

TE KOHA

LOT NUMBER

49

BEDROOMS

3

BATHROOMS

2

HOUSE SIZE (m²)

125

SECTION SIZE (m²)

485

LOT LOCATION INNER LOOP, FRONTAGE TO ROAD 2

IN PARTNERSHIP WITH
KA URUORA

PROUDLY DEVELOPED BY
 **Raukawa**

TEKOHA-TOKOROA.NZ

PLANNING & ZONING		CONSTRUCTION		CLADDING		FITOUT	
Lot / DP Number		Foundation Type	Cupolex Foundation System	Wall Cladding Type 1	JH Linea Weatherboards	Flooring Type 1	Carpet
Address	Tokoroa East School Development	Stud Height	2.4m	Wall Cladding Type 2	JH Axon Panel	Flooring Type 2	Vinyl
Territorial Authority	SWDC	Typical Joinery Height	2.1m	Wall Cladding Type 3	N/A	Shower Type	Acyrllic
District Plan Zone	Commercial Zone	Typical Internal Door Height	2m	Roof Cladding	Trapezoidal	Water Heating	HWC
Easements	N/a	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices	RC condition 81 of Section 221	Wall Underlay	TBC	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	RM230072	Roof Underlay	TBC				
Wind Zone	High	Wall Insulation	90mm R2.2 Pink Batts Wall	Topographical Survey	Envelope	Site Area	484.04m²
Corrosion Zone	B	Ceiling Insulation	245mm R6 Pink Batts Superbatts	Structural Engineer	N/A	Site Coverage	125.41m²/25.9%
Earthquake Zone	2	Floor Insulation	N/A	Geotechnical Engineer	HDGO Engineer	Floor Area	125m²
Liquefaction Zone	N/a	Wet Area Membrane	N/A	Truss Manufacturer	ITM	Minimum Floor Level (to u/s floor)	+330



Typology K011		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.
Lot 49 - Tokoroa East School Development		Job No: 24114				Drawn By:	B Buchanan-Smith	
		Date: 01/07/2025				Scale:		
admin@primedesigns.co.nz		04 528 8405		3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Project Specifications	Drawing No: 102



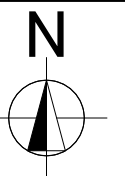
Typology K011	Client: Raukawa Iwi Development Ltd.
Lot 49 - Tokoroa East School Development	Job No: 24114
	Date: 01/07/2025
admin@primedesigns.co.nz	04 528 8405
	3 Jupiter Grove, Trentham, Upper Hutt



Drawing Set:	Working Drawings
Drawn By:	B Buchanan-Smith
Scale:	1:1000
Drawing Sheet:	Site Location Plan

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Drawing No: 103

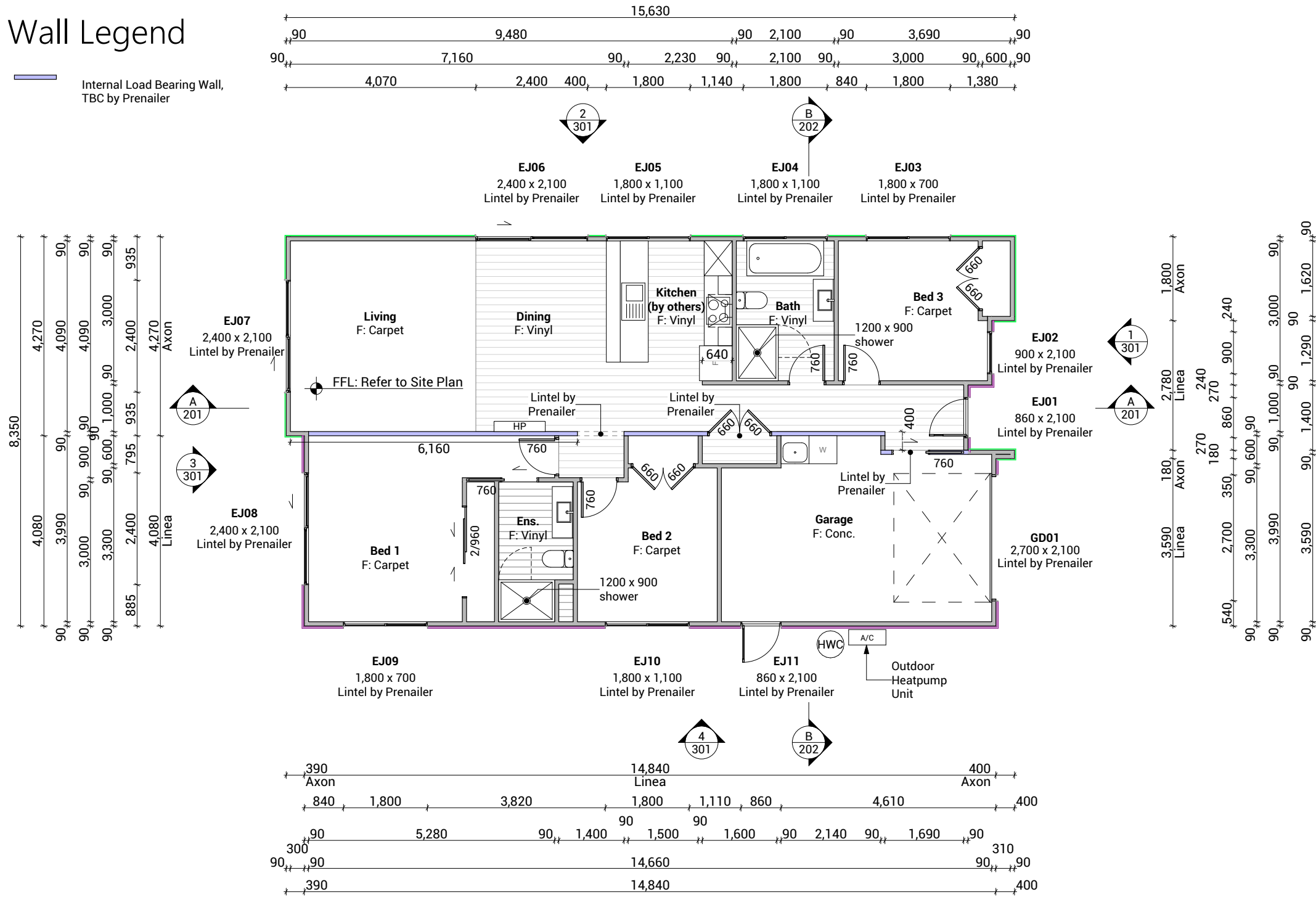


Cladding Legend

- James Hardie Axon 400
- James Hardie Linea WB

Wall Legend

- Internal Load Bearing Wall, TBC by Prenailer



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 wall framing 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 Linea 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.

James Hardie Axon Panel over 20mm cavity

James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600ctrs. Ensure double studs & cavity battens are installed over vertical joins of cladding. 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

Total Floor Area 125

Space	Glazing (NZBC G7)		Ventilation (NZBC G4)	
	Floor Area	Glazing Area	Glazing%	Ventilation Area
Living Space	38.01m²	12.06m²	31.73%	2.43m²
Bed 1	14.95m²	6.3m²	42.14%	1.3425m²
Bed 2	9.57m²	1.98m²	20.69%	0.935m²
Bed 3	9.26m²	3.15m²	20.69%	1.18m²

Typology K011 Client: Raukawa Iwi Development Ltd.

Lot 49 - Tokoroa East School Development Job No: 24114

Date: 01/07/2025

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



Print In Color



Drawing Set: Working Drawings

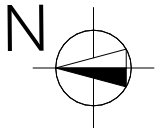
Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Floor Plan

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Drawing No: 107



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

Client selected metal fascia.

Continuous spouting rainwater system, spouting to have 6,000mm² cross sectional area, DN80 downpipes unless otherwise noted.

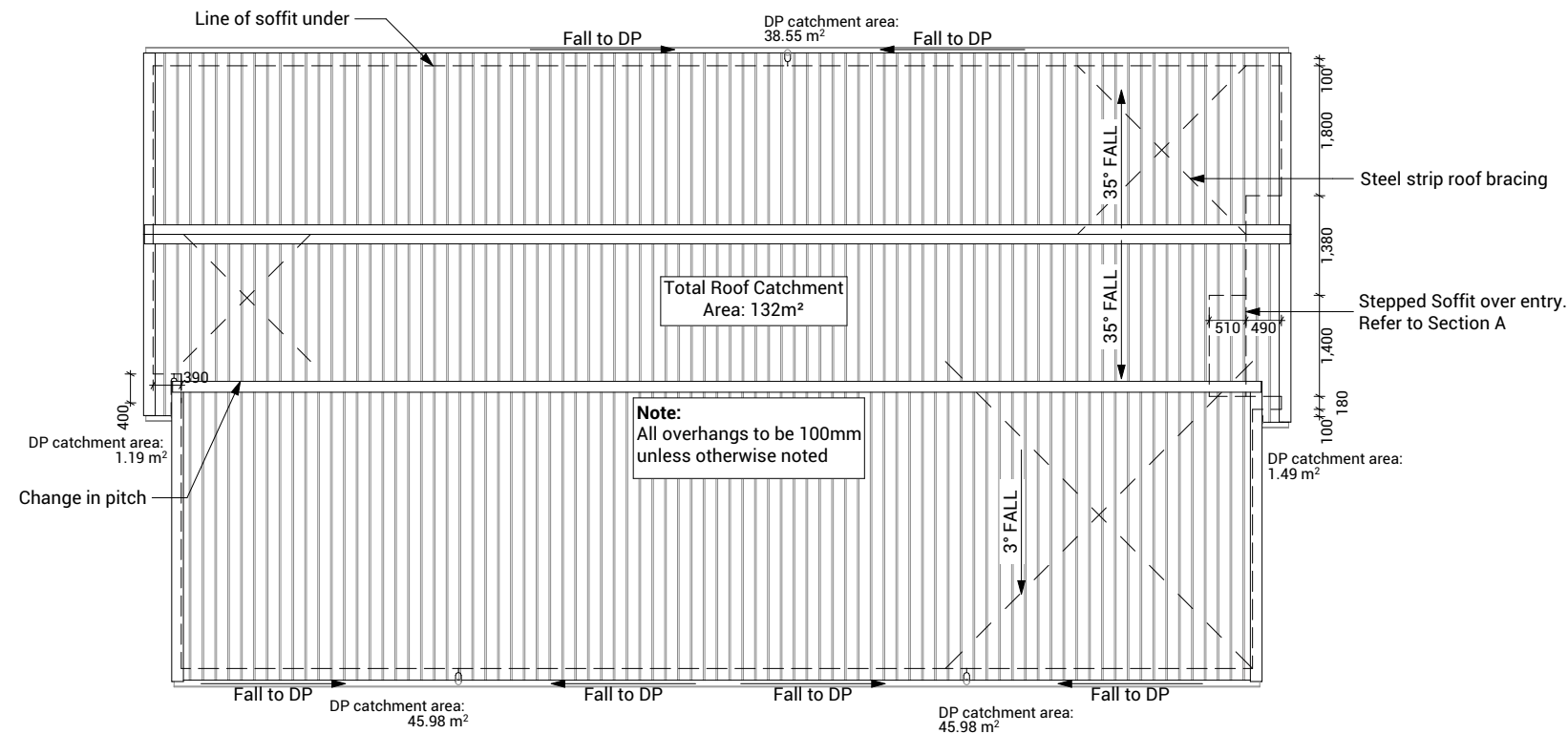
When GIB Rondo clip system is installed additional 90x35 SG8 battens @ 1800ctrs max as bottom cord restraints required.

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.

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

90x45mm H1.2 SG8 outriggers on edge @ 1200 crs max, as per NZS 3604: 2011 figure 10.16 & 10.16(a) to create 490mm max overhang. Gable end framing/truss reduced 90mm.

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.



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Lot 49 - Tokoroa East School		Job No: 24114				Drawn By: B Buchanan-Smith			
Development		Date: 01/07/2025				Scale: 1:100			
admin@primedesigns.co.nz		04 528 8405		3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet: Roof Plan			

Electrical Legend

- S/M

Smart Meter
- G

Garage door motor
- S

Smoke detector
- E

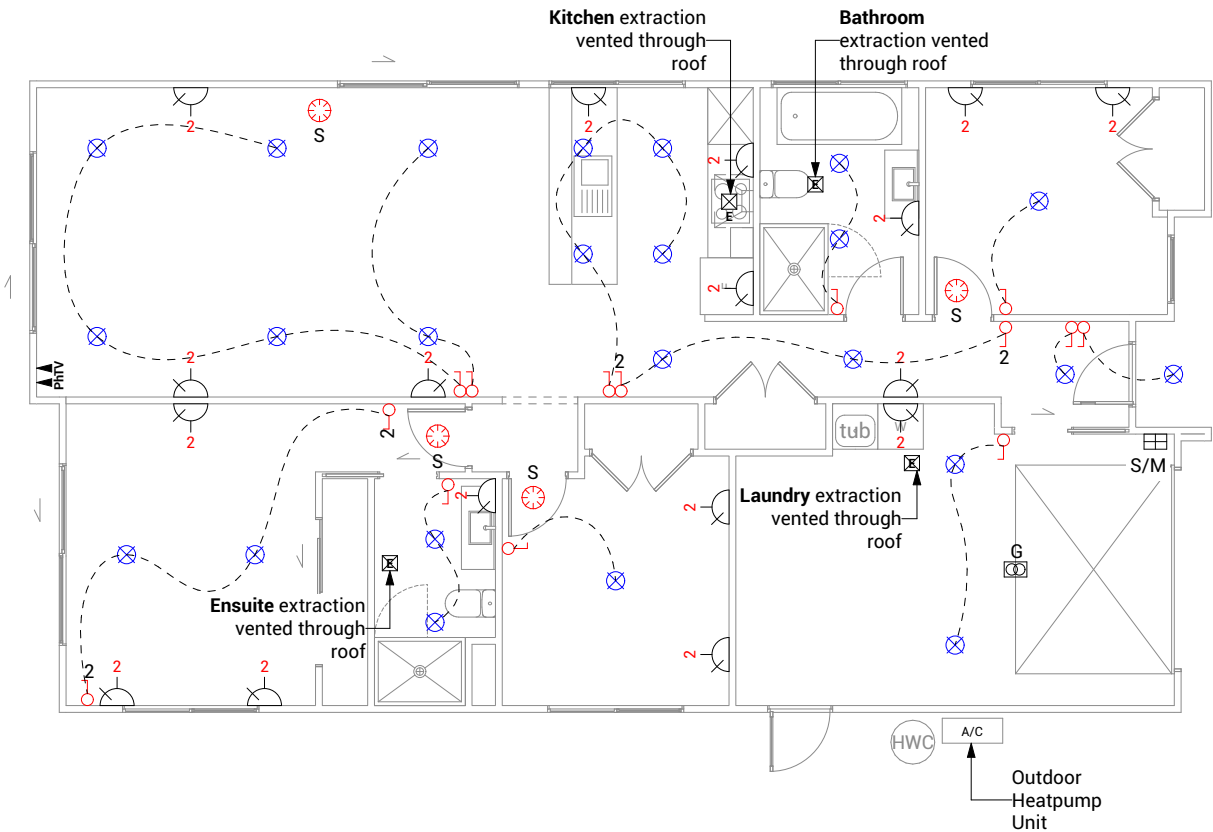
Extractor fan
- Power point
- Ph

Phone outlet
- TV

Television outlet
- Light switch
- Two way light switch
- Recessed downlight
- HWC

External HWC
- A/C

Outdoor heatpump unit



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.

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Drawing Set: Working Drawings

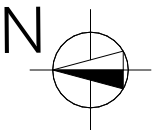
Drawn By: B Buchanan-Smith

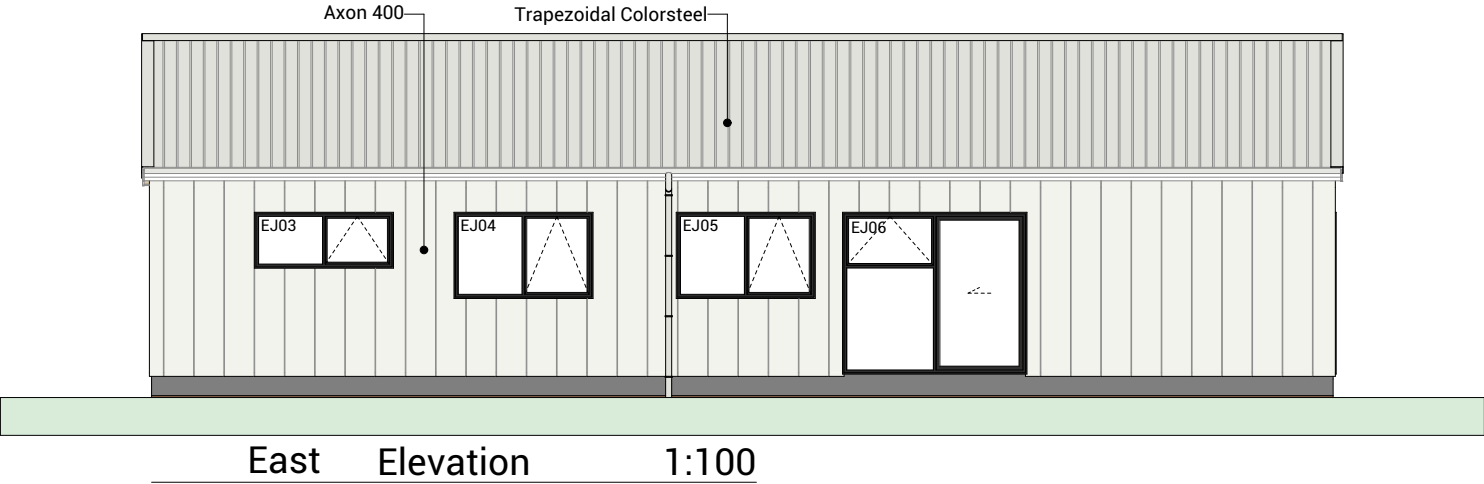
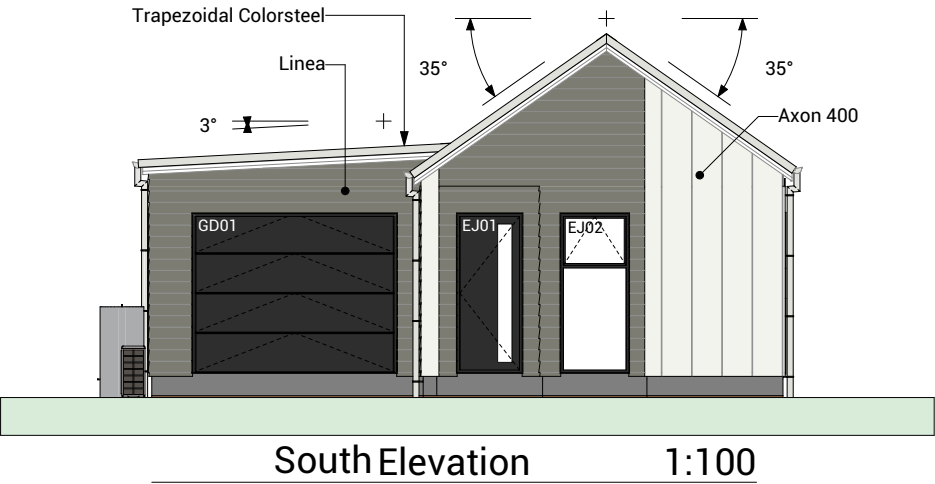
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Drawing Sheet: Electrical Plan

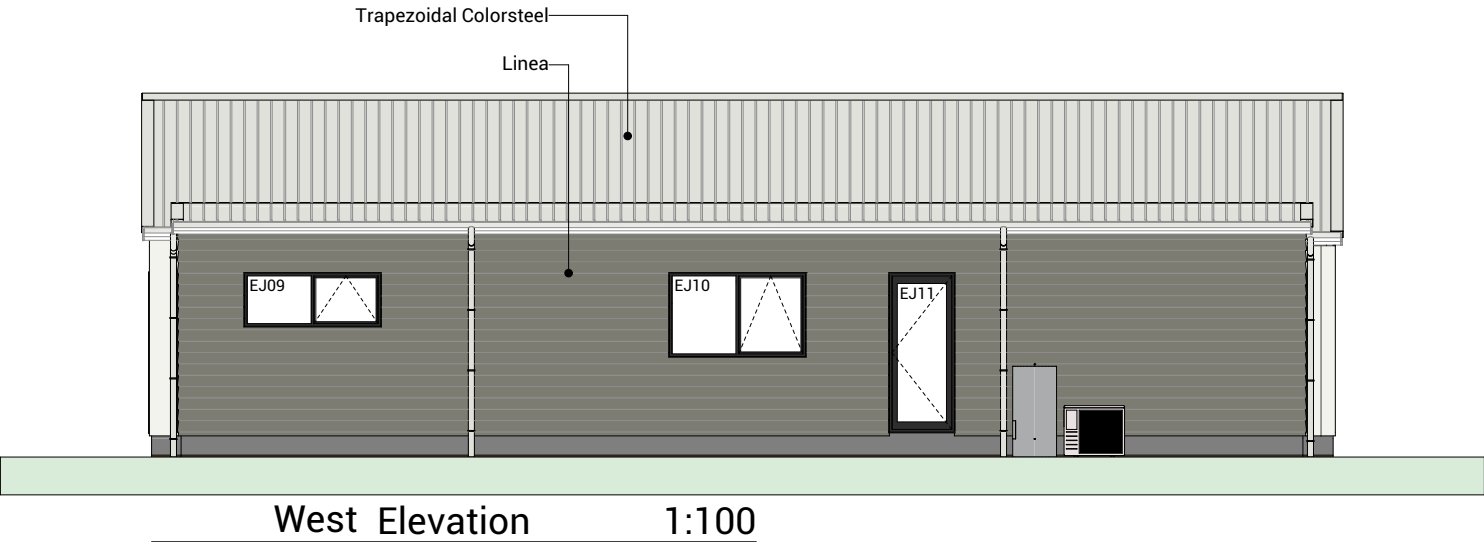
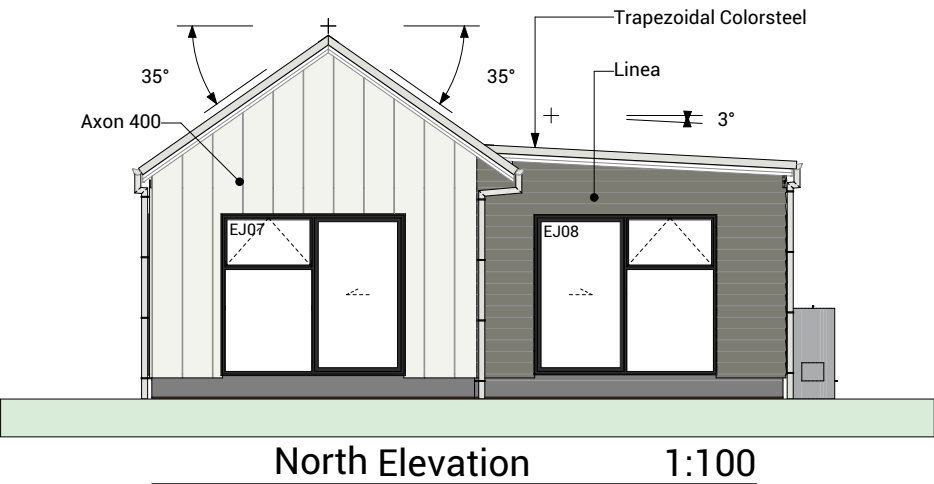
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Drawing No: 112





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

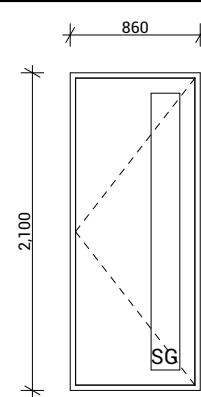
Drawn By: B Buchanan-Smith

Scale: 1:100

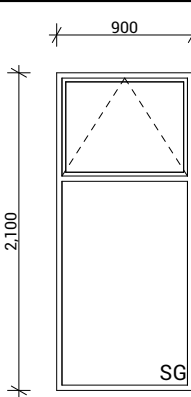
Drawing Sheet: Elevations

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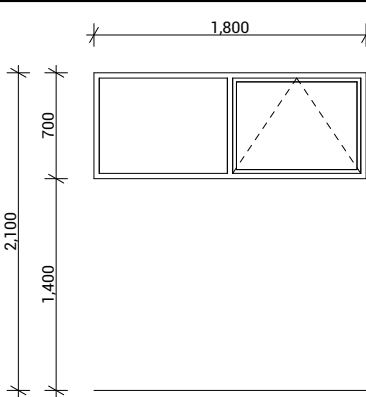
Drawing No: 301



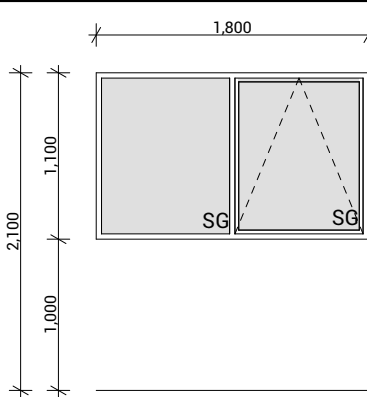
EJ01
Type Entry Door
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



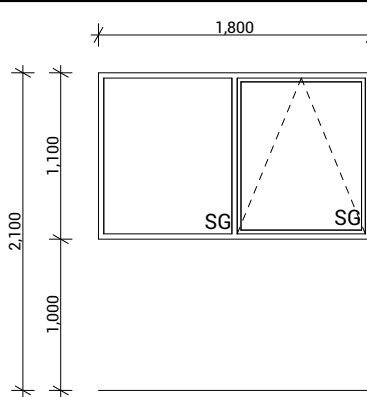
EJ02
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



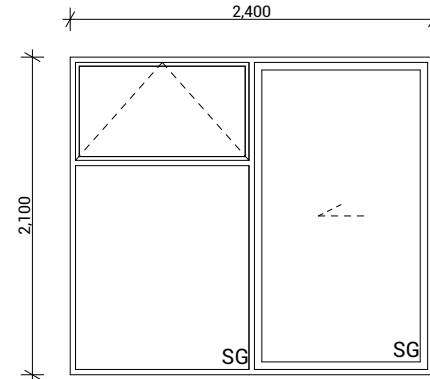
EJ03, EJ09
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E



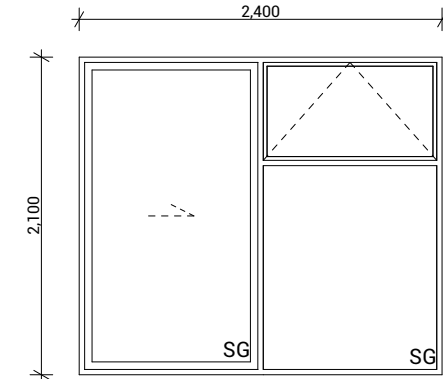
EJ04
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Obscured, Grade A Safety



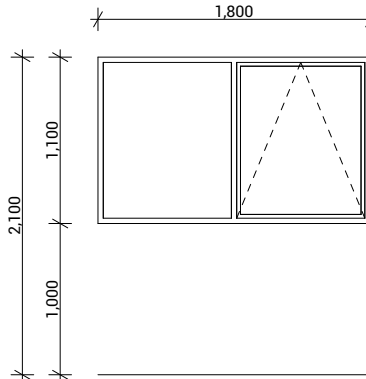
EJ05
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



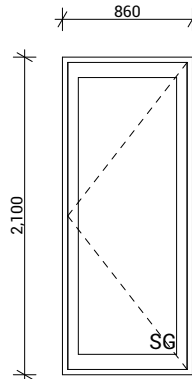
EJ06, EJ07
Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



EJ08
Type Sliding Door With Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E, Grade A Safety



EJ10
Type Awning Window
Material Aluminium, Thermally Broken
Glazing Double, Low E



EJ11
Type External Hinged Door
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

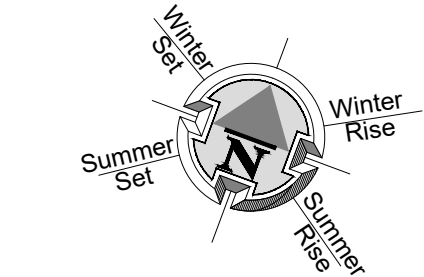
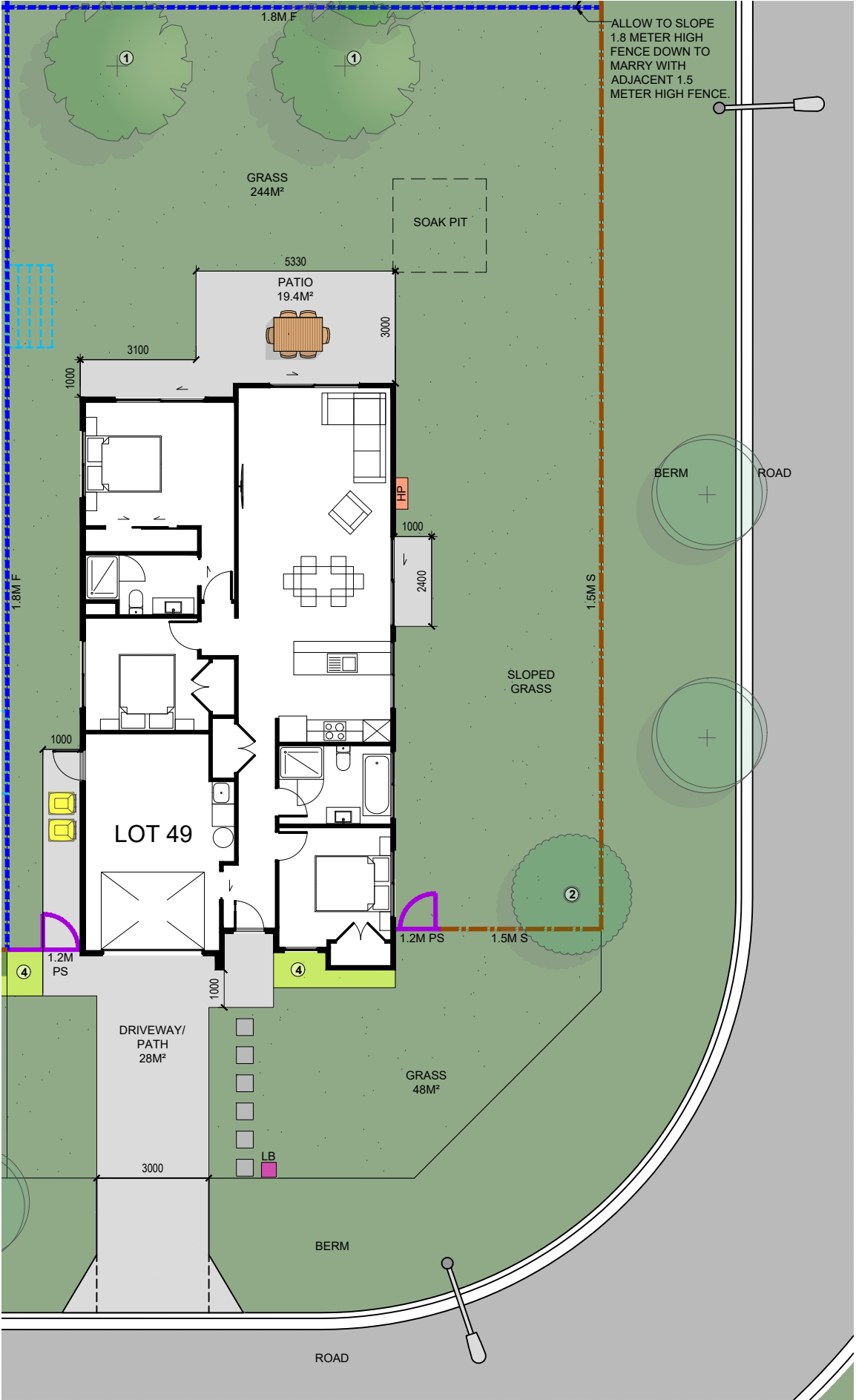
Glazing
Glazing weight to comply with NZS4223.
Glass to be Low E with a U value of 1.1.
Double Pane with argon gas.

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.



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 HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE
	1.8m high timber batten fence with gaps for 50% visually permeability
	1.5M HIGH TIMBER BATTEN FENCE
	1.2M HIGH POOL STYLE GATE
	1.2M HIGH POOL STYLE FENCE
	EXISTING FENCE. REFER NOTES FOR DETAILS
	RETAINING WALL (INDICATIVE. REFER ENGINEERING DOCUMENTATION FOR DETAILS).
	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. 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.	

HO

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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		L1.49