

TE KOHA

LOT NUMBER

37

BEDROOMS

3

BATHROOMS

2

HOUSE SIZE (m²)

127

SECTION SIZE (m²)

456

LOT LOCATION

REAR SECTION (ACCESS LEG OFF ROAD 2)

IN PARTNERSHIP WITH
KA URUORA

PROUDLY DEVELOPED BY
 **Raukawa**

TEKOHA-TOKOROA.NZ

PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number	Part lot 15 DP 3320, Part lot 13&14 DP8320, Lot 7&8 DPS 23458	Foundation Type	Cupolex Foundation System	Wall Cladding Type 1	Truwood Vertical Weatherboards	Flooring Type 1	Carpet
Address	Tokoroa East Primary School Development Tokoroa	Stud Height	2.4m	Wall Cladding Type 2	70 Series Brick	Flooring Type 2	Vinyl
Territorial Authority	SWDC	Typical Joinery Height	2.1m	Wall Cladding Type 3	N/A	Shower Type	Acrylic Tray - 1x1m or 1.2x0.9m
District Plan Zone	Commercial Zone	Typical Internal Door Height	2m	Roof Cladding	Trapezoidal	Water Heating	HWC
Easements	TBC	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices	TBC	Wall Underlay	Thermakraft Watergate Plus	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	RM230072	Roof Underlay	Thermakraft Covertek 401				
Wind Zone	High (NZS3604)	Wall Insulation	90mm Pink Batts R2.2	Topographical Survey	Envelope	Site Area	455m²
Corrosion Zone	B	Ceiling Insulation	245mm Pink Batts Superbatts R6 Ceiling	Structural Engineer	N/A	Site Coverage	131m²/28.8%
Earthquake Zone	2	Floor Insulation	N/A	Geotechnical Engineer	Envelope	Floor Area	127m²
		Wet Area Membrane	N/A	Truss Manufacturer	ITM	Minimum Floor Level (to u/s floor)	To NZBC



Lot 37, Typology K05.1B		Client: Raukawa Iwi Development Ltd.		 Print In Color		Drawing Set:	Working Drawings	All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.
Tokoroa East Primary School Development		Job No: 24114				Drawn By:	B Buchanan-Smith	
Tokoroa		Date: 01/07/2025				Scale:	1:130.2056	
admin@primedesigns.co.nz		04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt			Drawing Sheet:	Project Specifications	Drawing No: 102



Lot 37, Typology K05.1B Client: Raukawa Iwi Development Ltd.

Tokoroa East Primary School Development Job No: 24114

Tokoroa Date: 01/07/2025

admin@primedesigns.co.nz 04 528 8405 3 Jupiter Grove, Trentham, Upper Hutt



Drawing Set: Working Drawings

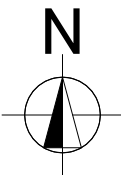
Drawn By: B Buchanan-Smith

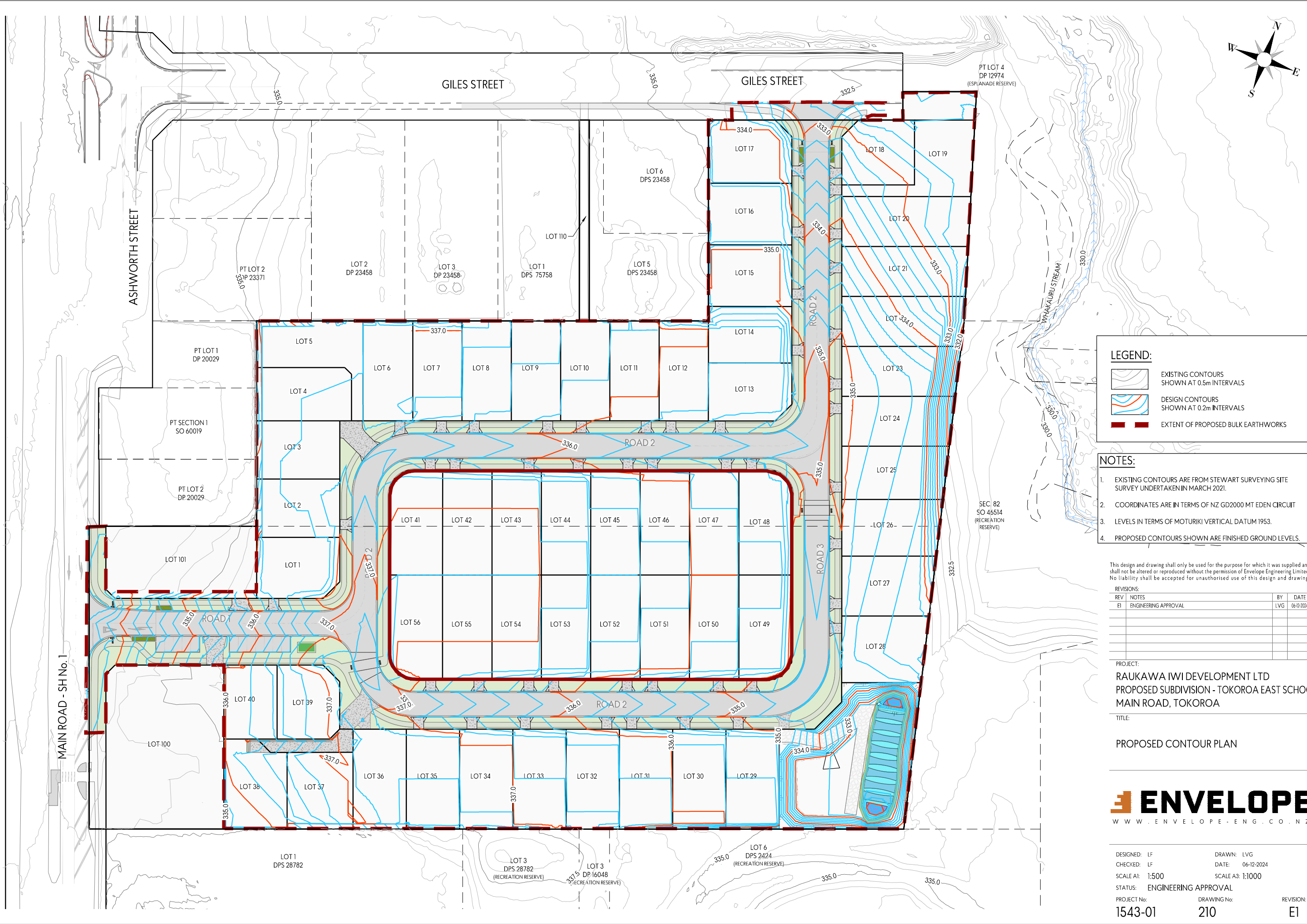
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Drawing Sheet: Site Location Plan

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Drawing No: 103





- LEGEND:**
- EXISTING CONTOURS
SHOWN AT 0.5m INTERVALS
 - DESIGN CONTOURS
SHOWN AT 0.2m INTERVALS
 - EXTENT OF PROPOSED BULK EARTHWORKS

- NOTES:**
- EXISTING CONTOURS ARE FROM STEWART SURVEYING SITE SURVEY UNDERTAKEN IN MARCH 2021.
 - COORDINATES ARE IN TERMS OF NZ GD2000 MT EDEN CIRCUIT
 - LEVELS IN TERMS OF MOTURIKI VERTICAL DATUM 1953.
 - PROPOSED CONTOURS SHOWN ARE FINISHED GROUND LEVELS.

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REVISIONS:			
REV	NOTES	BY	DATE
E1	ENGINEERING APPROVAL	LVG	06-12-2024

PROJECT:
RAUKAWA IWI DEVELOPMENT LTD
PROPOSED SUBDIVISION - TOKOROA EAST SCHOOL
MAIN ROAD, TOKOROA

TITLE:

PROPOSED CONTOUR PLAN

ENVELOPE
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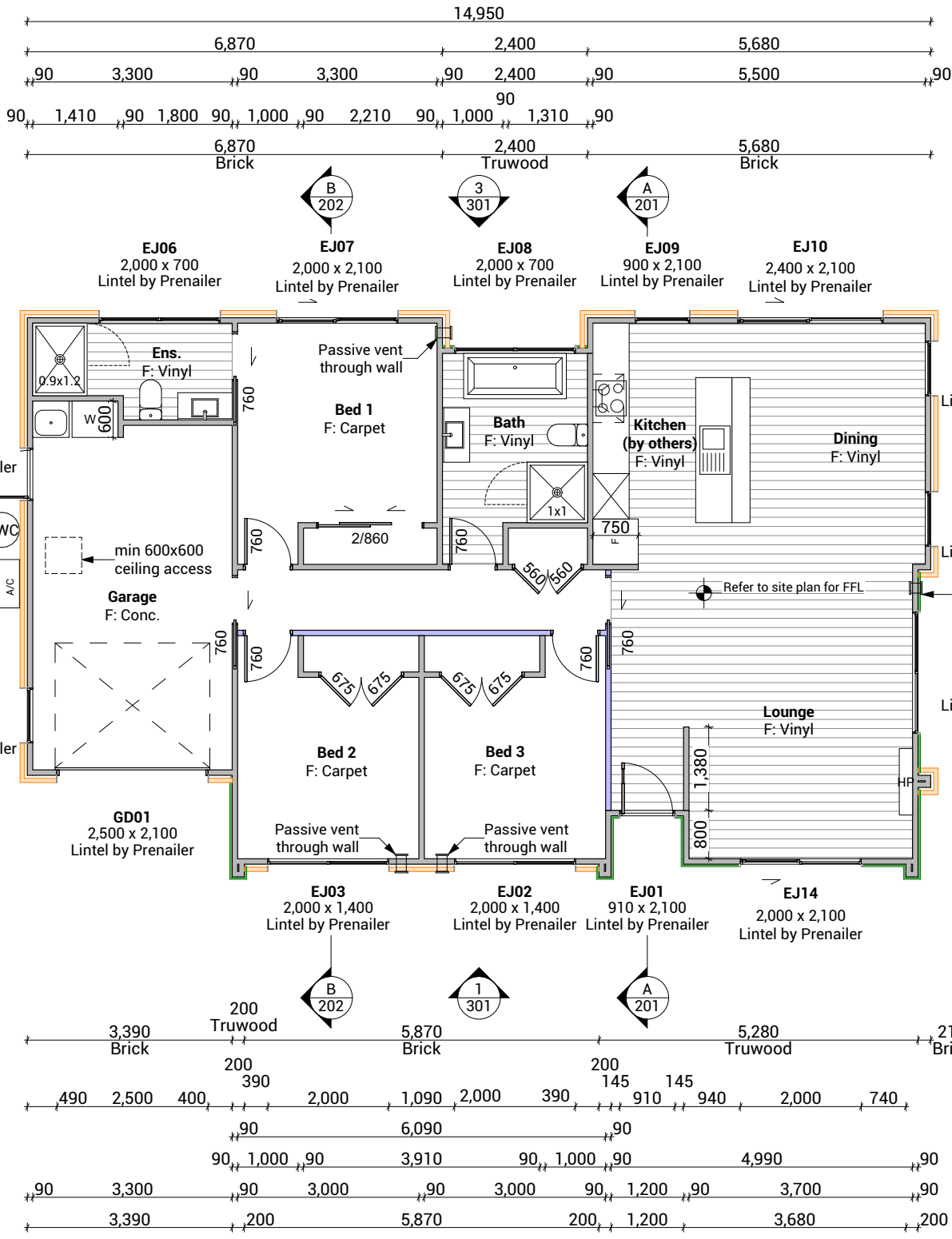
DESIGNED: LF	DRAWN: LVG
CHECKED: LF	DATE: 06-12-2024
SCALE A1: 1:500	SCALE A3: 1:1000
STATUS: ENGINEERING APPROVAL	
PROJECT No: 1543-01	DRAWING No: 210
	REVISION: E1

Cladding Legend

- Truwood Vertical Weatherboards
- Brick

Wall Legend

- Load-Bearing Wall



Brick Veneer Lintels

GD01	60x60x6 L
EJ02	60x60x6 L
EJ03	60x60x6 L
EJ04	60x60x6 L
EJ06	60x60x6 L
EJ07	60x60x6 L
EJ09	60x60x6 L
EJ10	60x60x6 L
EJ11	60x60x6 L
Refer to NZBC E2/AS1 section 9.2.9	

EJ05	100x75x6
EJ12	100x75x6
Refer to CBPMA "Two Storey Clay Brick Veneer Construction Made Easy" Table 6	

Steel lintel corrosion protection to comply with E2/AS1 Table 18D Zone B	
Table 18D: Corrosion protection to lintels Paragraph: 9.2.9, Table 18E	
316 or 316L or 304(2) stainless steel or 600 g/m ² galvanising on mild steel(1) or 600 g/m ² galvanising on mild steel plus duplex coating(1)	600 g/m ² galvanising on mild steel(1) or 300 g/m ² galvanising on mild steel plus duplex coating(1)
Zone B	Yes
Zone C	Yes
Zone D	Yes
1) To AS/NZS 2699.3 2) 304 stainless steel will exhibit greater levels of surface rusting than 316 stainless steel, especially where not exposed to rain washing.	

Total Floor Area 127m²

Space	Glazing (NZBC G7)		Ventilation (NZBC G4)	
	Floor Area	Glazing Area	Glazing%	Ventilation Area
Living Space	44.39m²	20.331m²	45.80%	3.3615m²
Bed 1	11.58m²	4.2m²	36.27%	0.6175m²
Bed 2	9.69m²	3.36m²	34.67%	0.8625m²
Bed 3	9.69m²	3.36m²	34.67%	0.8625m²

Floor Plan Notes

Walls

Wall framing general
2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2465mm finished

DPC between bottom plate and concrete slab. All external and internal loadbearing walls use Bowmac bottom plate screw bolt (M10x140) to comply with clause 7.5.12.3 and all internal non-loadbearing walls use Ramset drive pin LWU75 to comply with clause 7.5.12.4. All fixings are to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS 3604:2011 clause 7.5.12.2.

Top Plate to Stud (Mitek)
All top plates to studs to be fixed via. Mitek STUD-LOK (SL170) plus 2/90mm x3.15 dia. nails unless noted otherwise

All trimming studs to comply with NZS3604:2011 clause 8.5.2.1 unless specified otherwise by pre-nailer

All window and door sizes shown on the plans refer to 'Box' size only and do not allow for packers. Pre-nailer to increase opening width accordingly

Lintels
Refer to truss manufacturers documentation for lintel sizes and fixings.

Wall framing
Load bearing and non-load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs & 90x45 dwangs spaced at 800mm crs. to NZS3604:2011 (Check cladding requirements for dwang spacing).

Fixings

Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
Structural fixing within 600mm of the ground to be - Type 304 stainless steel
All fixings to be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"

Underlays

Thermakraft Wall underlay
Thermakraft Watergate Plus wall underlay installed to wall framing using 6-8mm staples or 20mm large head galvanized clouts at 300mm crs horizontally and vertically. 150mm min overlap at joints, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermastrap horizontally at 300mm crs

Insulation

Wall insulation
90mm thick R2.2 Pink Batts Classic wall insulation to all external walls and internal walls between garage and habitable space. No insulation to garage external walls.
Ceiling insulation
245mm thick R6 Pink Superbatts ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

Brick veneer over cavity
70 series brick veneer, over 50mm drained cavity and wall underlay. EH wall ties @ 400mm crs vertically and 600mm crs horizontally, refer to specification. Dwangs @ 800ctrs.
Truwood Weatherboards over 20mm Cavity
180mm James Hardie Linea weatherboards over 45x18mm H3.1 timber cavity battens on wall underlay. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.

Linings

10mm GIB plasterboard wall lining
Generally, line with 10mm GIB Standard plasterboard (Aqualine to wet areas, installed as per GIB Wet Area Systems specifications and installation manual 2021) stopped for level 4 paint finish (unless otherwise indicated). Refer also specific fitout dwgs & bracing schedule for specific wall linings & requirements.

13mm GIB board ceiling lining (Rondo batten)
Generally, line with 13mm Gib board ceiling with Rondo 310 ceiling battens and 311 clips at 600 crs fixed to trusses and/or joists. Gib Aqualine to wet areas. Stopped for level 4 finish.

Wall linings adjacent to appliances
CL1.6 G3, Wall linings adjacent to appliances and facilities shall have surfaces that can be easily maintained in a hygienic condition and comply with. Stainless steel, decorative high-pressure laminate, tiles, wallboards with painted or applied impervious coatings or films, are all suitable materials for these surfaces.

Floor Coverings

Vinyl Plank Flooring - Avvio
Vinyl plank to be installed over vinyl adhesive in areas noted on floor plan. Where installed in a wet area (including laundry and kitchen), install as per attached manufacturer's documentation and E3/AS1 alternative solution documentation.

Slip resistance
Minimum slip resistance co-efficient for level surface between 0.25 and 0.50 acceptable in accordance with NZBC:D1/AS1 Access.

Interior Fit-out

Internal doors
All internal door leaf widths as noted on floor plan, all heights 1980mm unless otherwise noted

Passive Ventilation

Passive ventilation to be provided to habitable spaces (living area and bedrooms) in the form of Manrose Puro through wall passive vent kit (non filtered). 3000mm2 effective aerodynamic area per vent. Install in locations shown on floor plan.

Lot 37, Typology K05.1B

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Tokoroa East Primary School Development

Job No: 24114

Tokoroa

Date: 01/07/2025

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04 528 8405

3 Jupiter Grove, Trentham, Upper Hutt



Print In Color



Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Floor Plan

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Drawing No: 107



Roof Plan Notes

General Notes

Roof framing general
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

Client selected metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4
Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"
Continuous spouting rainwater system
Continuous spouting rainwater system, spouting to have 8000mm² cross sectional area, DN80 downpipes unless otherwise noted.

Roof Bracing

Steel strip roof bracing
Diagonally opposing pair of continuous steel strips at a 45° each having a capacity of 4.0kN in tension, fixed to each top chord or rafter that is intersected and to the top plate
Bottom Cord Restraints for GIB Rondo clip system
When GIB Rondo clip system is installed additional 90x35 SG8 battens @ 1800ctrs max as bottom cord restraints required.

Underlay

Roof underlay
Thermakraft 401 synthetic self-supporting roof underlay run vertically over purlins & horizontally on roof pitches less than 10 degrees. Fix using stainless steel 8-12mm staples or 20mm flat head clouts at 300mm crs. 150mm min cover over vertical and horizontal joints. Refer to manufacturer's information.

Roof Cladding

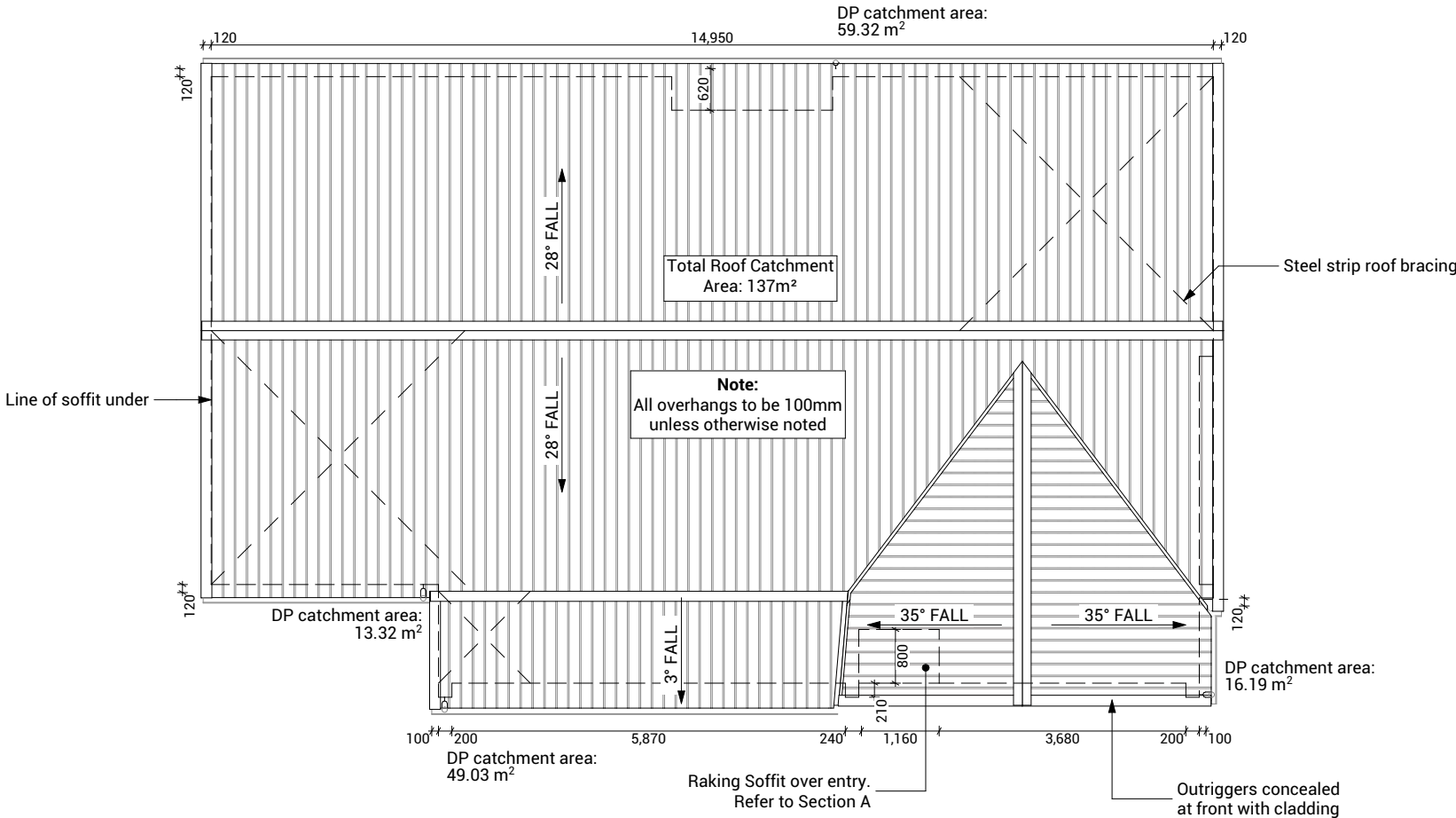
Trapezoidal roof cladding on purlins
0.55mm BMT trapezoidal Colorsteel Endura (Maxx for exposure zone D) roof cladding on purlins over roof underlay. Roofing profile to to have a minimum crest height of 19mm and a maximum of 210mm between crests.

Purlins

70x45 Purlins (up to VH)
70x45mm H1.2 SG8 purlins @ 900mm crs regular spacing & 600mm crs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.
Gable Verge Overhang (210mm)
70x45mm H1.2 SG8 purlins fixed as per regular purlins to minimum 3 truss top cords or rafters to create 300mm max overhang.

Soffit Lining

4.5mm HardieFlex soffit lining
4.5mm James Hardie HardieFlex soffit lining fixed to 90x45mm H1.2 soffit framing using 40 x 2.8mm HardieFlex nails at 200mm crs. Soffits jointed with proprietary uPVC jointers.



Lot 37, Typology K05.1B Client: Raukawa Iwi Development Ltd.

Tokoroa East Primary School Development Job No: 24114

Tokoroa Date: 01/07/2025

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Print In Color



Drawing Set: Working Drawings

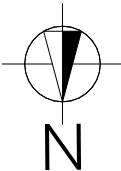
Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Roof Plan

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Drawing No: 108



Electrical Notes

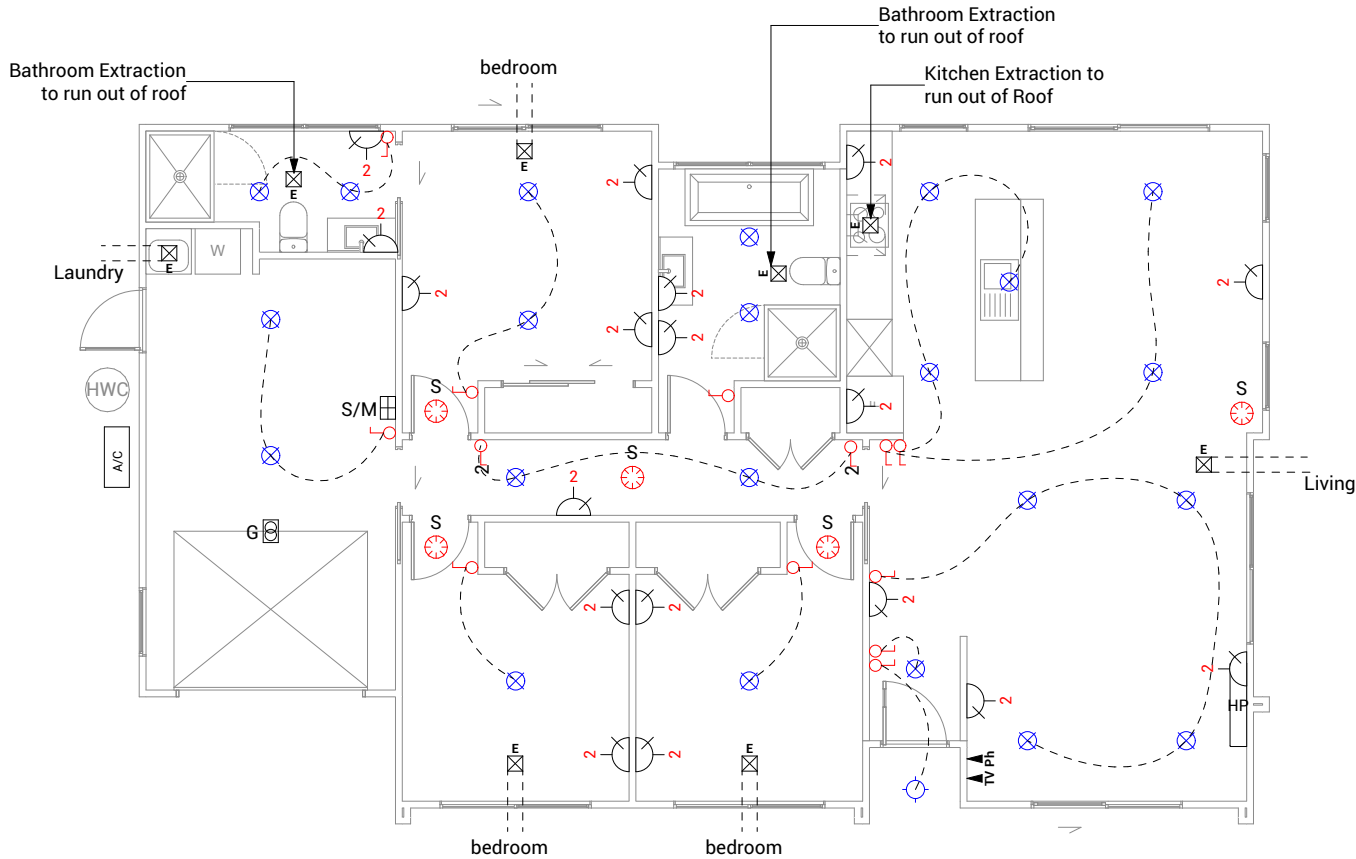
General electrical notes
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux at tread level or a total wattage per m2 of floor plan area as shown in D1/AS1 table8,

All electrical works to be installed to comply with NZBC G9/AS1, AS/NZS 3000:2018, AS/NZS 3008.1.2:2017, AS/NZS 5000.2:2006

Recessed downlights
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

Smoke detectors
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm shall be located in the kitchen. There shall be at least one smoke level on each level. Where more than one smoke alarm is needed to meet the requirements, these alarms shall be interconnected as per NZS 4514:2021 clause 2.5. Smoke detectors to meet at least one of the following standards: UL 217, CAN/ULC S531, BS EN 14604, ISO 12239 or AS 3786

Mechanical ventilation
Extractor fans to be Manrose XF150 or similar, vent through soffit or wall as per manufacturer's installation instructions. Rangehood to be ducted and vented through soffit or wall. Dryer to be vented seperately as per NZBC G4.



Electrical Legend

- S/M Smart Meter
- G Garage door motor
- S Smoke detector
- E Extractor fan
- Power point
- PH Phone outlet
- TV Television outlet
- Light switch
- Two way light switch
- Recessed downlight
- Ext. Security Light (Sesored)
- HP Heat Pump
- AC Air conditioning

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Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

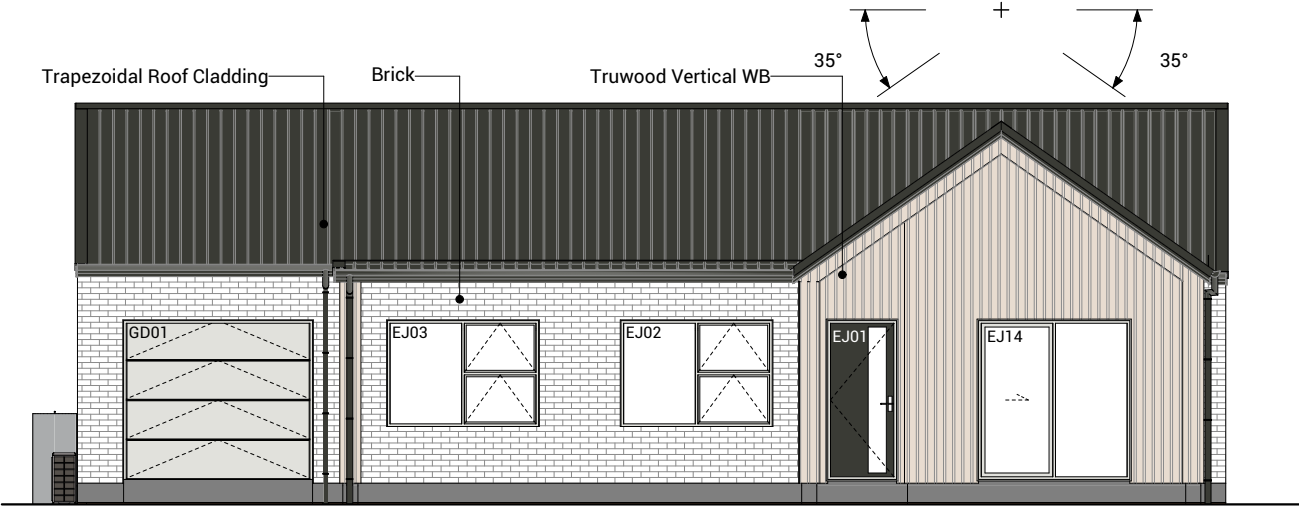
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Drawing Sheet: Electrical Plan

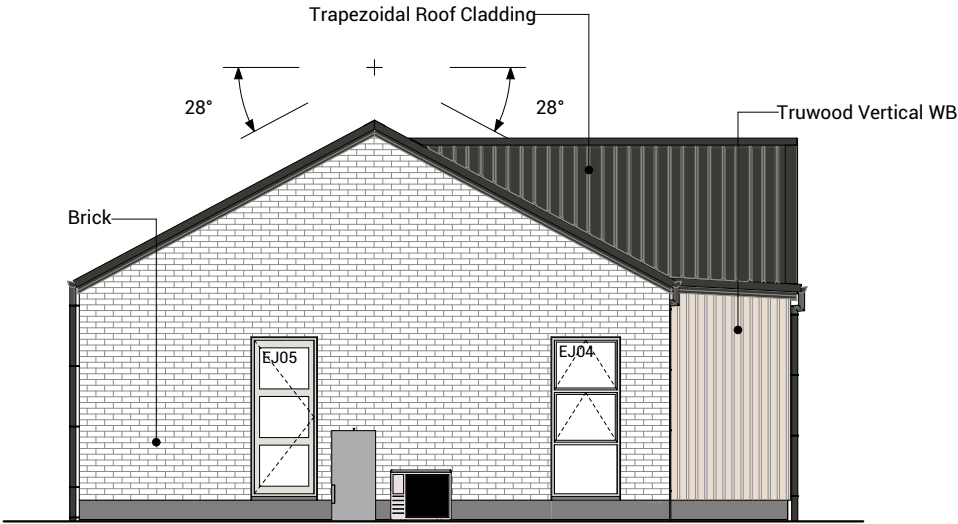
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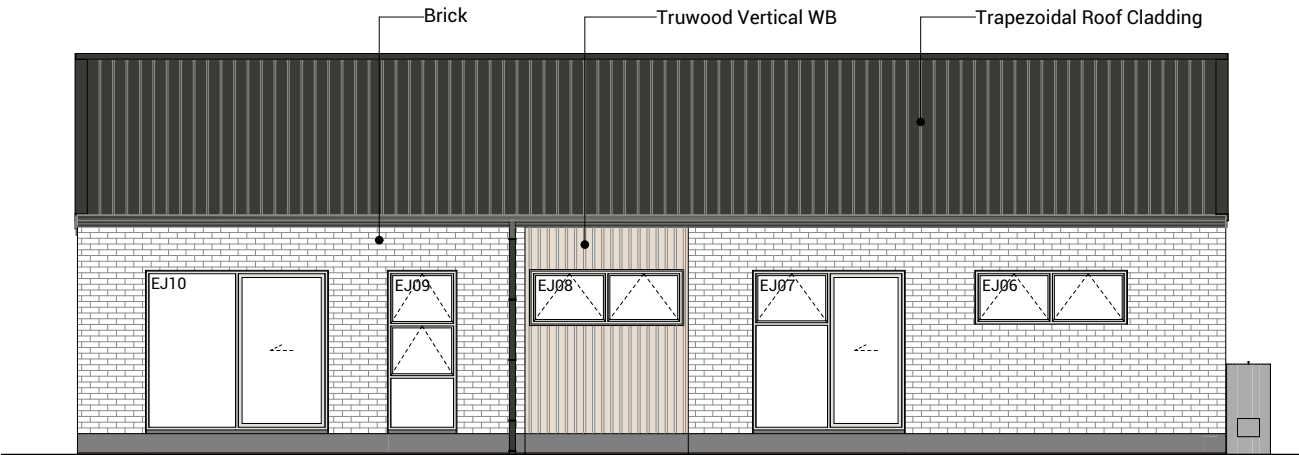




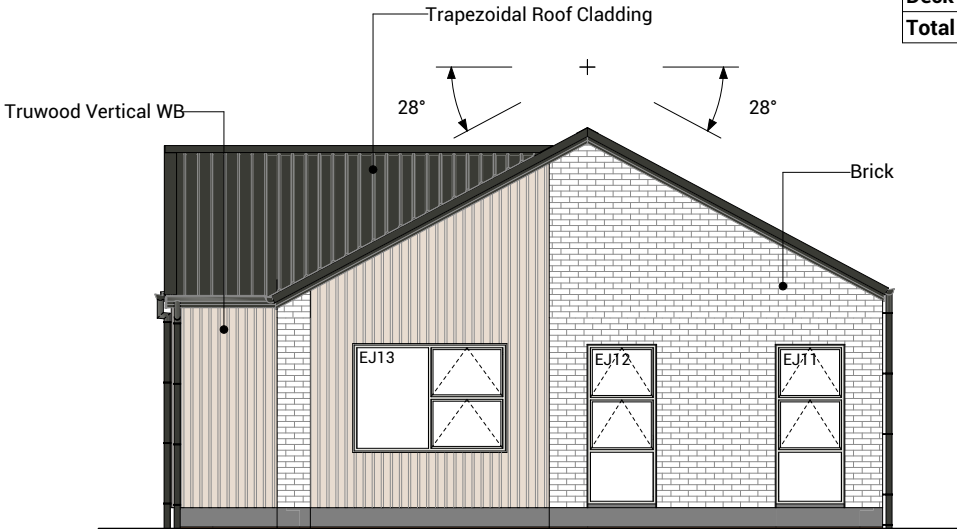
1 Elevation 1:100



2 Elevation 1:100



3 Elevation 1:100



4 Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
Total Risk Score:		12

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Drawing Set: Working Drawings

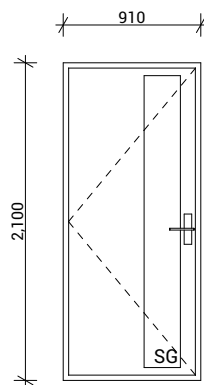
Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Elevations

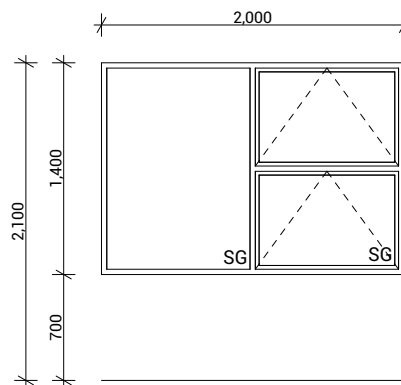
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Drawing No: 301



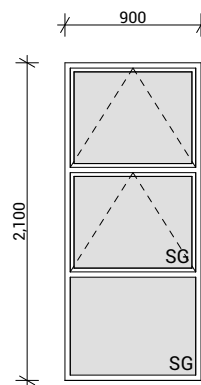
EJ01

Type	Entry Door
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



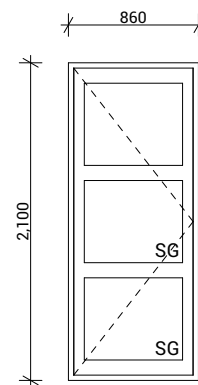
EJ02, EJ03, EJ13

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety
Hardware	Safety Stays, Owner to Select



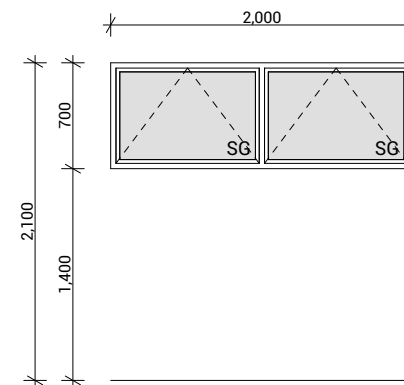
EJ04

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety
Hardware	Safety Stays, Owner to Select



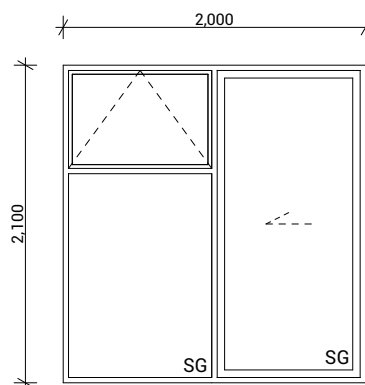
EJ05

Type	External Hinged Door
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



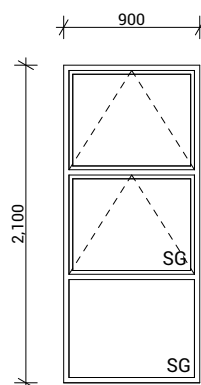
EJ06, EJ08

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, Grade A Safety
Hardware	Safety Stays, Owner to Select



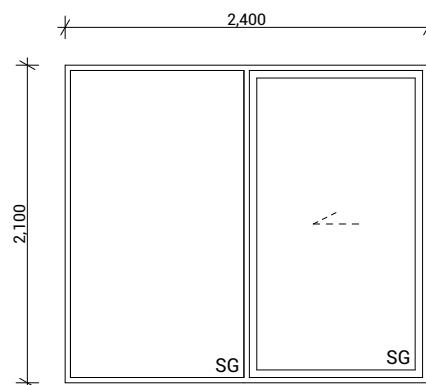
EJ07

Type	Sliding Door With Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



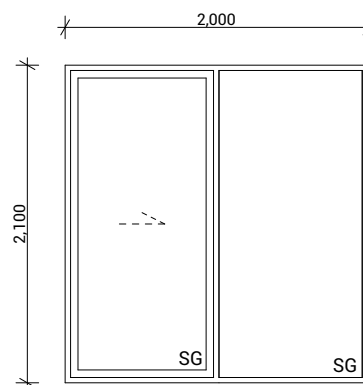
EJ09, EJ11, EJ12

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety
Hardware	Safety Stays, Owner to Select



EJ10

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety



EJ14

Type	Sliding Door With Fixed Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Grade A Safety

Joinery Notes

General joinery notes

All dimensions to be checked on site prior to fabrication

Windows & doors viewed from exterior

Window & door supplier is responsible for ensuring that all components fit the structure and opening size

All windows & doors to be installed in accordance with construction details in drawing set

Aluminium joinery

Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing

Glazing weight to comply with NZS4223.

Glass to be Low E with a U value of 1.3.

Double Pane with argon gas.

Flashings and flexible flashing tape

All flashings and flashing tape to be installed to comply with NZBC E2/AS1 and manufacturer's specification. Do not fix through flashings unless otherwise specifically shown in details

Window and door opening widths

All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

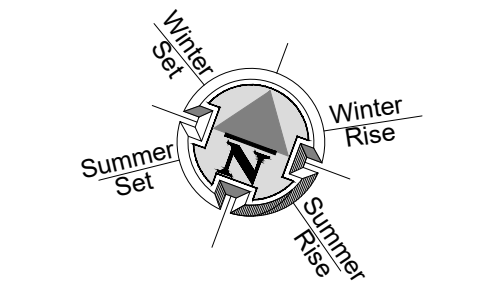
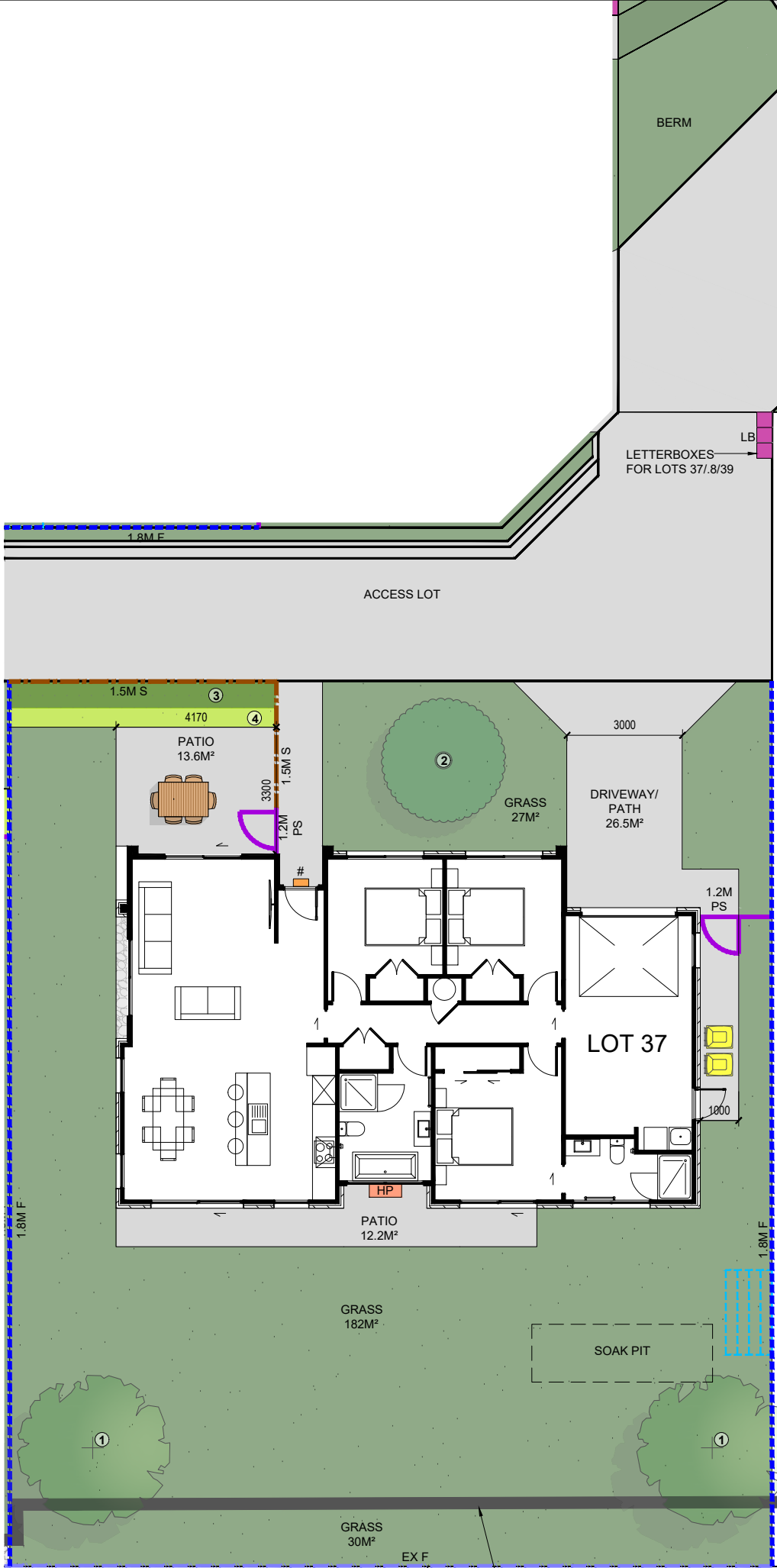
Reveal Depths

Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

Window Restrictors

Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

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Tokoroa		Date: 01/07/2025			Scale: 1:50		
admin@primedesigns.co.nz		04 528 8405	Drawing Sheet: Window & Door Schedule		Drawing No: 501		
3 Jupiter Grove, Trentham, Upper Hutt							



LEGEND	
	KARAEHE - GRASS
	RAIMA- CONCRETE. BRUSH FINISH
	ROAD. FINISH BY OTHERS
	KŌWHATU- STONES (PERMEABLE)
	TYPE 1 FRUIT TREE READ IN CONJUNCTION WITH PLANTING PALETTE
	TYPE 2 SPECIMEN TREE READ IN CONJUNCTION WITH PLANTING PALETTE
	HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
	PAVERS (SHOWN INDICATIVELY)
	1.8M F 1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE
	1.8M OS 1.8m high timber batten fence with gaps for 50% visually permeability
	1.5M S 1.5M HIGH TIMBER BATTEN FENCE
	1.2M PS 1.2M HIGH POOL STYLE GATE
	1.2M PS 1.2M HIGH POOL STYLE FENCE
	EX F EXISTING FENCE. REFER NOTES FOR DETAILS
	RW RETAINING WALL (INDICATIVE. REFER ENGINEERING DOCUMENTATION FOR DETAILS).
	HP EXTERIOR HEAT PUMP UNIT. REFER ARCHITECTURAL DRAWINGS FOR DETAILS. ELECTRICIAN TO CONFIRM LOCATION ON SITE.
	IPUPARA/ HANGARUA - SERVICE AREA FOR RUBBISH/ RECYCLING BINS
	POUAKA RETA- LETTERBOX. MAIL SLOT 0.9M - 1M FROM THE GROUND. TOP OF LETTERBOX NOT TO EXCEED 1M TO ENSURE NO OBSTRUCTIONS TO VISIBILITY FROM DRIVEWAYS.
	# UNIT NUMBER
	WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS.
	HATCHED AREA TO BE KEPT CLEAR OF OBSTRUCTIONS TO VISIBILITY AS PER AS/NZS 2890.1 (PLANTING/ LETTERBOX/ FENCE ETC TO BE 1.0M HIGH MAXIMUM).
	SOAK PIT SOAK PIT. REFER TO DOCUMENTATION BY OTHERS FOR ALL DETAILS.

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OD

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CONTACT IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED.
READ IN CONJUNCTION WITH THE SUBDIVISION, ARCHITECTURAL & ENGINEERING DRAWINGS.
REFER DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WITH FALLS OVER 1M, STAIRS,
DECKS & SITE DRAINAGE. LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE.
ALLOW TO CONFIRM ALL LAYOUTS BEFORE CONSTRUCTION COMMENCES. FLOOR PLANS AND
SITE PLANS SUPPLIED BY OTHERS. WE DO NOT TAKE LIABILITY FOR ITS ACCURACY.

TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA

FOR COUNCIL
LANDSCAPE PLAN

REV: 3	DATE: 24/07/2025	SHEET No.
SCALES (A3): 1:150		L1.37

EXISTING ~1.8 METER HIGH CLOSE BOARDED TIMBER FENCE.
UNALTERED IF PRACTICABLE, OTHERWISE REPLACE WITH NEW
1.8 METER HIGH CLOSE BOARDED TIMBER FENCE. LOCATION IS
SHOWN INDICATIVELY, ALLOW TO CONFIRM LOCATION ON SITE.

EXISTING RETAINING WALL UNALTERED.
ALLOW TO CONFIRM LOCATION, HEIGHT,
AND EXTENT ON SITE.