

Drawing Register			
Sheet No.	Sheet Name	Rev	Last Issue
A000	Cover Sheet	1	Issue for Building Consent
A100	Proposed Site Plan	1	Issue for Building Consent
A200	Proposed Toilet and Shelter Location Plan	2	Revised for Building Consent
A300	Shelter Design - Plans & 3D	2	Revised for Building Consent
A400	Shelter Design - Elevations	2	Revised for Building Consent
A500	Shelter Design - Construction Details 1	2	Revised for Building Consent
A600	Shelter Design - Construction Details 2	2	Revised for Building Consent

Total Sheets: 7



1 Location Plan
Not to scale

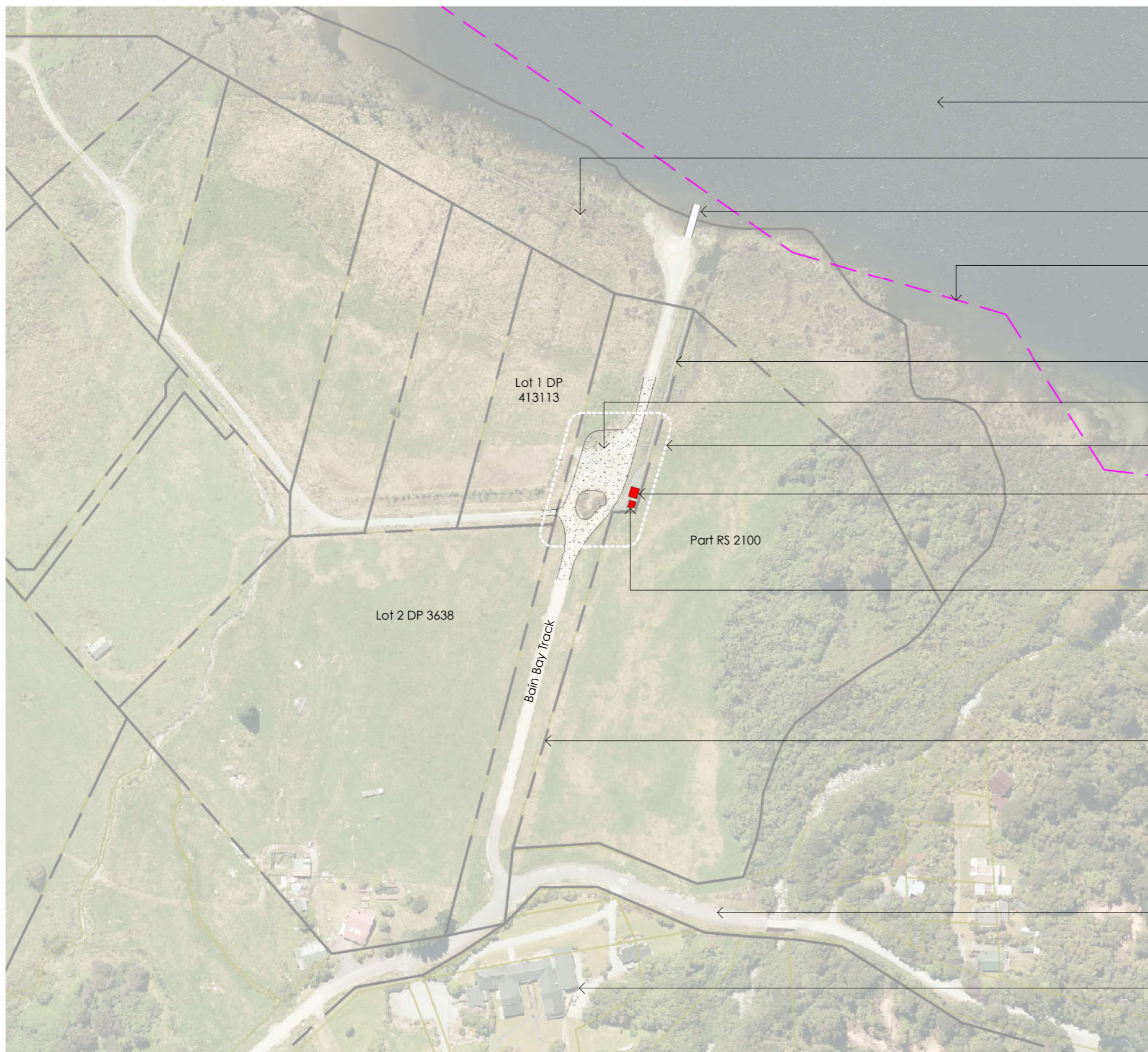


MITCHELL'S BAY PUBLIC TOILETS

Project Number: 23-030

Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District

Issue: For Buliding Consent
Date: 27.02.2024



← Lake Brunner

← Bain Bay Walking Track

← Existing boat ramp

← Lake Tsunami line - shown as indicative only

← Future pedestrian path shown as indicative only - **not part of this scope of works**

← Hatch areas shows enlarged carpark - indicative only

← Refer to sheet **A200** for enlarged carpark and toilet plan

← Proposed timber framed shelter - shown as red for clarity

← Proposed Exeloo public toilets - shown as red for clarity

← Property boundary lines shown as indicative only

← Kumara-Inchbonnie Road

← Lake Brunner Eco Lodge

Legal Description

Address: Bain Bay Track, Mitchell's Bay Lake Brunner, Grey District
Property Name: Road Reserve Kumara-Inchbonnie Road
Authority Parcel: 16874
LINZ Parcel: 3700336

District Plan Considerations

Site area: 8502m² (approx.)
Footprint of proposed toilet: ± 7.5m²
Footprint of proposed shelter: 19.5m²
Setback from lake: 100m² max. as per 19.7.16a of the Grey District Plan
 ± 135m (20m min. as per 19.7.3 of the Grey District Plan)
Setback from river/stream: ± 46m (10m min. as per 19.7.3 of the Grey District Plan)

Site Information

District Plan Zone: Rural Environmental Area
Climate Zone: 4
Earthquake Zone: 4
Exposure Zone: C
Lee Zone: No
Rainfall Range: 70-80
Wind Region: A
Wind Zone: High

General Notes

- Do not scale drawings.
- All property boundaries are shown as indicative only. **To be confirmed on site before commencing any work.**
- The underlay map is shown as indicative only, do not scale.
- All survey and site information is from the Topographic Plan produced by Davis Ogilvie and Partners Ltd. Survey carried out on the 17/07/2023, drawing S301, issue A, file 43993.

1 Site Plan

1 : 2000

ORIGINAL DRAWING IN COLOUR

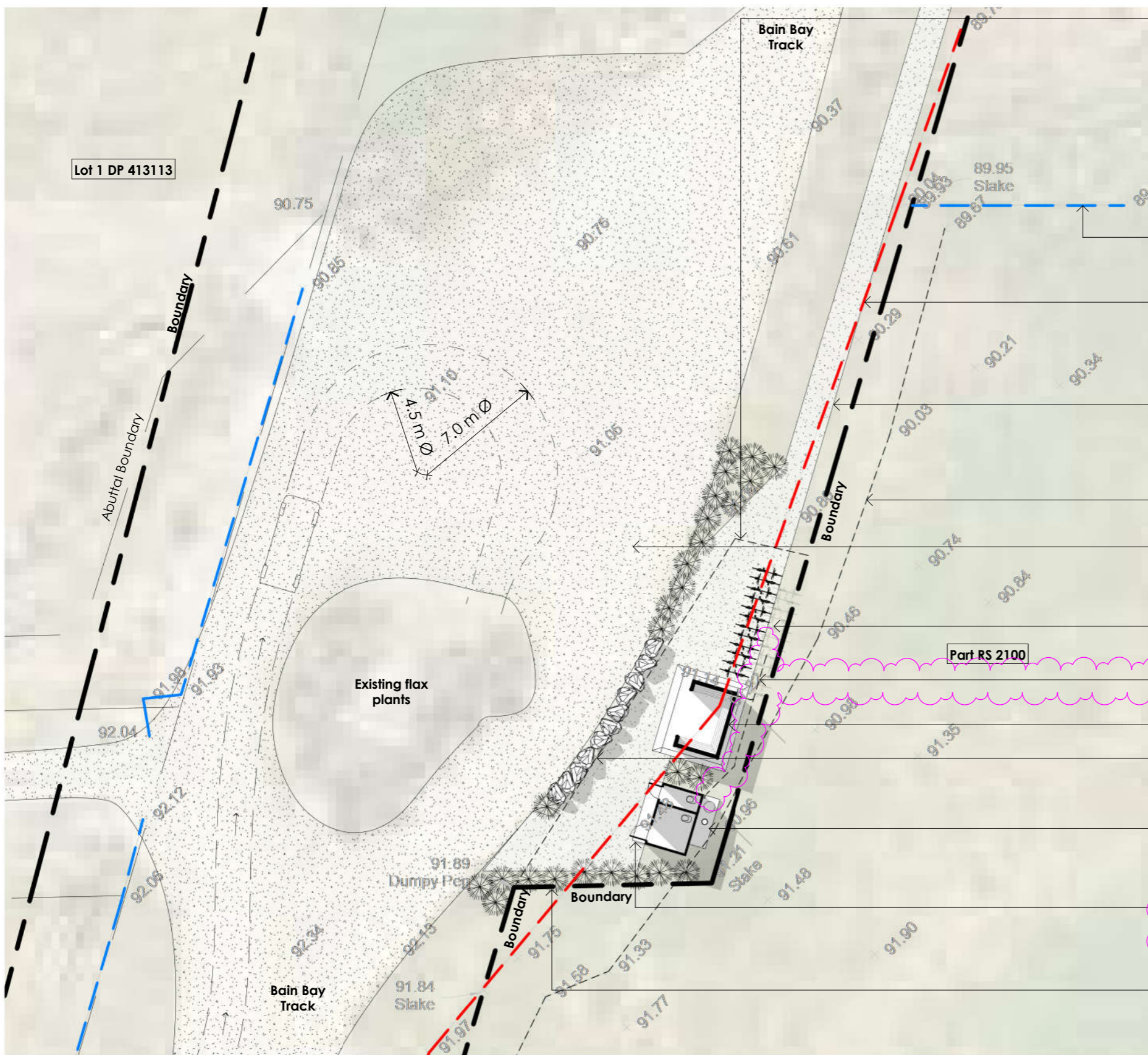
Rev:	Description:	Date:	Latest Print Date :
1	Issue for Building Consent	27.02.2024	28/03/2024 11:08:01 am
Contractors must verify all dimensions on the site before commencing any work or making any shop drawings			

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 PO BOX 117
 PH. (03) 379 2205
 office@totemstudio.co.nz
 www.totemstudio.co.nz



Project: MITCHELL'S BAY PUBLIC TOILETS
Address: Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District

Sheet Title:	Scale at A3:	Sheet:
Proposed Site Plan	As indicated	A100
	Revision:	
	1	



2 In response to RFI 15

The site is located on a public road. A fence (shown as dashed) is to be installed at all times to protect the public. Fence to be a min. 2000mm high from ground level with site safety signs fully visible highlighting potential site hazards. Contractor to confirm exact location of site fences.

Blue dashed line indicates line of existing fences, no work

Red dashed line indicates line of existing fence which is to be reconfigured to align with the site boundary

Future pedestrian path shown as indicative only - **not part of this scope of works**

Short dashed line indicates bottom of bank

Hatch areas indicates enlarged turning circle - shown as indicative only

Bike stands to accommodate 12 bikes

Install 110mmØ Marley Drainflo perforated drainage pipe, connect to Exeloo and shelter downpipe outlets

Proposed shelter building

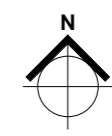
Large boulders to protect structures from cars

Proposed location of new Exeloo dry vault toilets - Refer to Exeloo drawings for dimensions and details

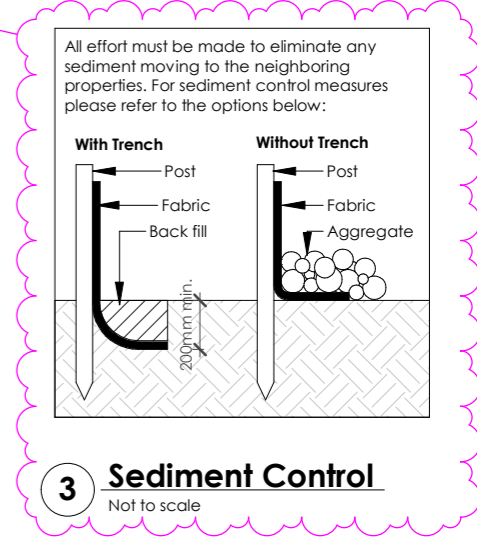
Concrete ramp to front of Exeloo toilets with a min. 1:12 slope. Allow to install two door stops set in the concrete

Relocated flax bushes from centre of road to help screen toilets

Note: Slope ground away from buildings at no less than 1 in 25 for a distance of at least 1m from the buildings



- General Notes**
- Do not scale drawings.
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 - The underlay map is shown as indicative only.
 - All survey and site information is from the Topographic Plan produced by Davis Ogilvie and Partners Ltd. Survey carried out on the 17/07/2023, drawing S301, issue A, file 43993.
 - ± Refers to indicative dimensions, to be confirmed
- Turning Circles Notes**
- Turning circle based on the Grey District Plan, 24.7.1 Figure 4. (99 percentile design vehicle. 4.95m long by 1.95m wide)
 - Minimum turning circle required for a 360° turn for a 99 percentile vehicle is 4.5mØ for the inner wheel and 7mØ for the outer wheel.



1 Proposed Toilet and Shelter Location Plan
1:250

2 In response to RFI 1

ORIGINAL DRAWING IN COLOUR

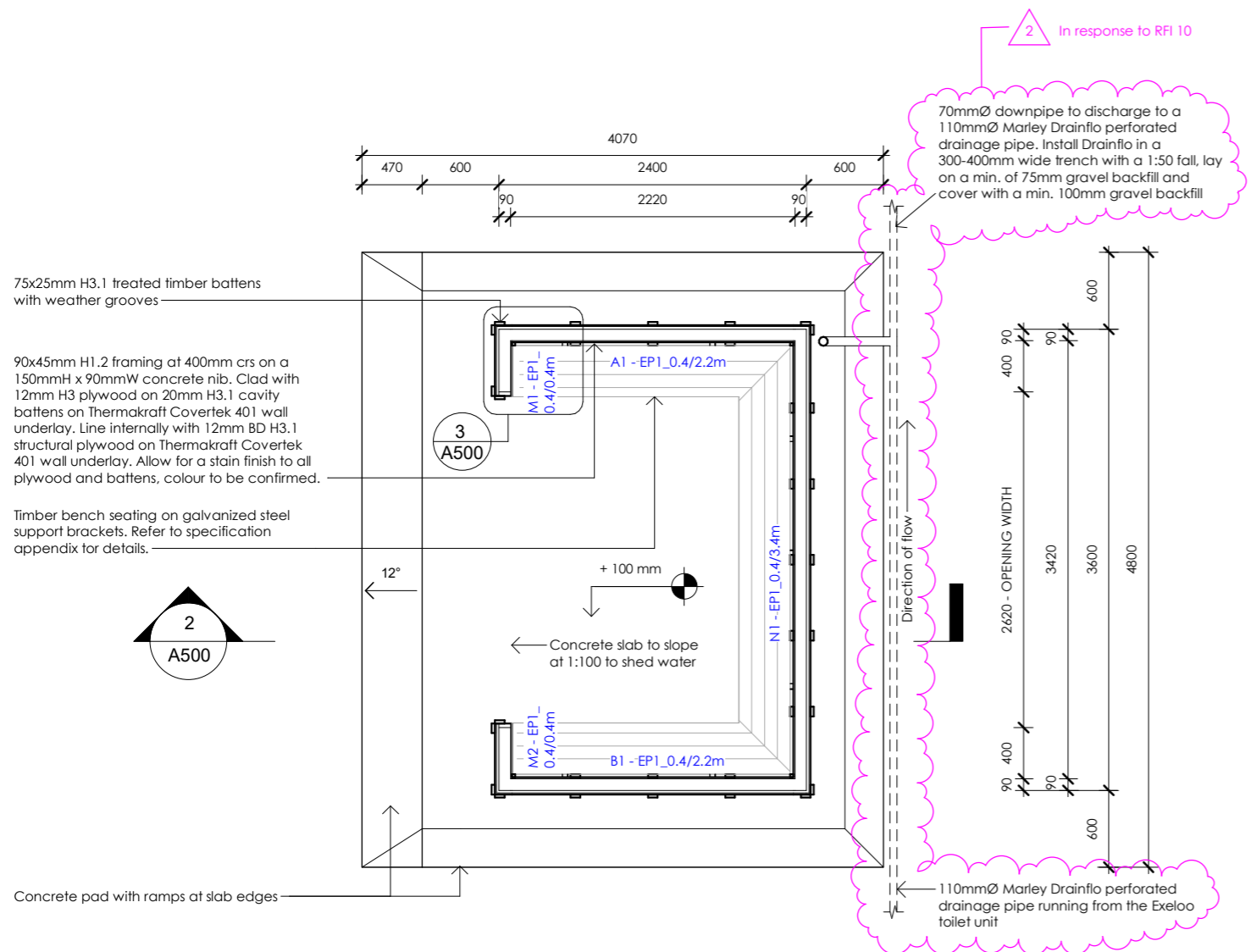
Rev:	Description:	Date:	Latest Print Date : 28/03/2024 11:08:02 am	382 MONTREAL ST. CHRISTCHURCH, N.Z. PO BOX 117 PH. (03) 379 2205 office@totemstudio.co.nz www.totemstudio.co.nz	Totem studio ARCHITECTS	Project:	MITCHELL'S BAY PUBLIC TOILETS	Sheet Title:	Proposed Toilet and Shelter Location Plan	Scale at A3:	As indicated	Sheet:	A200
1	Issue for Building Consent	27.02.2024	Contractors must verify all dimensions on the site before commencing any work or making any shop drawings			Address:	Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District	Revision:	2				



Legal Description	
Address:	Bain Bay Track, Mitchell's Bay Lake Brunner, Grey District
Property Name:	Road Reserve Kumara-Inchbonnie Road
Authority Parcel:	16874
LINZ Parcel:	3700336
General Notes	
Building dimensions are to timber framing.	
## - ##/##m	Bracing element. Refer to bracing calculation sheet for further details.

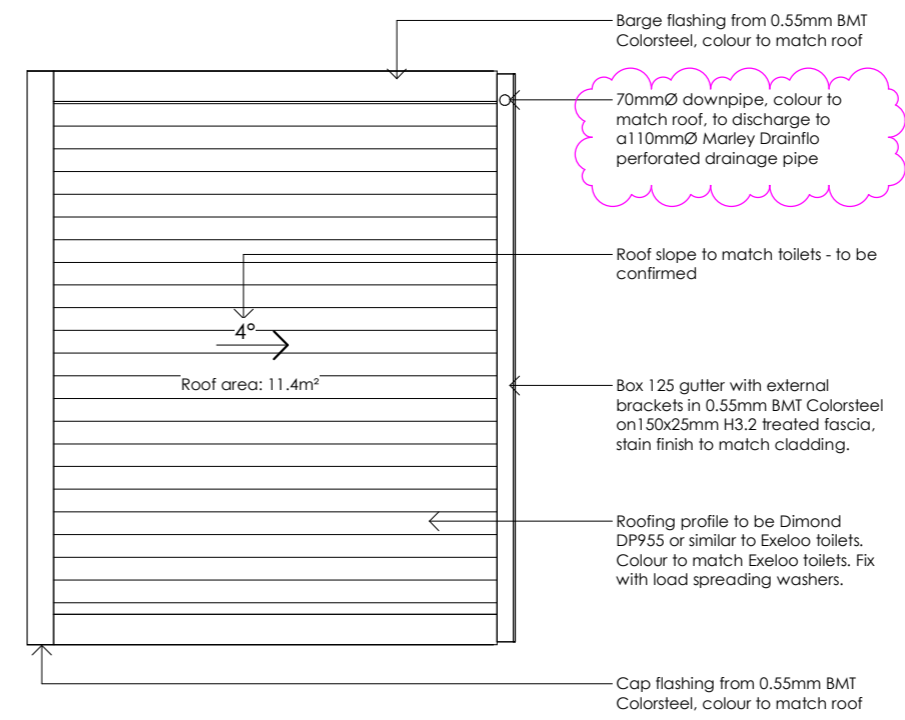


3 Shelter Design - 3D View



1 Shelter Design - Plan

1 : 50



2 Shelter Design - Roof Plan

1 : 50

ORIGINAL DRAWING IN COLOUR

Rev:	Description:	Date:	Latest Print Date :
1	Issue for Building Consent	27.02.2024	28/03/2024 11:08:42 am
2	Revised for Building Consent	18.03.2024	

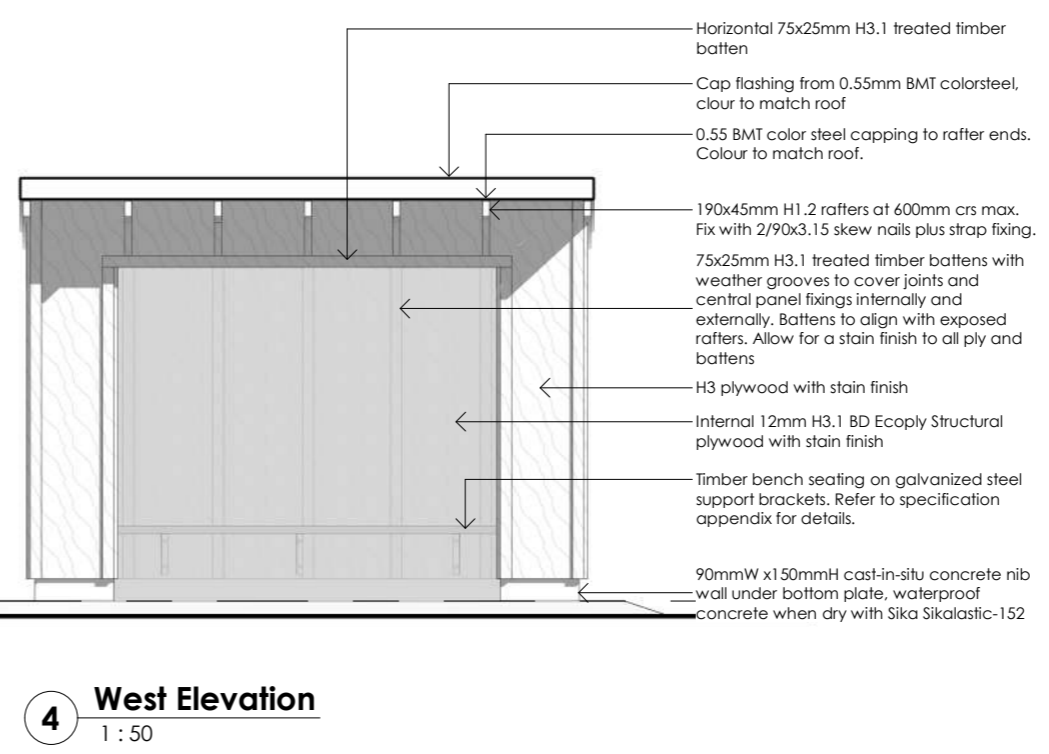
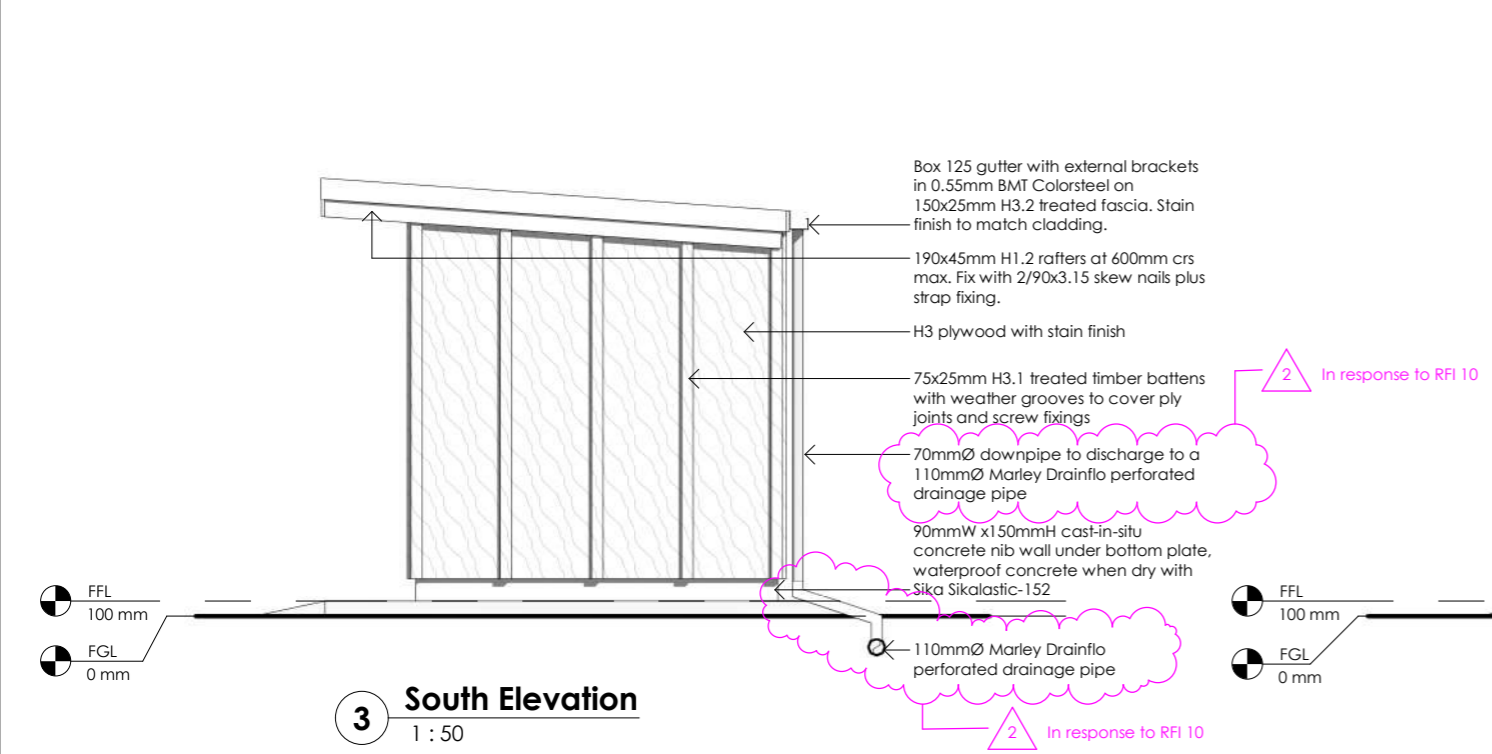
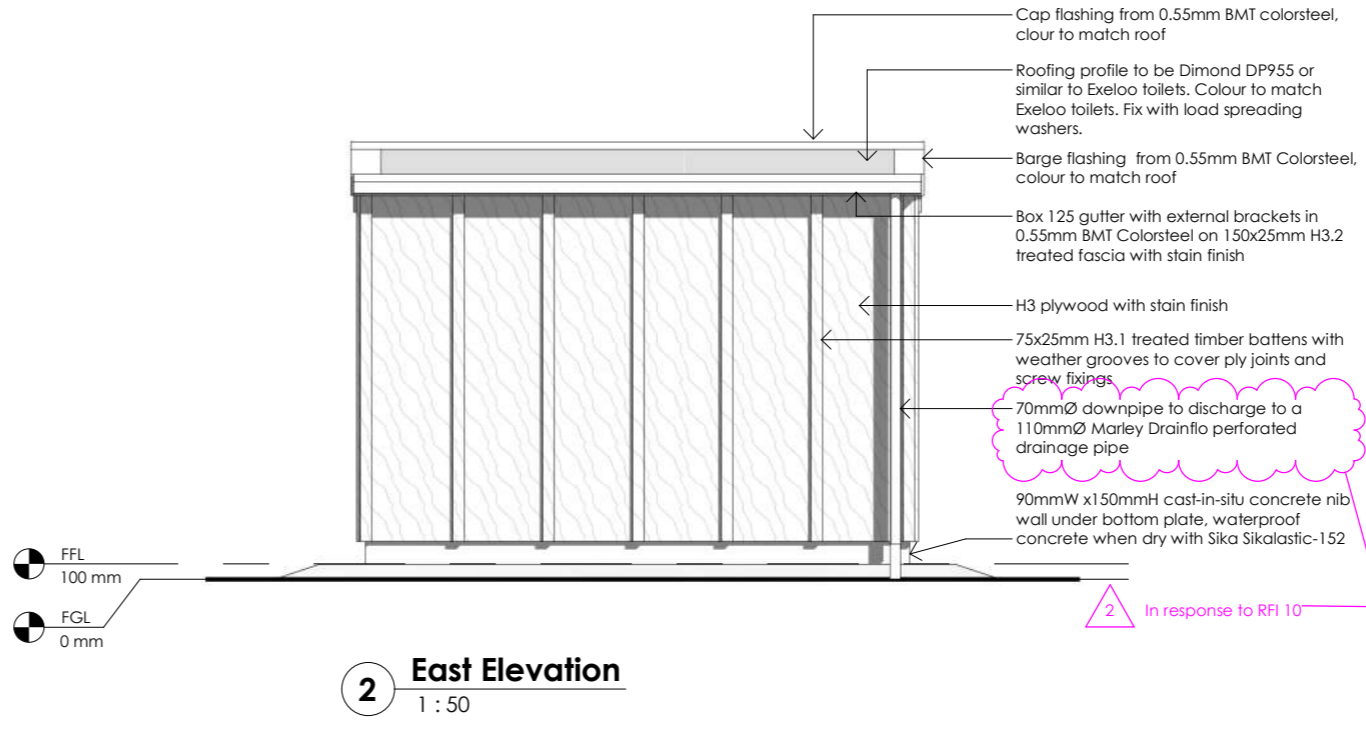
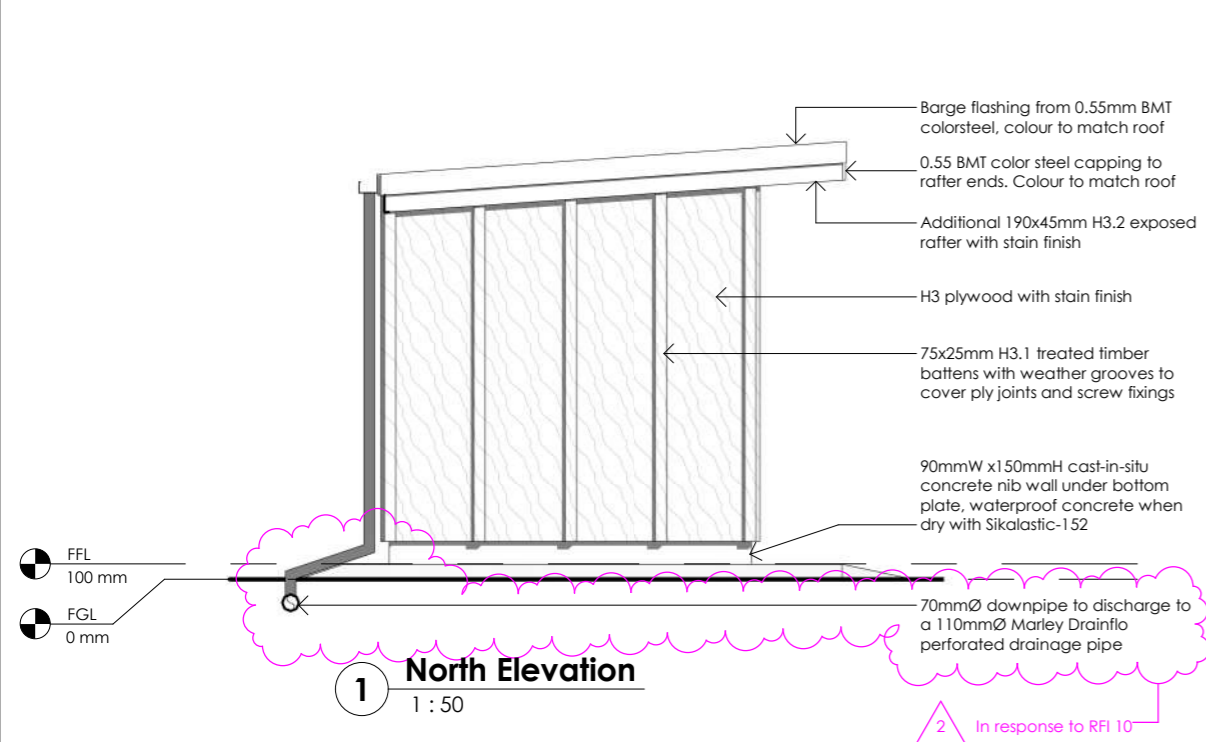
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Project:
MITCHELLS BAY SHELTER DESIGN
Address:
Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District

Sheet Title: Shelter Design - Plans & 3D	Scale at A3: As indicated	Sheet: A300
	Revision: 2	



Building Envelope Risk Matrix - North Elevation

Wind Zone:	High risk	1
Number of storeys:	Low risk	0
Roof/wall intersection design:	Medium risk	1
Eaves width:	V. High risk	5
Envelope complexity:	Low risk	0
Deck design:	Low risk	0
Risk Score:		7

Summary:
Risk score of 7 allows for plywood sheet cladding over a 20mm drained cavity.

Building Envelope Risk Matrix - East Elevation

Wind Zone:	High risk	1
Number of storeys:	Low risk	0
Roof/wall intersection design:	Medium risk	1
Eaves width:	V. High risk	5
Envelope complexity:	Low risk	0
Deck design:	Low risk	0
Risk Score:		7

Summary:
Risk score of 7 allows for plywood sheet cladding over a 20mm drained cavity.

Building Envelope Risk Matrix - South Elevation

Wind Zone:	High risk	1
Number of storeys:	Low risk	0
Roof/wall intersection design:	Medium risk	1
Eaves width:	V. High risk	5
Envelope complexity:	Low risk	0
Deck design:	Low risk	0
Risk Score:		7

Summary:
Risk score of 7 allows for plywood sheet cladding over a 20mm drained cavity.

Building Envelope Risk Matrix - West Elevation

Wind Zone:	High risk	1
Number of storeys:	Low risk	0
Roof/wall intersection design:	Low risk	0
Eaves width:	Medium risk	1
Envelope complexity:	Low risk	0
Deck design:	Low risk	0
Risk Score:		2

Summary:
Risk score of 2 allows for plywood sheet cladding over a 20mm drained cavity.

Rev:	Description:	Date:	Latest Print Date :
1	Issue for Building Consent	27.02.2024	28/03/2024 11:08:44 am
2	Revised for Building Consent	18.03.2024	

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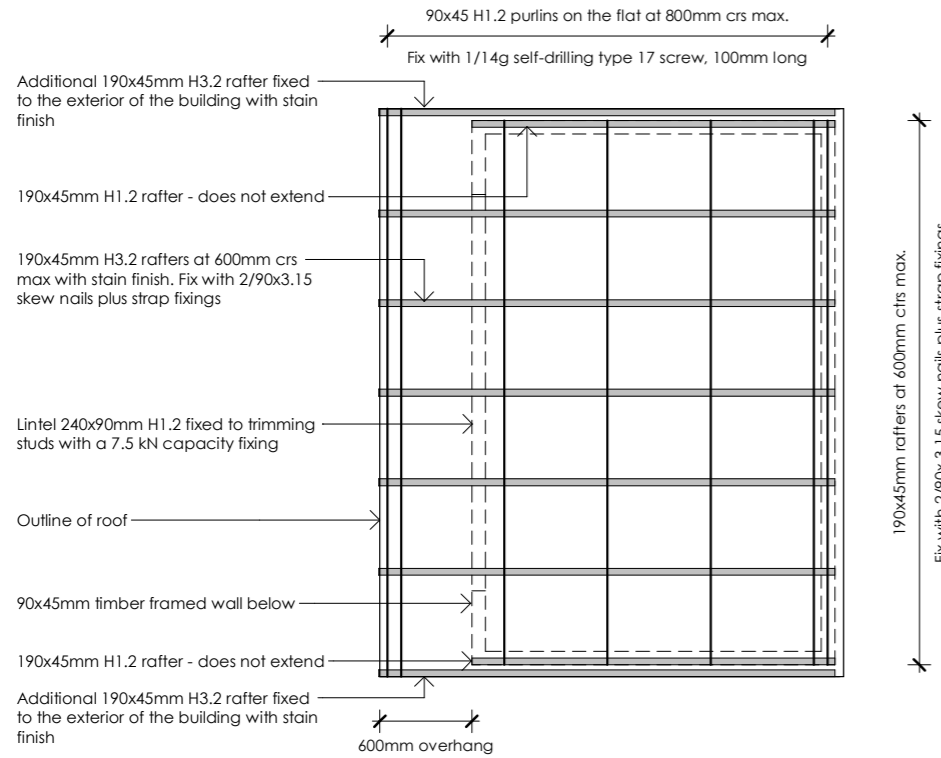
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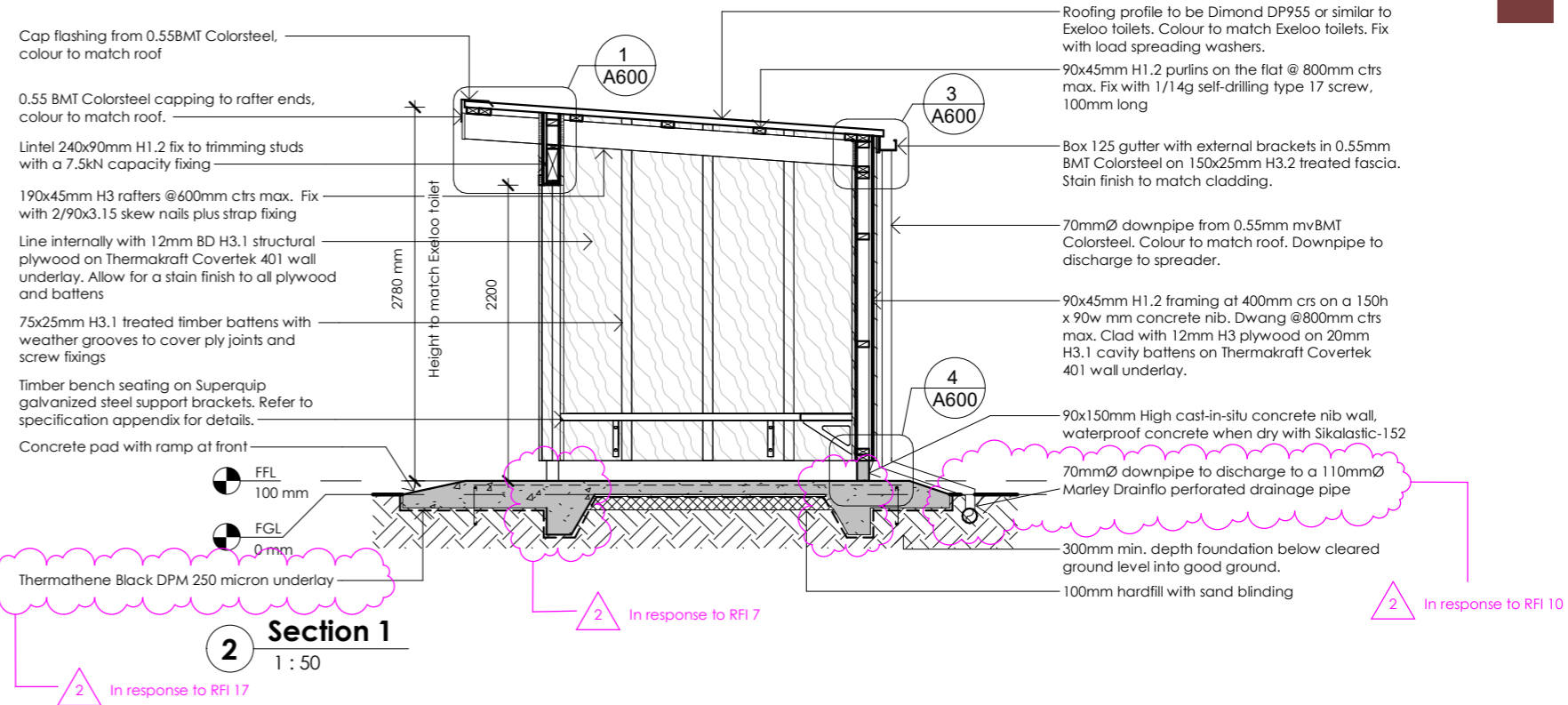
Project:
MITCHELLS BAY SHELTER DESIGN

Address:
Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District

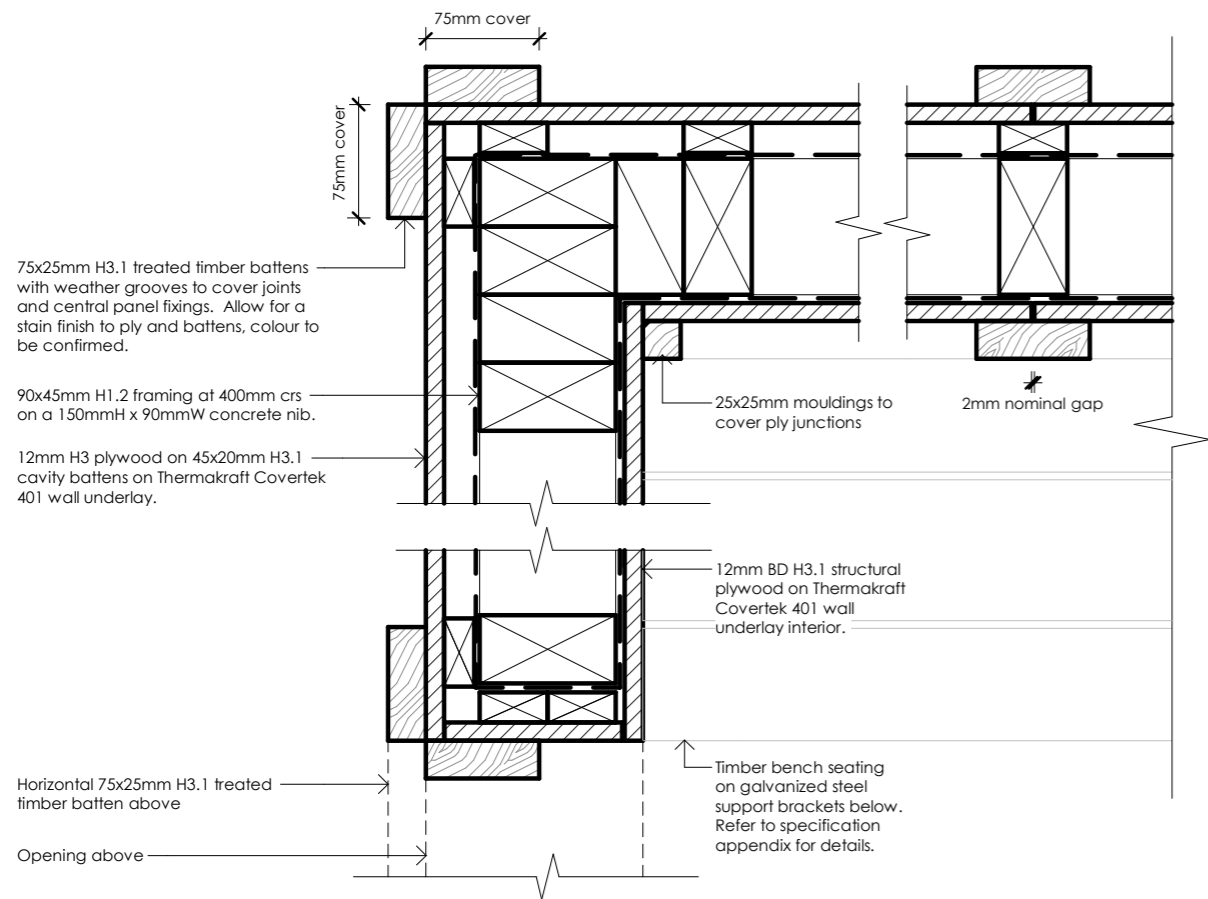
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	Revision: 2	



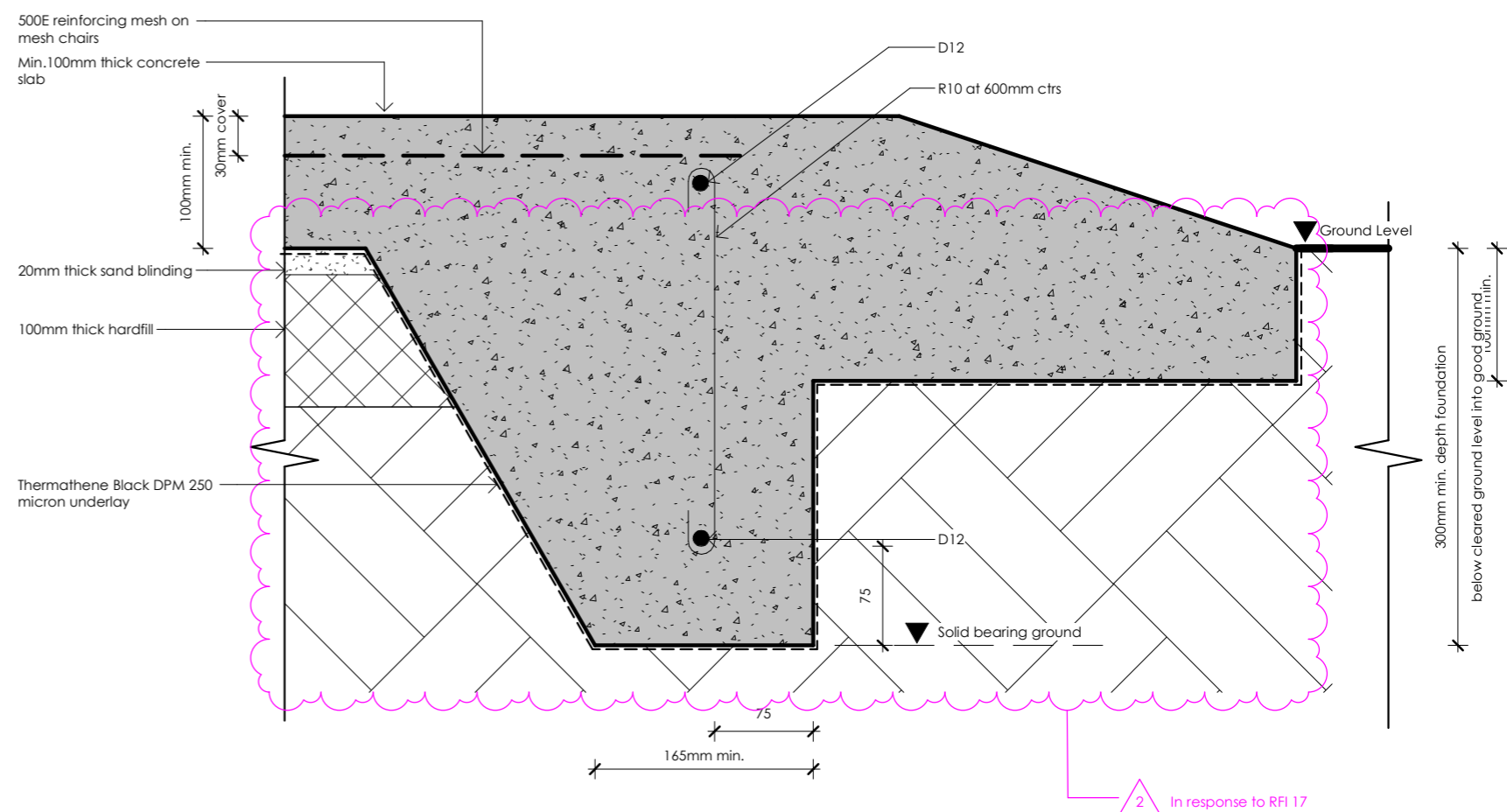
1 Shelter Design - Roof Framing Plan
1 : 50



2 Section 1
1 : 50



3 External Corner & joints of Cladding
1 : 50



4 Foundation detail
1 : 50

Rev:	Description:	Date:	Latest Print Date :
1	Issue for Building Consent	27.02.2024	28/03/2024 11:08:44 am
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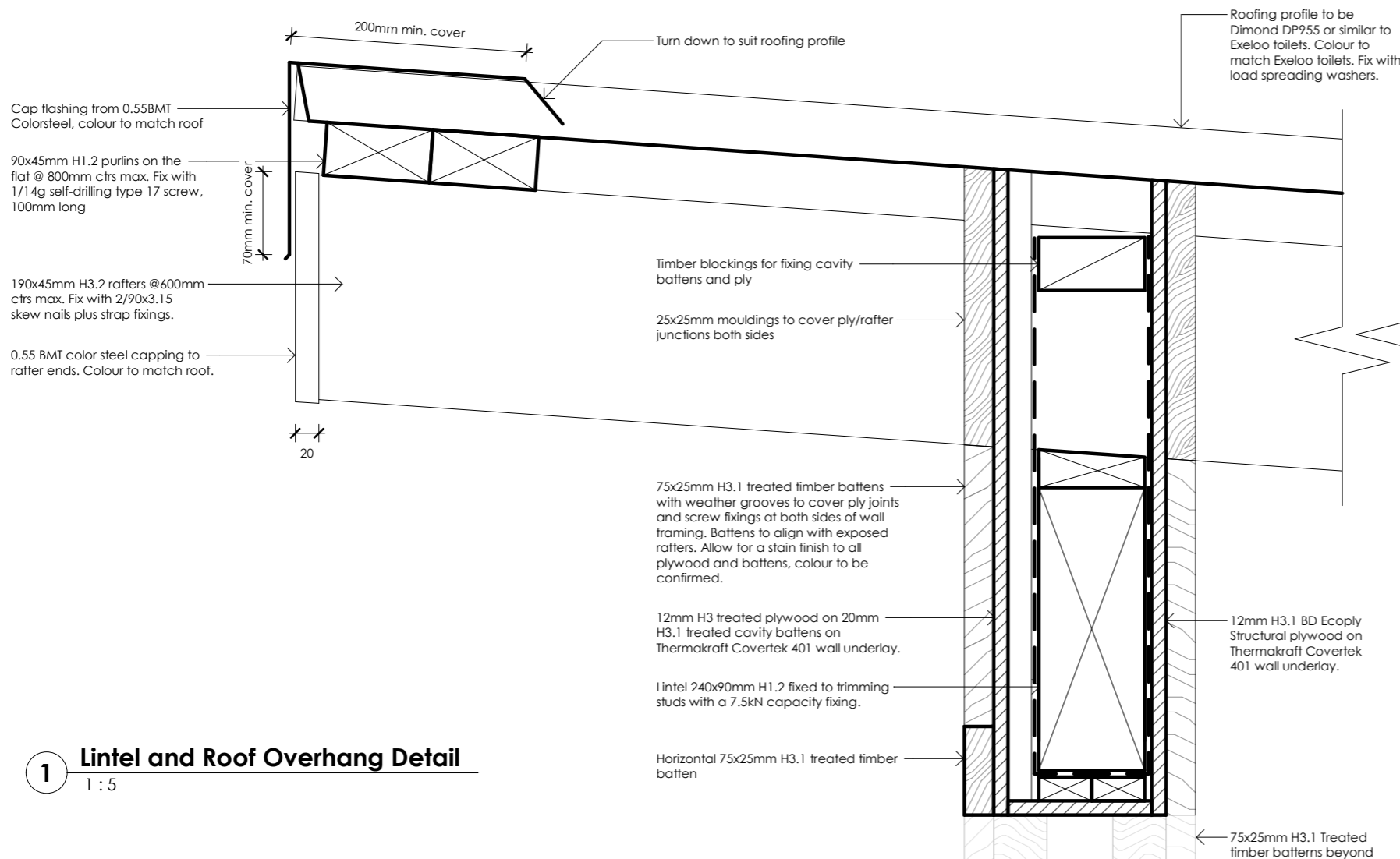
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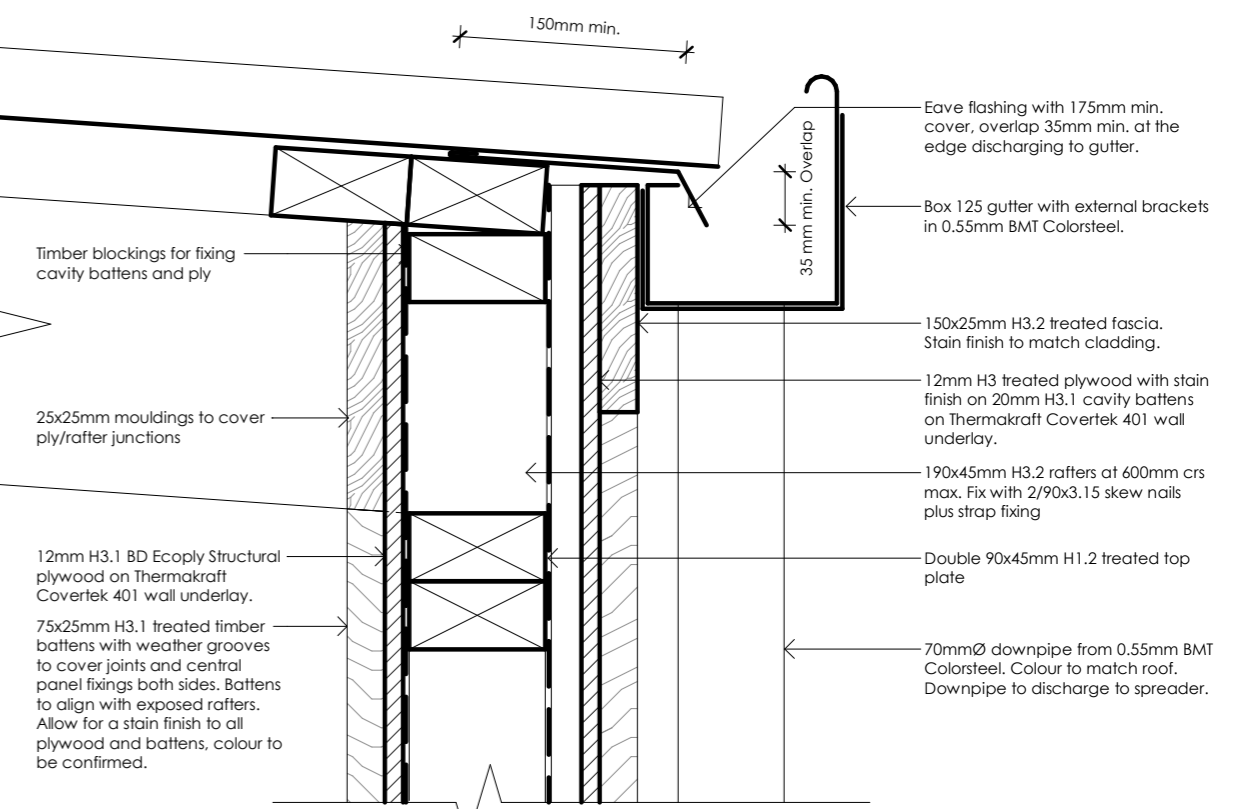


Project: MITCHELLS BAY SHELTER DESIGN
Address: Bain Bay Track - Mitchell's Bay, Lake Brunner, Grey District

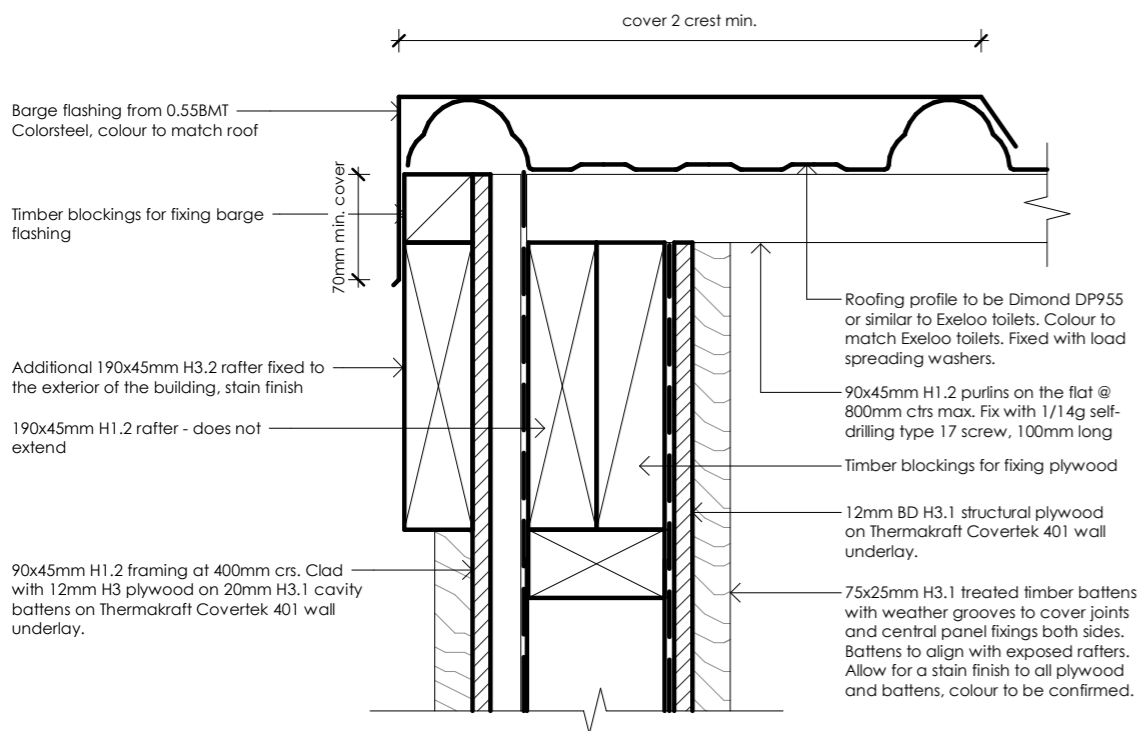
Sheet Title:	Scale at A3:	Sheet:
Shelter Design - Construction Details 1	As indicated	A500
	Revision:	
	2	



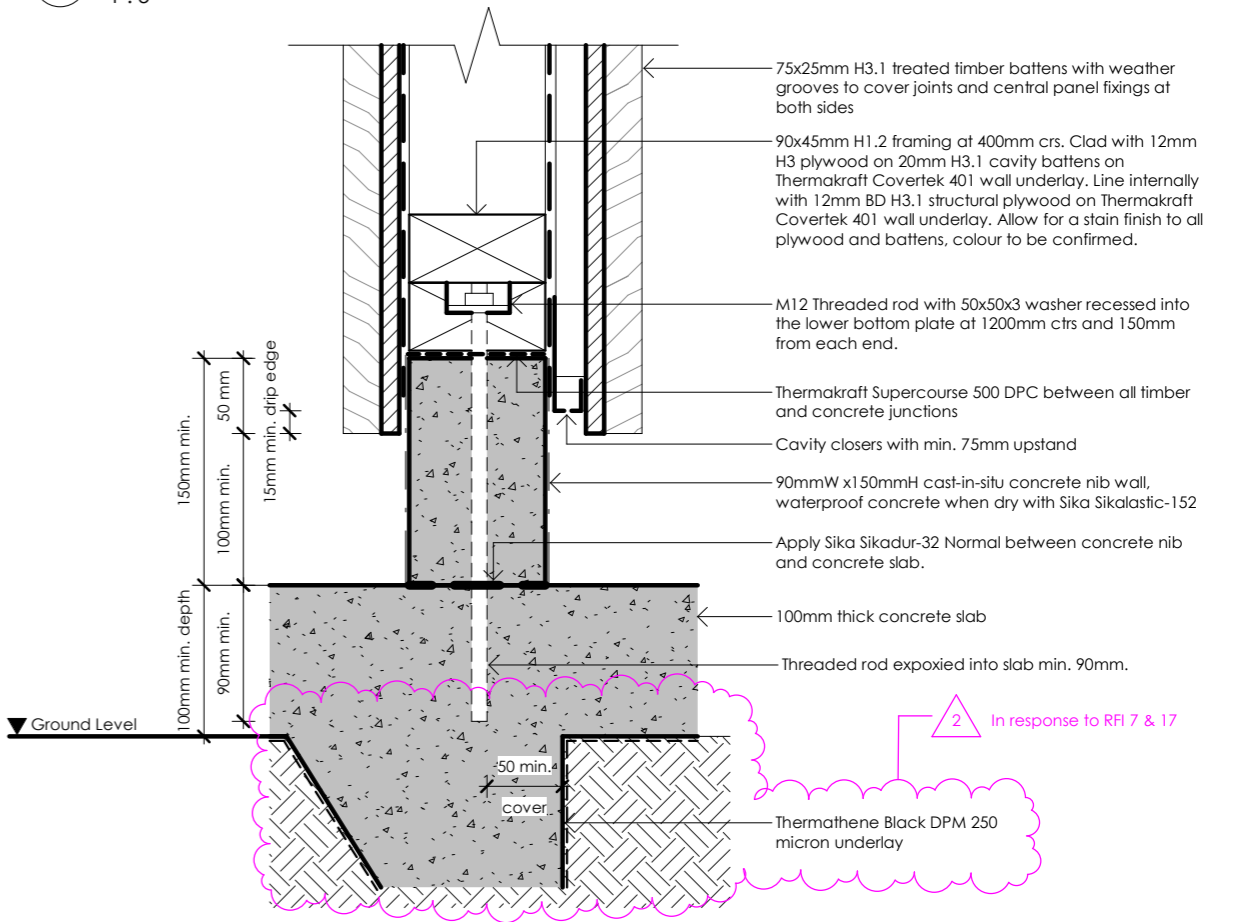
1 Lintel and Roof Overhang Detail
1 : 5



3 Gutter detail
1 : 5



2 Barge Flashing
1 : 5



4 Concrete Nib Detail
1 : 5

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