Drawing	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 Shee	ts: 7				







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







Legal Description

Address:

Bain Bay Track, Mitchell's Bay

Property Name Road Reserve Kumara-Inchbonnie Road 16874

Authority Parcel: LINZ Parcel: 3700336

District Plan Considera ations

Site area: 8502m² (approx.)

Footprint of proposed toilet: ± 7.5m²

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 lake:

± 46m (10m min. as per 19.7.3 of the Grey District Plan) Setback from river/stream:

Site Information

Footprint of proposed shelter:

District Plan Zone: Climate Zone: Earthquake Zone: Rural Environmental Area

Exposure Zone: Lee Zone: No 70-80 Rainfall Range: Wind Region: 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

The underlay map is shown as indicative only, do not

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 \$301, issue A, file 43993.

Site Plan

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

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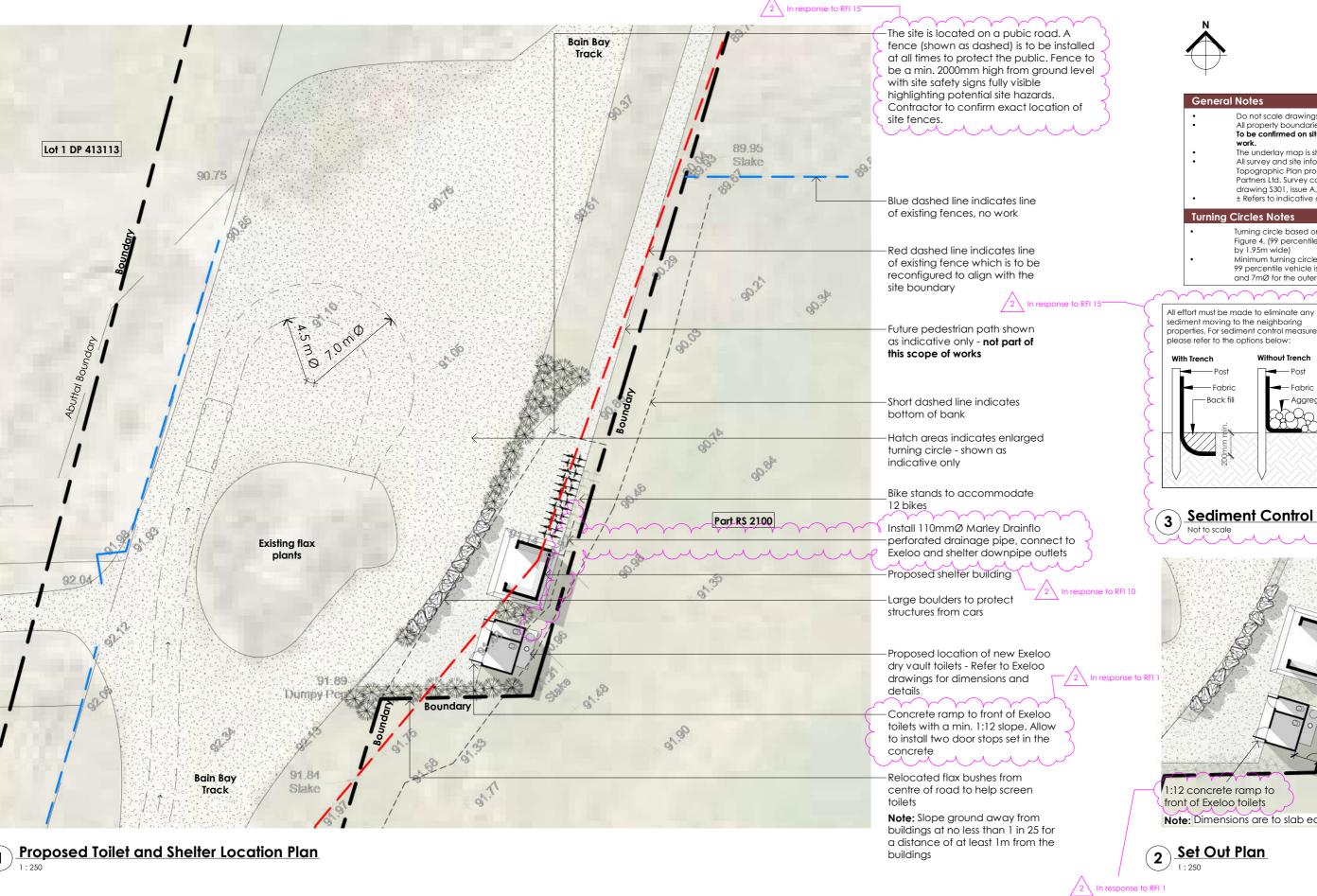
MITCHELL'S BAY PUBLIC TOILETS

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

Proposed Site Plan

ORIGINAL DRAWING IN COLOUR

Scale at A3: As indicated A100 Revision:



ORIGINAL DRAWING IN COLOUR

Sheet:

A200

Rev: Description: Date: Latest Print Date : 28/03/2024 11:08:02 am Issue for Building Consent 27.02.2024 Contractors must verify all dimensions on 2 Revised for Building Consent 18.03.2024 the site before commencing any work or making any shop drawings





MITCHELL'S BAY PUBLIC TOILETS

Address:

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

Sheet Title:	Scale at A3:	
Proposed Toilet and	As indicated	
Shelter Location Plan	Revision:	
	2	

Do not scale drawings.
All property boundaries are shown as indicative only. To be confirmed on site before commencing any

The underlay map is shown as indicative only.
All survey and site information is from the

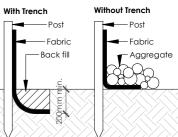
Topographic Plan produced by Davis Ogilvie and Partners Ltd. Survey carried out on the 17/07/2023, drawing S301, issue A, file 43993.

± Refers to indicative dimensions, to be confirmed

Turning 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.

sediment moving to the neighboring properties. For sediment control measures please refer to the options below



Sediment Control





Legal Description

Address:

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

Property Name:

Authority Parcel:

LINZ Parcel:

Road Reserve Kumara-Inchbonnie Road 16874 3700336

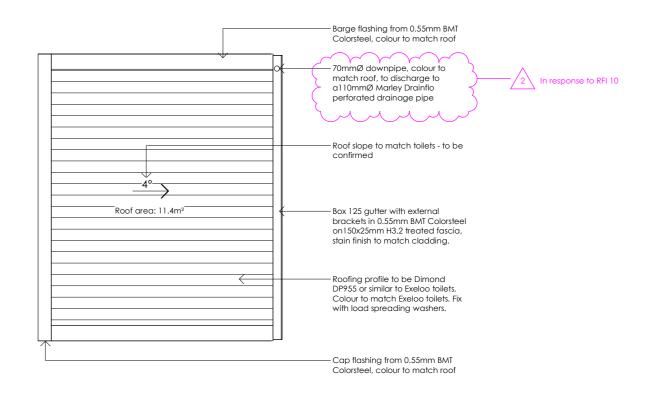
General Notes

Building dimensions are to timber framing.

- ##/##m Bracing element. Refer to bracing calculation sheet for further details.

-/2 In response to RFI 10 70mmØ downpipe to discharge to a 110mmØ Marley Drainflo perforated 4070 drainage pipe. Install Drainflo in a 300-400mm wide trench with a 1:50 fall, lay 2400 470 600 600 on a min. of 75mm gravel backfill and cover with a min. 100mm gravel backfill 2220 75x25mm H3.1 treated timber battens with weather grooves-90x45mm H1.2 framing at 400mm crs on a 150mmH x 90mmW concrete nib. Clad with 12mm H3 plywood on 20mm H3.1 cavity battens on Thermakraft Covertek 401 wall underlay. Line internally with 12mm BD H3.1 (3 (A500) structural plywood on Thermakraft Covertek 401 wall underlay. Allow for a stain finish to all plywood and battens, colour to be confirmed. Timber bench seating on galvanized steel support brackets. Refer to specification appendix tor details. 3420 3600 4800 12° + 100 mm Concrete slab to slope at 1:100 to shed water B1 - EP1 0.4/2.2n - 110mmØ Marley Drainflo perforated Concrete pad with ramps at slab edges drainage pipe running from the Exeloo toilet unit

Shelter Design - 3D View



Shelter Design - Plan
1:50

Shelter Design - Roof Plan

ORIGINAL DRAWING IN COLOUR

Sheet:

A300

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 Description:
 Date:
 Latest Print Date:
 28/03/2024 11:08:42 am

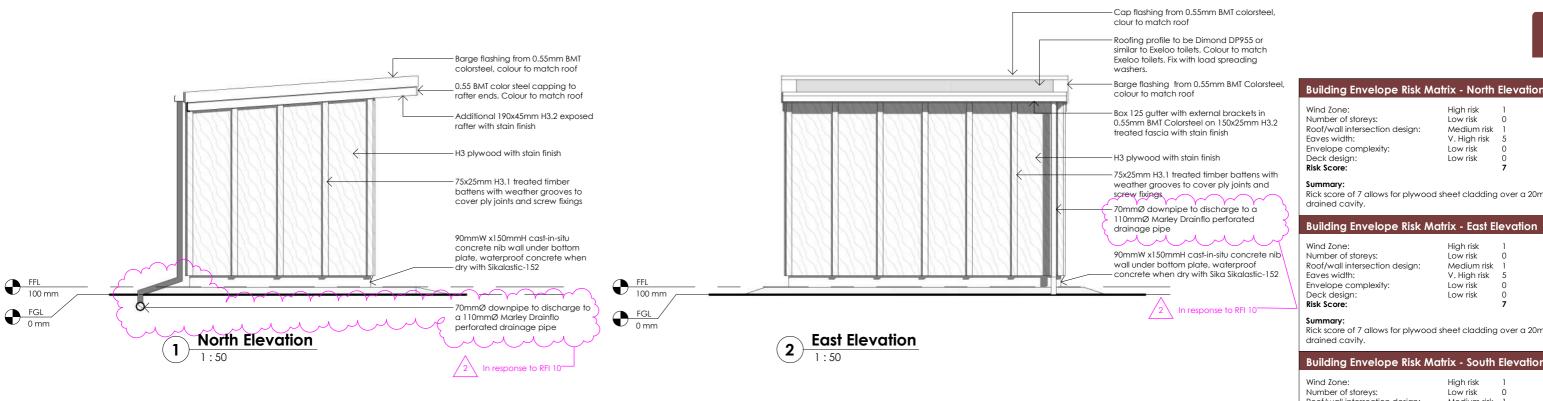
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 Issue for Building Consent
 27.02.2024
 Contractors must verify all dimensions on the site before commencing any work or making any shop drawings

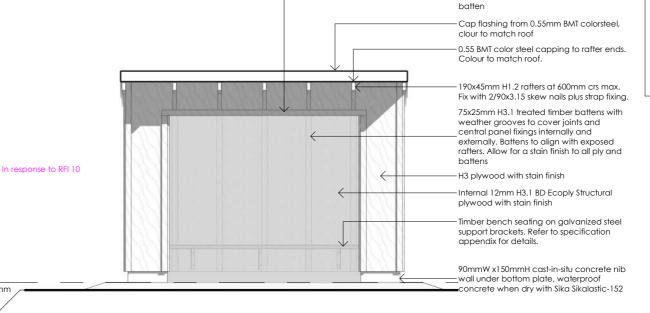
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Address: Bain Bay Track - Mitchell's Bay. Lake Brunner. Grey District	t
MITCHELLS BAY SHELTER DESIGN	
Project:	

Sheet Title:	Scale at A3:	
Shelter Design - Plans	As indicated	
& 3D	Revision:	
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Building Envelope Risk Matrix - North Elevation

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

Rick score of 7 allows for plywood sheet cladding over a 20mm drained cavity.

115 17		,
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

Rick score of 7 allows for plywood sheet cladding over a 20mm

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

Horizontal 75x25mm H3.1 treated timber

Rick score of 7 allows for plywood sheet cladding over a 20mm drained cavity.

Building Envelope Risk Matrix - West Elevation

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

Rick score of 2 allows for plywood sheet cladding over a 20mm drained cavity.

Rev:	Description:	Date:	Latest Print Date :	28/03/2024 11:08:44 ar	
1	Issue for Building Consent	27.02.2024			
2	Revised for Building Consent	18.03.2024	Contractors must verify all dimension the site before commencing any way		
			making any shop drawings		
				,	

South Elevation



100 mm

FGL 0 mm

Box 125 gutter with external brackets in 0.55mm BMT Colorsteel on

150x25mm H3.2 treated fascia. Stain - finish to match cladding.

- 190x45mm H1.2 rafters at 600mm crs max. Fix with 2/90x3.15 skew nails plus

75x25mm H3.1 treated timber battens

70mmØ downpipe to discharge to a 110mmØ Marley Drainflo perforated

In response to RFI 10

with weather grooves to cover ply joints and screw fixings

90mmW x150mmH cast-in-situ concrete nib wall under bottom plate, waterproof concrete when dry with

-H3 plywood with stain finish

strap fixing.

drainage pipe

-Sika Sikalastic-152

110mmØ Marley Drainflo

perforated drainage pipe



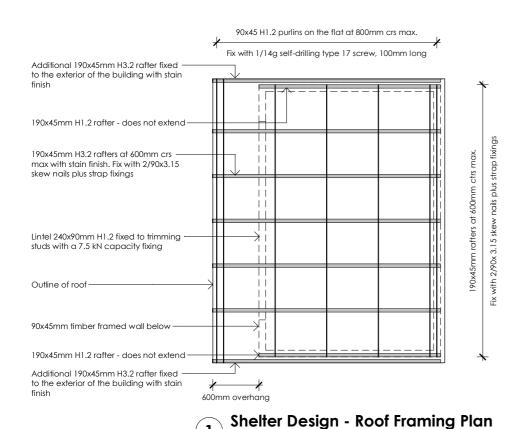
West Elevation

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

Sheet

Title:	Scale at A3:	Sheet:
lter Design -	As indicated	
ations -	Revision:	A400
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75x25mm H3.1 treated timber battens with weather grooves to cover joints and central panel fixings. Allow for a stain finish to ply and battens, colour to be confirmed. * 90x45mm H1.2 framing at 400mm crs 25x25mm mouldings to 2mm nominal gap on a 150mmH x 90mmW concrete nib. 12mm H3 plywood on 45x20mm H3.1 cavity battens on Thermakraft Covertek 401 wall underlay. - 12mm BD H3.1 structural plywood on Thermakraft Covertek 401 wall underlay interior. —Timber bench seating Horizontal 75x25mm H3.1 treated on galvanized steel timber batten above support brackets below. Refer to specification appendix for details. Opening above



Roofing profile to be Dimond DP955 or similar to Exeloo toilets. Colour to match Exeloo toilets. Fix Cap flashing from 0.55BMT Colorsteel, with load spreading washers. colour to match roof 90x45mm H1.2 purlins on the flat @ 800mm ctrs A600 max. Fix with 1/14g self-drilling type 17 screw, 0.55 BMT Colorsteel capping to rafter ends, 100mm long A600 colour to match roof. Lintel 240x90mm H1.2 fix to trimming studs Box 125 gutter with external brackets in 0.55mm BMT Colorsteel on 150x25mm H3.2 treated fascia. with a 7.5kN capacity fixing Stain finish to match cladding. 190x45mm H3 rafters @600mm ctrs max. Fix with 2/90x3.15 skew nails plus strap fixing -70mmØ downpipe from 0.55mm mvBMT Line internally with 12mm BD H3.1 structural Colorsteel. Colour to match roof. Downpipe to plywood on Thermakraft Covertek 401 wall discharge to spreader. underlay. Allow for a stain finish to all plywood 90x45mm H1.2 framing at 400mm crs on a 150h x 90w mm concrete nib. Dwang @800mm ctrs max. Clad with 12mm H3 plywood on 20mm 75x25mm H3.1 treated timber battens with weather grooves to cover ply joints and H3.1 cavity battens on Thermakraft Covertek screw fixings 401 wall underlay. Timber bench seating on Superquip A600/ galvanized steel support brackets. Refer to 90x150mm High cast-in-situ concrete nib wall. specification appendix for details. waterproof concrete when dry with Sikalastic-152 Concrete pad with ramp at front 70mmØ downpipe to discharge to a 110mmØ Marley Drainflo perforated drainage pipe -300mm min. depth foundation below cleared ground level into good ground. Thermathene Black DPM 250 micron underlay 100mm hardfill with sand blinding Section 1

Thermathene Black DPM 250
micron underlay

In response to RRI 17

Rev:	Description:	Date:	Latest Print Date :	28/03/2024 11:08:44 au
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2	Revised for Building Consent	18.03.2024		

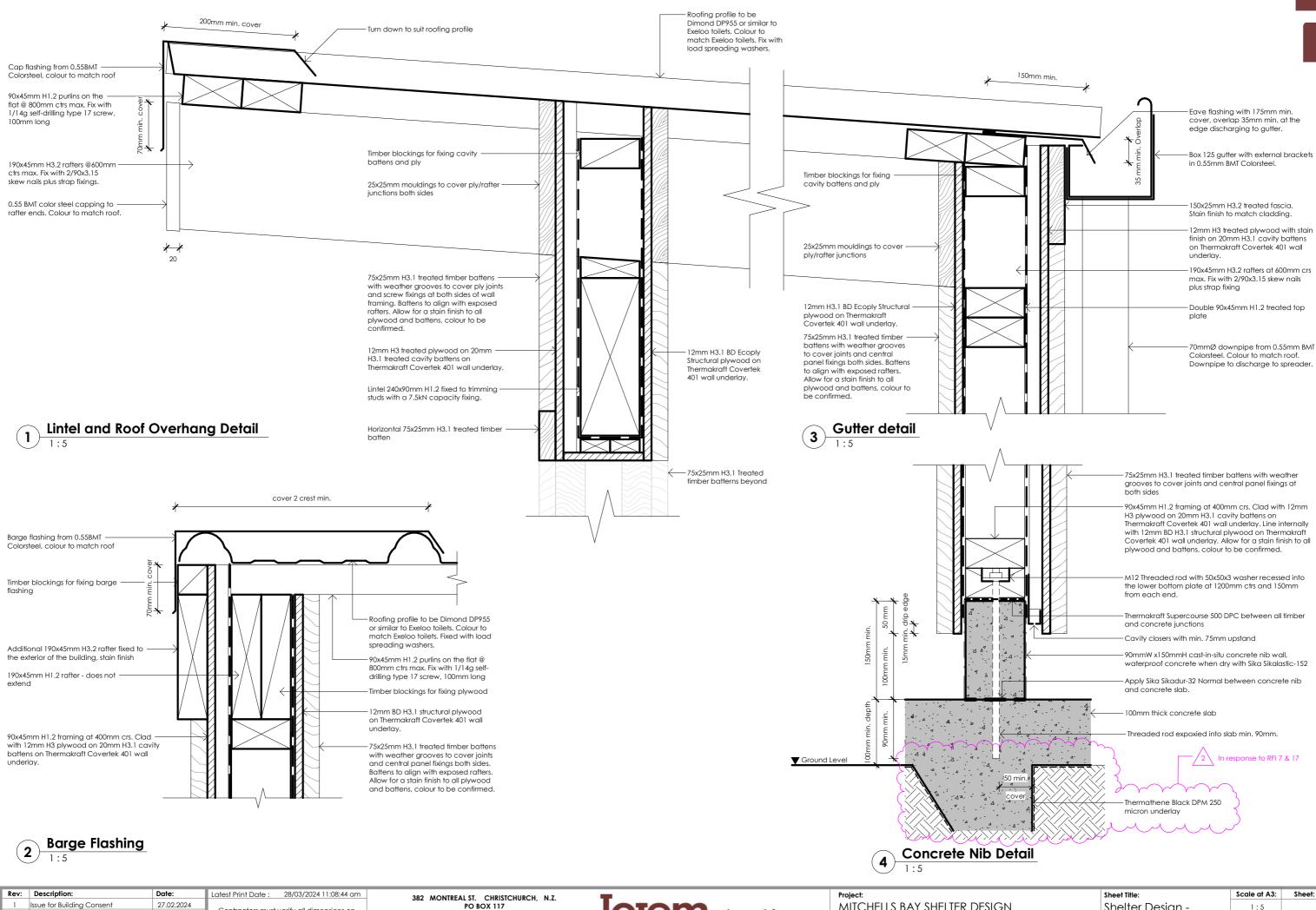
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Foundation detail

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

Sheet Title:	Scale at A3:	Sheet:
Shelter Design -	As indicated	
Construction Details 1	Revision:	A500
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 Description:
 Date:
 Latest Print Date:
 28/03/2024 11:08:44 am

 1
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 27.02.2024

 2
 Revised for Building Consent
 18.03.2024

 Contractors must verify all dimensions on the site before commencing any work or making any shop drawings

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MITCHELLS BAY SHELTER DESIGN	
Address:	

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

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Shelter Design -	1:5	
Construction Details 2	Revision:	A600
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