TE KOHA

LOT NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE (m²)	SECTION SIZE (m²)
12	2	2	104	444

LOT LOCATION ROAD 1 FRONTAGE

IN PARTNERSHIP WITH KA URUORA

PROUDLY DEVELOPED BY Raukawa

TEKOHA-TOKOROA.NZ

PLANNING & ZONING

Lot / DP Number	Part lot 15 DP 3320, Part lot 13&14 DP8320, Lot 7&8 DPS 23458
Address	Tokoroa School Development Tokoroa
Territorial Authority	SWDC
District Plan Zone	Commercial Zone
Easements	TBC
Relevant Consent Notices	TBC
Resource Consent #	RM230072
Wind Zone	High (As per NZS3604)
Corrosion Zone	B
Earthquake Zone	2

CONSTRUCTION

Foundation Type	Cupolex Foundation System
Stud Height	2.4m
Typical Joinery Height	2.1m
Typical Internal Door Height	2m
Rebated Joinery	N/A
Wall Underlay	Thermakraft Watergate Plus
Roof Underlay	Thermakraft Covertek 401
Wall Insulation	90mm R2.2 Pink Batts Wall
Ceiling Insulation	245mm Pink Batts Superbatts Ceiling
Floor Insulation	N/A
Wet Area Membrane	N/A

CLADDING

Wall Cladding Type 1	James Hardie Stria
Wall Cladding Type 2	70 Series Brick
Wall Cladding Type 3	N/A
Roof Cladding	Trapezoidal
Fascia Type	Metal

CONSULTANTS

Topographical Survey	Envelope
Structural Engineer	N/A
Geotechnical Engineer	Envelope
Truss Manufacturer	ITM

FITOUT

Flooring Type 1	Carpet
Flooring Type 2	Vinyl
Shower Type	Acyrlic
Water Heating	HWC
Space Heating	Heatpump

SITE/BUILDING INFORMATION

Site Area	445.23m^2
Site Coverage	103.74m^2/23.6%
Floor Area	104m^2
Minimum Floor Level (to u/s floor)	To NZBC E1/AS1

Artistic impression only, not to be used for construction

Typology K08 Lot 12

Tokoroa School Development

Tokoroa

Client: **Raukawa Iwi Development Ltd.**

Job No: **24114**

Date: **01/07/2025**

Print In Color

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

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set: **Working Drawings**

Drawn By: **B Buchanan-Smith**

Scale:

Drawing Sheet: **Project Specifications**

Drawing No: **102**

Typology K08 Lot 12	**Client:**	**Raukawa Iwi Development Ltd.**	Print In Color	**Drawing Set:**	**Working Drawings**
Tokoroa School Development	**Job No:**	**24114**		**Drawn By:**	**B Buchanan-Smith**
Tokoroa	**Date:**	**01/07/2025**		**Scale:**	**1:1000**
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		**Drawing Sheet:**	**Site Location Plan**

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing No: 103

N

GILES STREET

GILES STREET

ASHWORTH STREET

MAIN ROAD - SH No. 1

PT LOT 4
DP 12974
(ESPLANADE RESERVE)

PT LOT 2
DP 23371

LOT 2
DP 23458

LOT 3
DP 23458

LOT 1
DPS 75758

LOT 5
DPS 23458

LOT 6
DPS 23458

LOT 110

PT LOT 1
DP 20029

PT SECTION 1
SO 60019

PT LOT 2
DP 20029

LOT 101

LOT 100

LOT 1
DPS 28782

LOT 3
DPS 28782
(RECREATION RESERVE)

LOT 3
DP 16048
(RECREATION RESERVE)

LOT 6
DPS 2424
(RECREATION RESERVE)

SEC. 82
SO 46514
(RECREATION RESERVE)

WHAKAURU STREAM

ROAD 1

ROAD 2

ROAD 3

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56

335.0 337.0 336.0 334.0 333.0 332.5 332.0 330.0

N W E S

LEGEND:

EXISTING CONTOURS
SHOWN AT 0.5m INTERVALS

DESIGN CONTOURS
SHOWN AT 0.2m INTERVALS

EXTENT OF PROPOSED BULK EARTHWORKS

NOTES:

1. EXISTING CONTOURS ARE FROM STEWART SURVEYING SITE SURVEY UNDERTAKEN IN MARCH 2021.
2. COORDINATES ARE IN TERMS OF NZ GD2000 MT EDEN CIRCUIT
3. LEVELS IN TERMS OF MOTURIKI VERTICAL DATUM 1953.
4. PROPOSED CONTOURS SHOWN ARE FINISHED GROUND LEVELS.

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
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED: LF
CHECKED: LF
DRAWN: LVG
DATE: 06-12-2024
SCALE A1: 1:500
SCALE A3: 1:1000
STATUS: ENGINEERING APPROVAL

PROJECT No: 1543-01
DRAWING No: 210
REVISION: E1

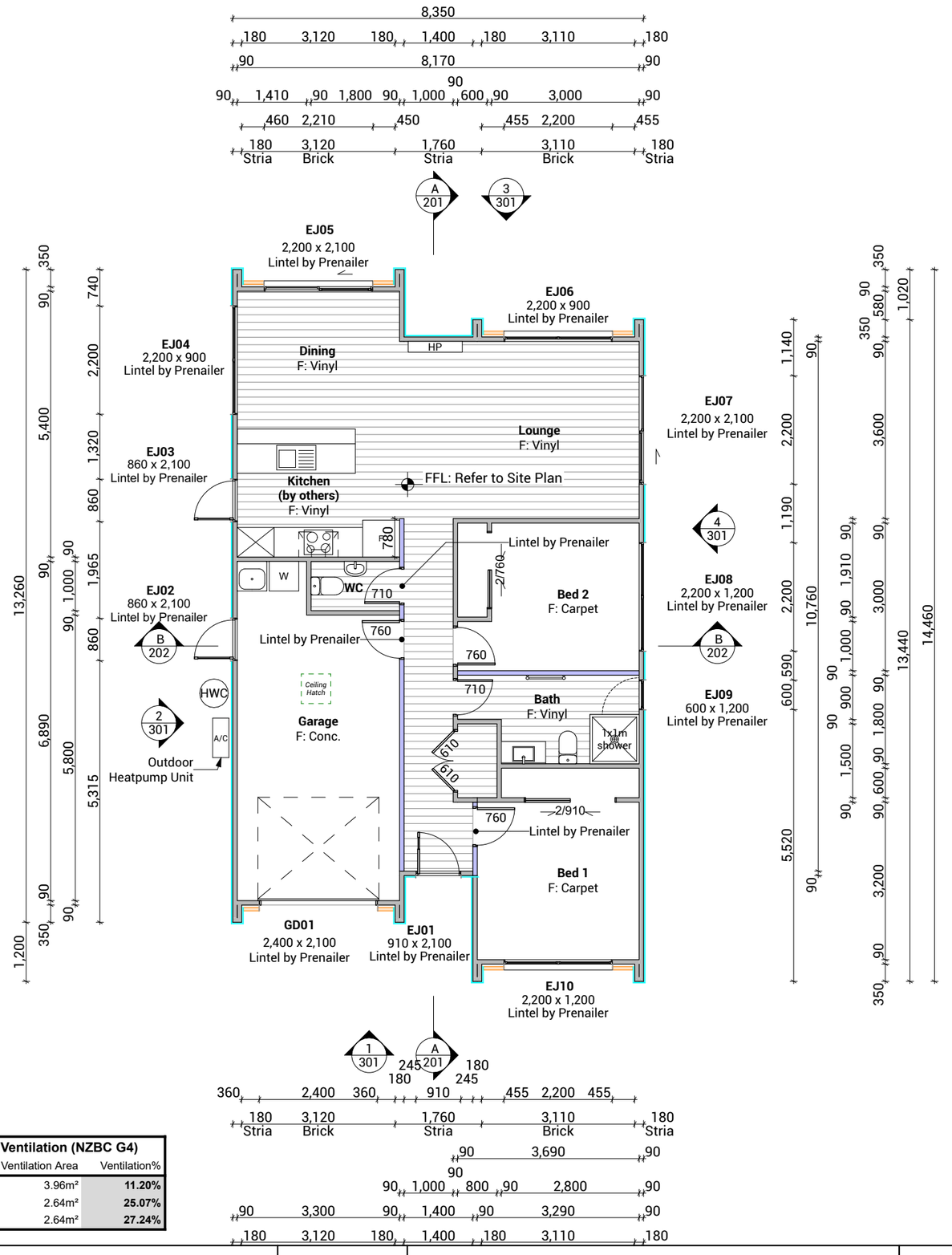
Cladding Legend

James Hardie Stria

Brick

Wall Legend

Internal Load Bearing Wall



Brick Veneer Lintels	
GD01	80x80x80 L
EJ05	80x80x80 L
EJ06	80x80x80 L
EJ10	80x80x80 L
Refer to NZBC E2/AS1 section 9.2.9	

Total Floor Area	104

Space	Floor Area	Glazing (NZBC G7) Glazing Area	Glazing%	Ventilation (NZBC G4) Ventilation Area	Ventilation%
Living Space	35.35m²	15.006m²	**42.45%**	3.96m²	**11.20%**
Bed 1	10.53m²	2.64m²	**25.07%**	2.64m²	**25.07%**
Bed 2	9.69m²	2.64m²	**27.24%**	2.64m²	**27.24%**

Floor Plan Notes

Walls

Wall framing general
Additional 140x35mm top plate to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2455mm finished

DPC between bottom plate and concrete slab, Bowmac bottom plate crew bolt (M10x140) to be within 150mm of each end of the plate and be spaced @ 900mm crs max to comply with NZS3604:2011 clause 7.5.12.2.

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 to NZS3604:2011
90x45 dwangs spaced at 800mm crs. 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 joins, 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

James Hardie horizontal Stria cladding over 20mm cavity
Horizontal James Hardie Stria wide panel cladding over 45x18mm H3.1 timber cavity battens. Refer to manufacturer's information & Details for fixing and waterproofing requirements. Dwangs @ 800ctrs.

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.

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

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

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.

Interior Fit-out

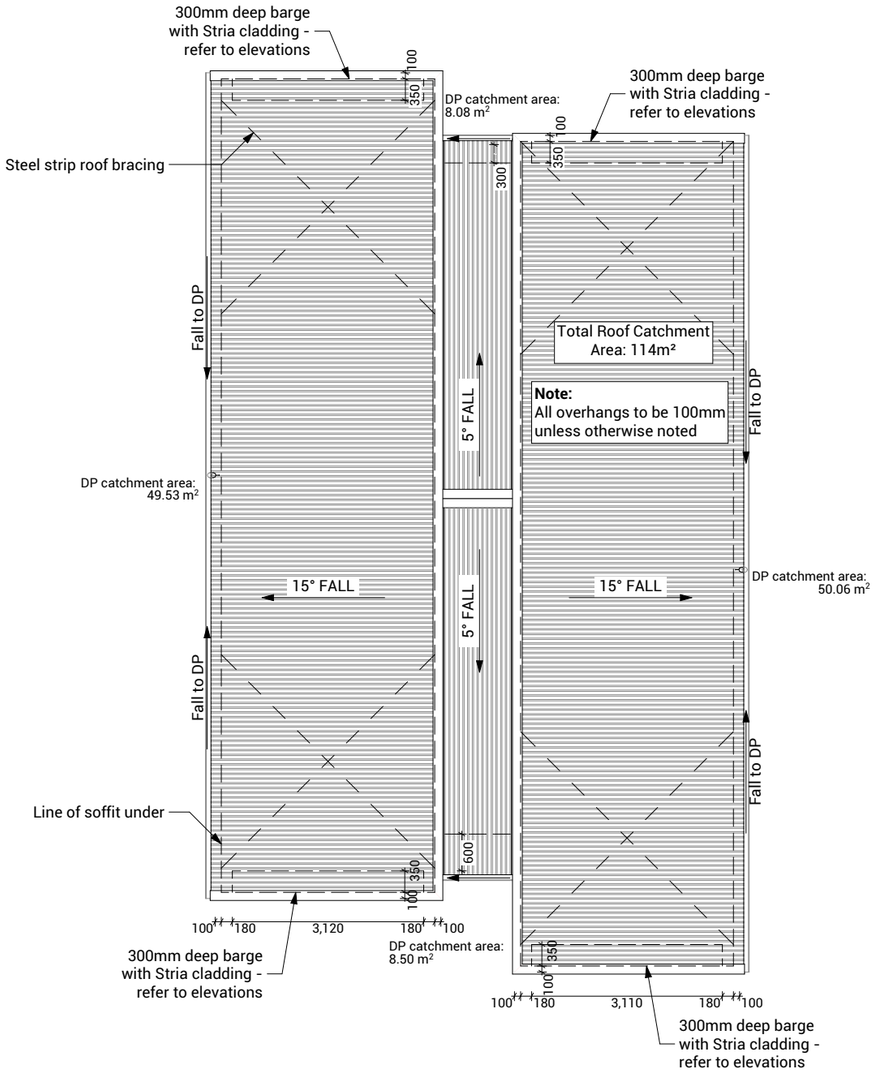
Internal doors
All internal door leaf widths as noted on floor plan, all heights 1980mm unless otherwise noted

Typology K08 Lot 12	**Client:**	**Raukawa Iwi Development Ltd.**	
Tokoroa School Development	**Job No:**	**24114**	Print In Color
Tokoroa	**Date:**	**01/07/2025**	
admin@primedesigns.co.nz	**04 528 8405**	**3 Jupiter Grove, Trentham, Upper Hutt**	

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set:	**Working Drawings**
Drawn By:	**B Buchanan-Smith**
Scale:	**1:100**
Drawing Sheet:	**Floor Plan**
Drawing No:	**107**

N



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 5,000mm² 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 joins. 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 (350mm)
90x45mm H1.2 SG8 purlins fixed as per regular purlins to minimum 3 truss top cords or rafters to create 350mm 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.

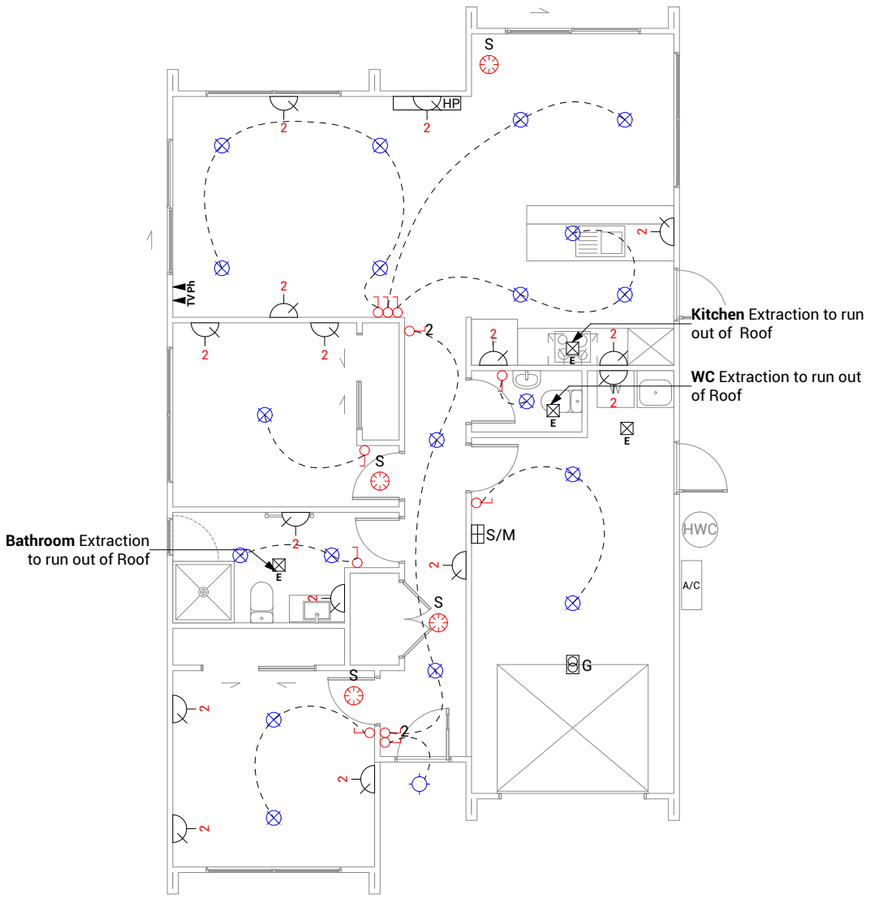
Typology K08 Lot 12	**Client:**	**Raukawa Iwi Development Ltd.**	Print In Color	**Drawing Set:**	**Working Drawings**
Tokoroa School Development	**Job No:**	**24114**		**Drawn By:**	**B Buchanan-Smith**
Tokoroa	**Date:**	**01/07/2025**		**Scale:**	**1:100**
admin@primedesigns.co.nz	**04 528 8405**	**3 Jupiter Grove, Trentham, Upper Hutt**	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	**Drawing Sheet:**	**Roof Plan**

Drawing No: 108

N

Electrical Legend

- S/M — Smart Meter
- G — Garage door motor
- S — Smoke detector
- E — Extractor fan
- 2 — Power point
- Ph — Phone outlet
- TV — Television outlet
- Light switch
- 2 — Two way light switch
- Recessed downlight
- Ext. Security Light (Sensored)



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.

Typology K08 Lot 12	**Client:**	**Raukawa Iwi Development Ltd.**	Print In Color	**Drawing Set:**	**Working Drawings**
Tokoroa School Development	**Job No:**	**24114**		**Drawn By:**	**B Buchanan-Smith**
Tokoroa	**Date:**	**01/07/2025**		**Scale:**	**1:100**
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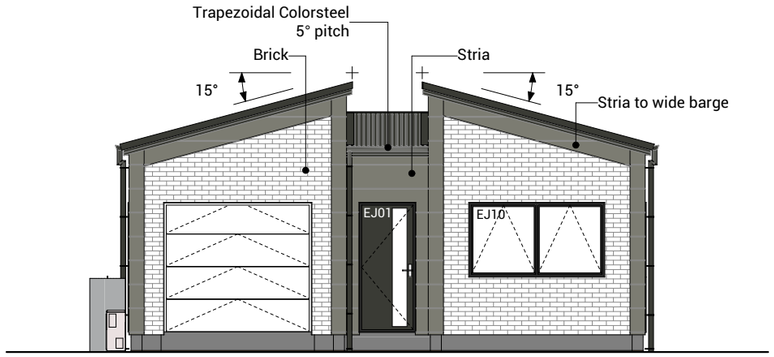
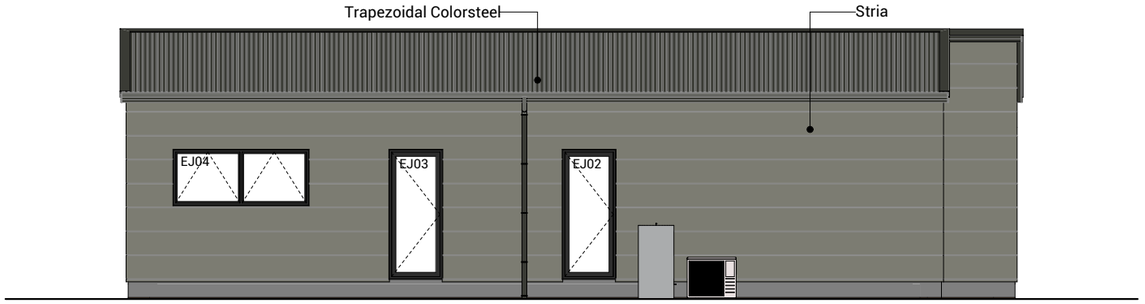
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 112

N

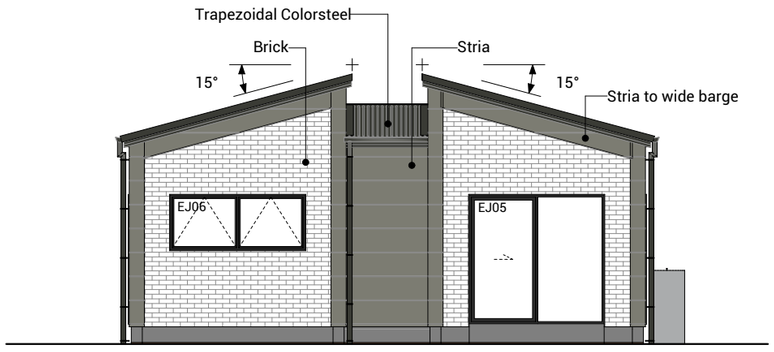


South Elevation 1:100

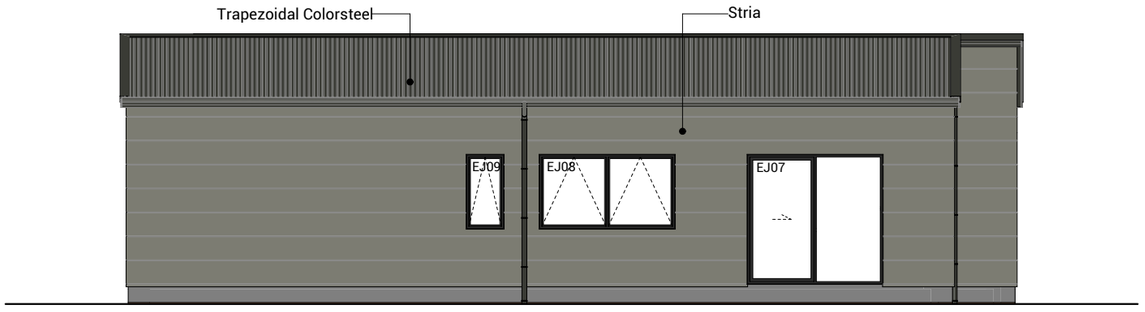


West Elevation 1:100

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	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		**12**



North Elevation 1:100



East Elevation 1:100

Typology K08 Lot 12

Tokoroa School Development

Tokoroa

Client: Raukawa Iwi Development Ltd.

Job No: 24114

Date: 01/07/2025

Print In Color

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

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

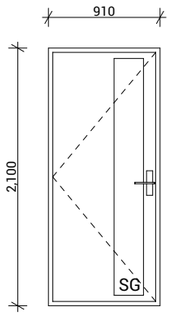
Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

Scale: 1:100

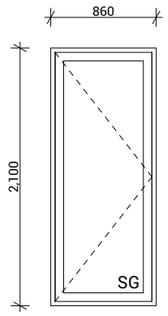
Drawing Sheet: Elevations

Drawing No: 301



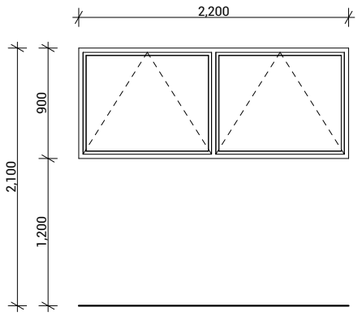
EJ01

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



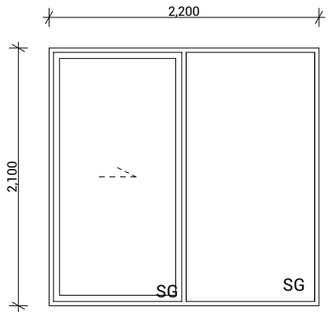
EJ02, EJ03

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



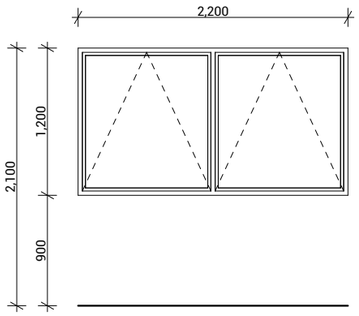
EJ04, EJ06

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



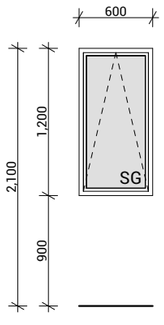
EJ05, EJ07

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



EJ08, EJ10

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E



EJ09

Type	Awning Window
Material	Aluminium, Thermally Broken
Glazing	Double, Low E, Obscured, 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 1.1.
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

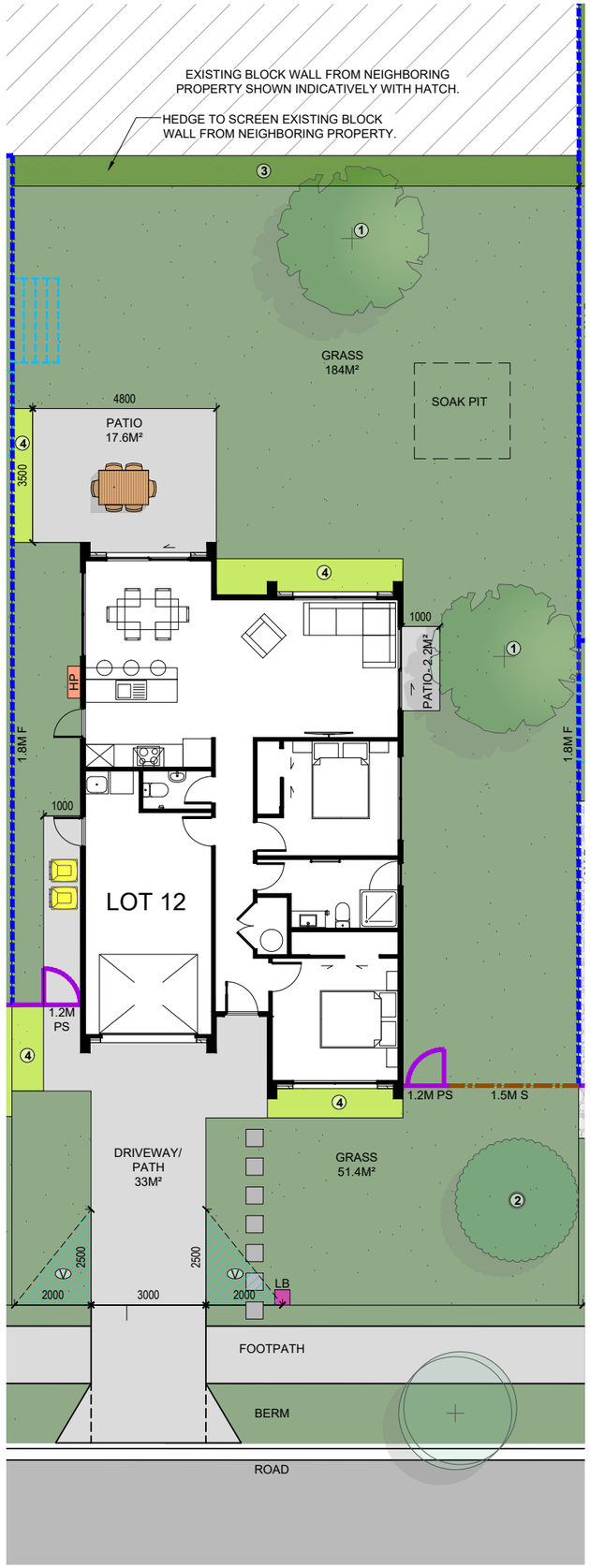
Window and door opening widths
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers. pre-nailer to increase opening width accordingly

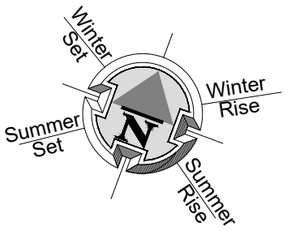
Reveal Depths
Joinery manufacturer to check reveal depths to suit cladding system, wall underlay, wall framing & interior lining thickness.

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.

Typology K08 Lot 12	**Client:**	**Raukawa Iwi Development Ltd.**	Print In Color	**Drawing Set:**	**Working Drawings**
Tokoroa School Development	**Job No:**	**24114**		**Drawn By:**	**B Buchanan-Smith**
Tokoroa	**Date:**	**01/07/2025**		**Scale:**	**1:50**
admin@primedesigns.co.nz	**04 528 8405**	**3 Jupiter Grove, Trentham, Upper Hutt**	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	**Drawing Sheet:**	**Window & Door Schedule**

Drawing No: **501**





LEGEND

	KARAEHE - GRASS
	RAIMA- CONCRETE. BRUSH FINISH
	ROAD. FINISH BY OTHERS
	KŌWHATU- STONES (PERMEABLE)
1	TYPE 1 FRUIT TREE READ IN CONJUNCTION WITH PLANTING PALETTE
2	TYPE 2 SPECIMEN TREE READ IN CONJUNCTION WITH PLANTING PALETTE
3	HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE
4	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
LB	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.
2000 / 2500	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.

REFER DOCUMENTATION BY OTHERS FOR DETAILS OF ANY BARRIERS TO PREVENT FALLING, INCLUDING LOCATION AND CONSTRUCTION DETAILS.

HOUSE OF ORANGE DESIGN LIMITED

TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA

FOR COUNCIL

LANDSCAPE PLAN

REV: 3 DATE: 24/07/2025

SHEET No. L1.12

SCALES (A3): 1:150