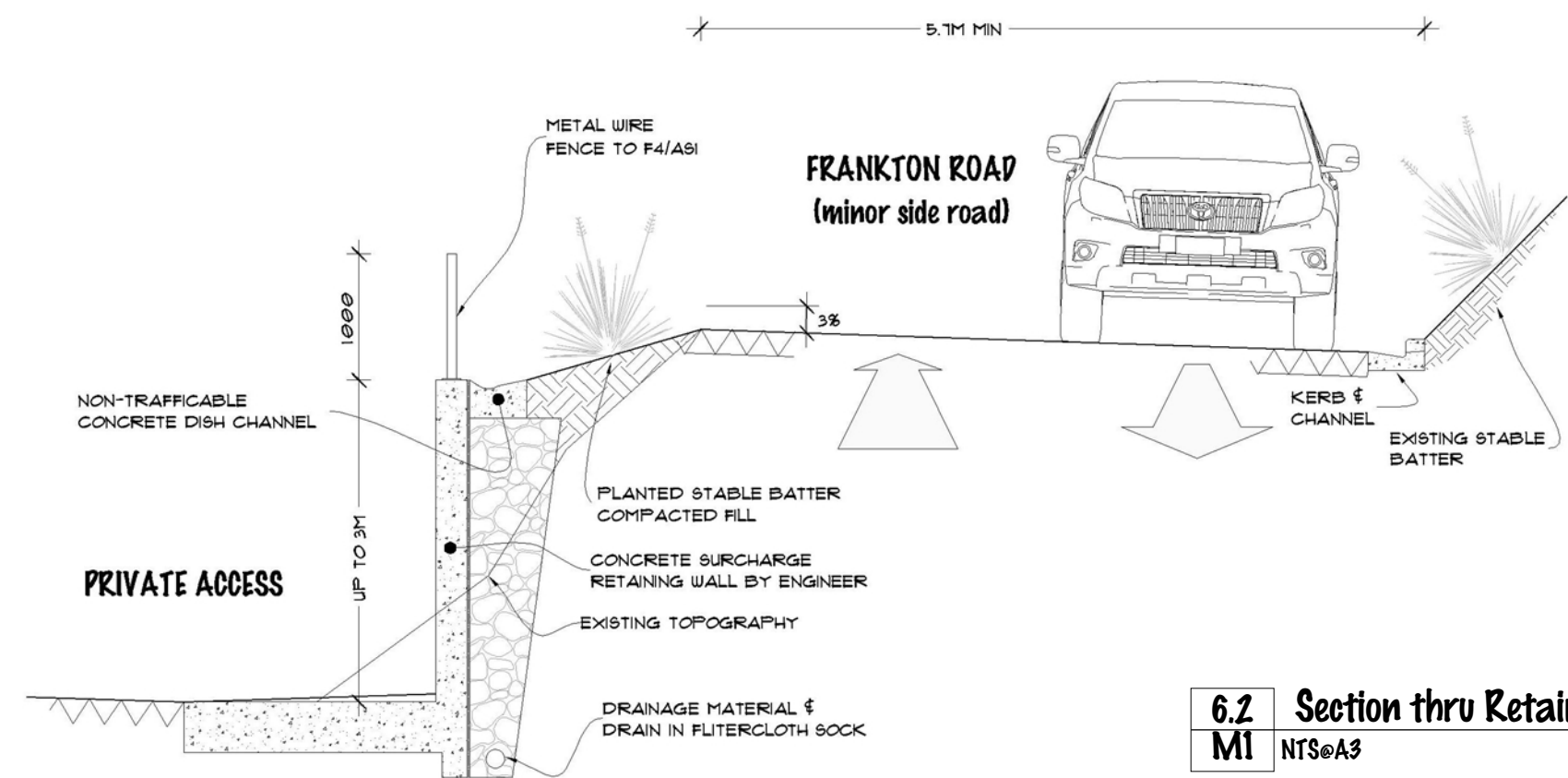
600 DIA SEWER MAIN
 AS PER CIVILISED LTD INFRASTRUCTURE
 PLAN Q9012-F-510 12/12/17



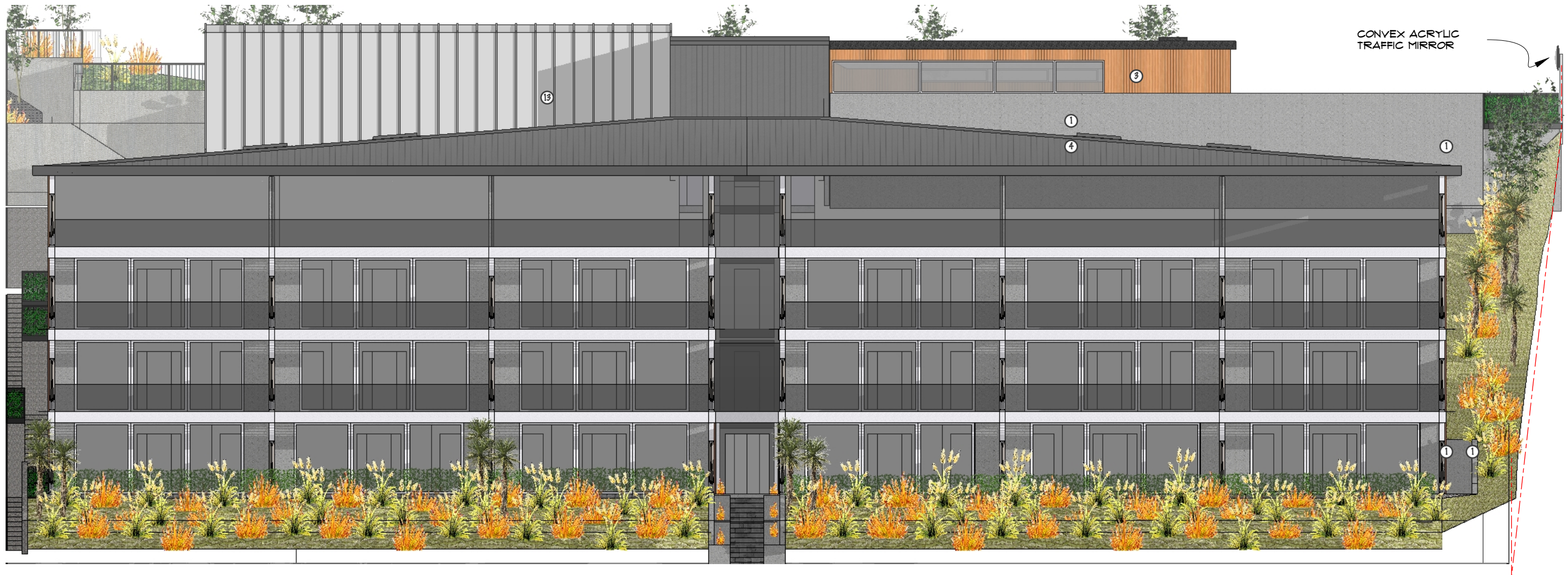
6.1 Section thru Retaining Wall
M1 NTS@A3



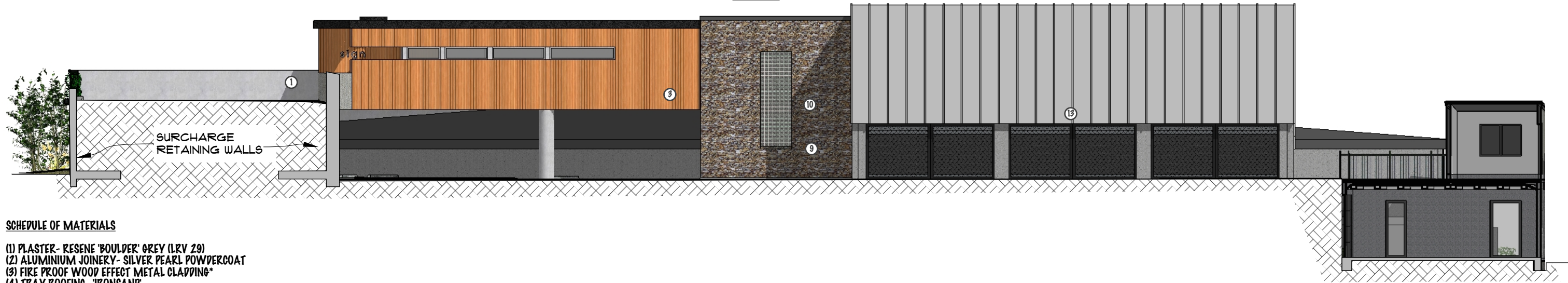
6.3 Section thru Western stair @ Bdy
M1 NTS@A3



6.2 Section thru Retaining Wall
M1 NTS@A3



S South Elevation
- 1:150@A3



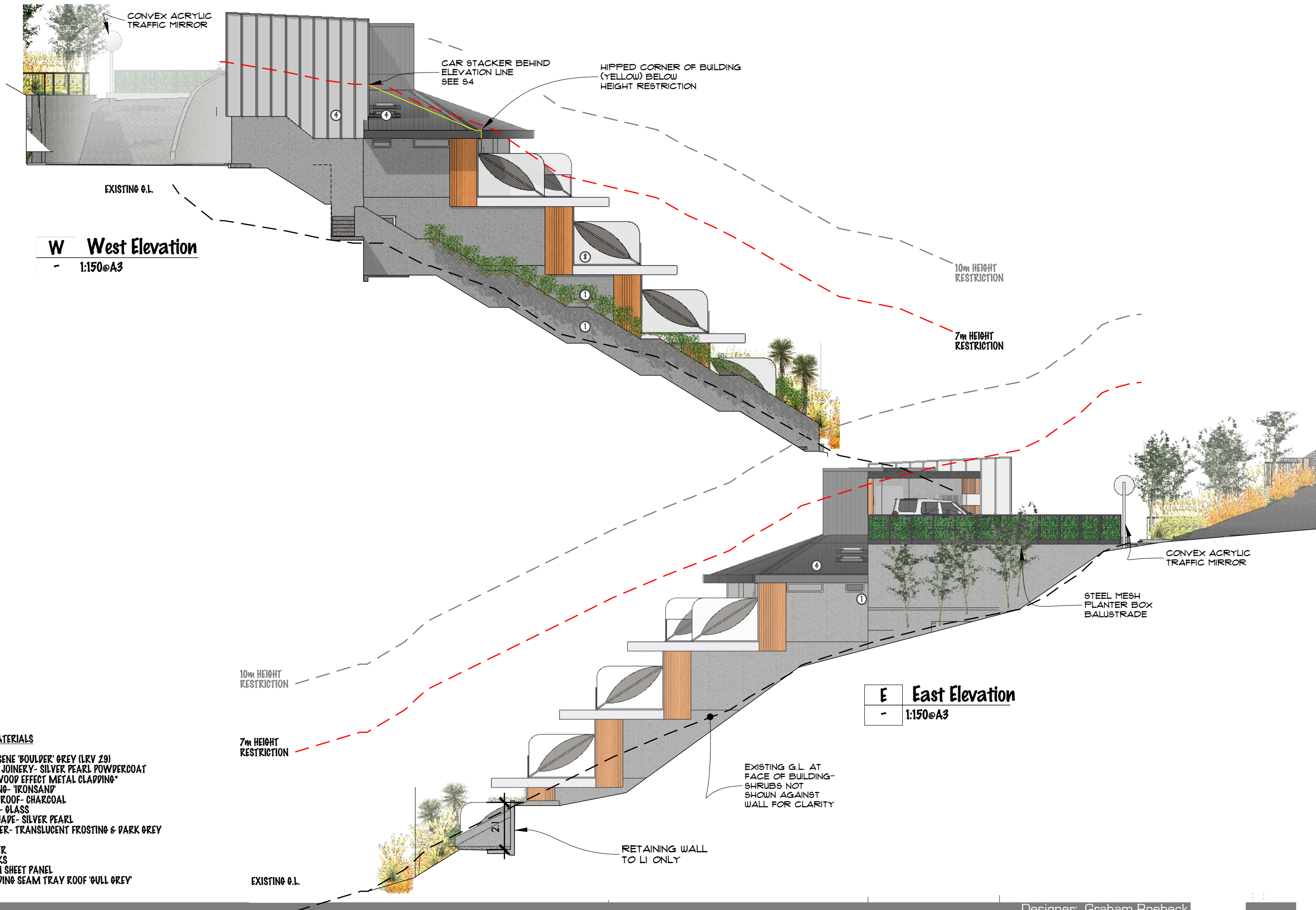
N North Elevation
- 1:150@A3

SCHEDULE OF MATERIALS

- (1) PLASTER- RESENE 'BOULDER' GREY (LRV 29)
- (2) ALUMINIUM JOINERY- SILVER PEARL POWDERCOAT
- (3) FIRE PROOF WOOD EFFECT METAL CLADDING*
- (4) TRAY ROOFING- 'IKONSAND'
- (5) MEMBRANE ROOF- CHARCOAL
- (6) BALUSTRADE- GLASS
- (7) OVERHEAD SHADE- SILVER PEARL
- (8) SCREEN DIVIDER- TRANSLUCENT FROSTING & DARK GREY LEAF MOTIF
- (9) SCHIST VENEER
- (10) GLASS BLOCKS
- (12) ALUMINIUM SHEET PANEL
- (13) COPPED STANDING SEAM TRAY ROOF 'GULL GREY'

*IE: ALLWOOD





SCHEDULE OF MATERIALS

- (1) PLASTER- RESENE 'BOULDER' GREY (LRV 29)
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*IE: ALLWOOD

