

8 TE KOHA

| LOT NUMBER | BEDROOMS | BATHROOMS | HOUSE SIZE (m ²) | SECTION SIZE (m ²) |
|------------|----------|-----------|------------------------------|--------------------------------|
| 56 | 2 | 2 | 104 | 485 |

LOT LOCATION INNER LOOP, FRONTRAGE TO ROAD 2

IN PARTNERSHIP WITH

KA URUORA

PROUDLY DEVELOPED BY

 **Raukawa**

TEKOHA-TOKOROA.NZ

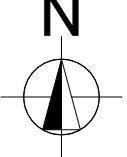
| PLANNING & ZONING | | CONSTRUCTION | | CLADDING | | FITOUT | | |
|--------------------------|---|------------------------------|-------------------------------------|-----------------------|--------------------|------------------------------------|--|----------------------------------|
| Lot / DP Number | Part lot 15 DP 3320, Part lot 13&14 DP8320, Lot 7&8 DPS 23458 | Foundation Type | Cupolex Foundation System | Wall Cladding Type 1 | James Hardie Stria | Flooring Type 1 | | Carpet |
| Address | Tokoroa 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 |
| 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 | | | | | | | | |
| Resource Consent # | RM230072 | Wall Underlay | Thermakraft Watergate Plus | CONSULTANTS | | | | SITE/BUILDING INFORMATION |
| Wind Zone | High (As per NZS3604) | Roof Underlay | Thermakraft Covertek 401 | Topographical Survey | Envelope | Site Area | | 485.6m ² |
| Corrosion Zone | B | Wall Insulation | 90mm R2.2 Pink Batts Wall | Structural Engineer | N/A | Site Coverage | | 103.74m ² /21.4% |
| Earthquake Zone | 2 | Ceiling Insulation | 245mm Pink Batts Superbatts Ceiling | Geotechnical Engineer | Envelope | Floor Area | | 104m ² |
| | | Floor Insulation | N/A | Truss Manufacturer | ITM | Minimum Floor Level (to u/s floor) | | To NZBC E1/AS1 |
| | | Wet Area Membrane | N/A | | | | | |

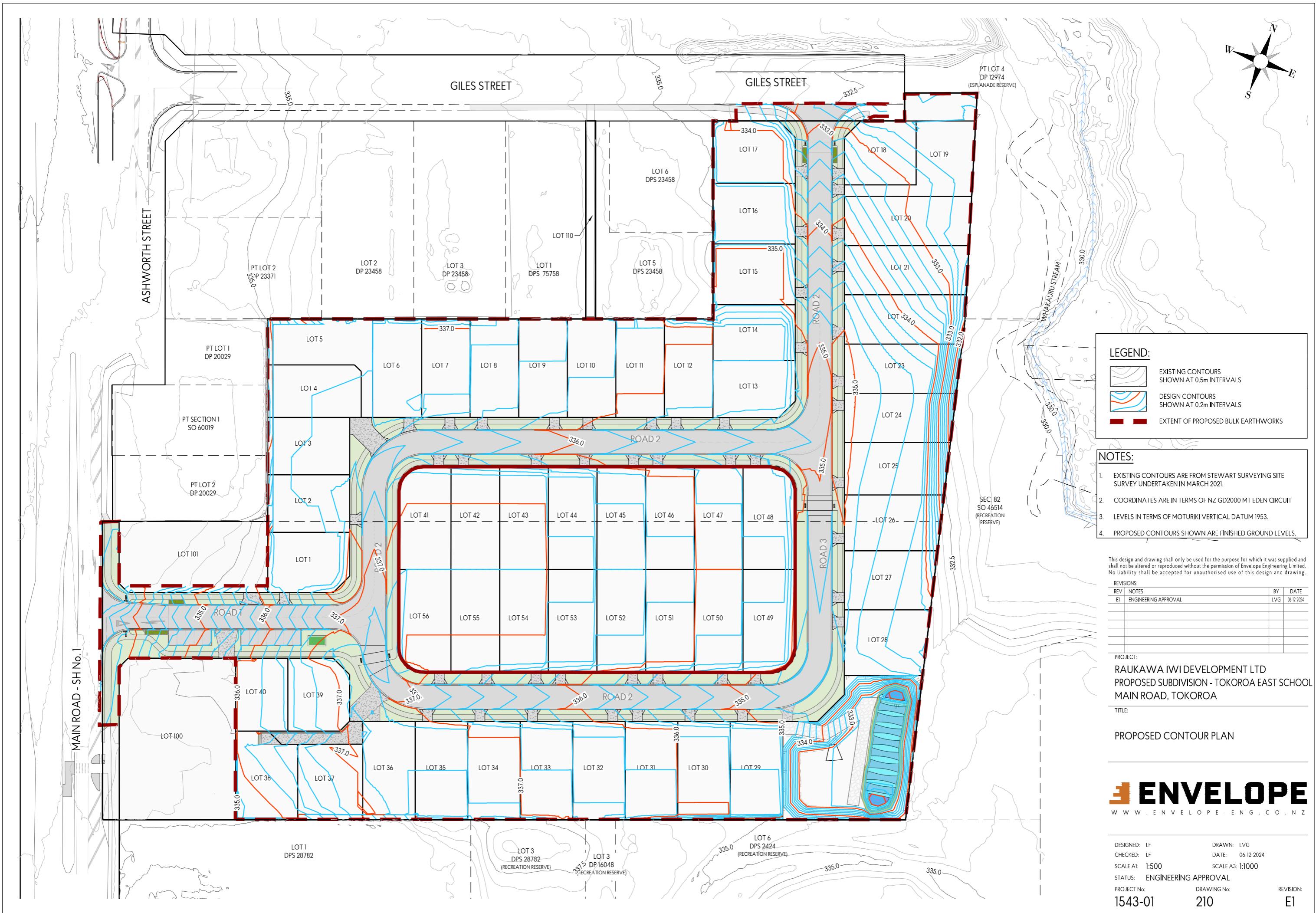


Artistic impression only, not
to be used for construction

| | | | | | | |
|----------------------------|--------------------------------------|---|--|--|--|--|
| Typology K08 Lot 56 | Client: Raukawa Iwi Development Ltd. |  Print In Color |  PRIME DESIGNS CREATIVE FUNCTIONAL ARCHITECTURE | 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 School Development | Job No: 24114 | | | Drawn By: B Buchanan-Smith | | |
| Tokoroa | Date: 01/07/2025 | | | Scale: | | |
| admin@primedesigns.co.nz | 04 528 8405 | | | Drawing Sheet: Project Specifications | Drawing No: 102 | |



| | | | | | |
|----------------------------|--------------------------------------|---|-----------------------------------|--|---|
| Typology K08 Lot 56 | 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 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 | | Drawing Sheet: Site Location Plan | | |
| Drawing No: 103 | | | | | |

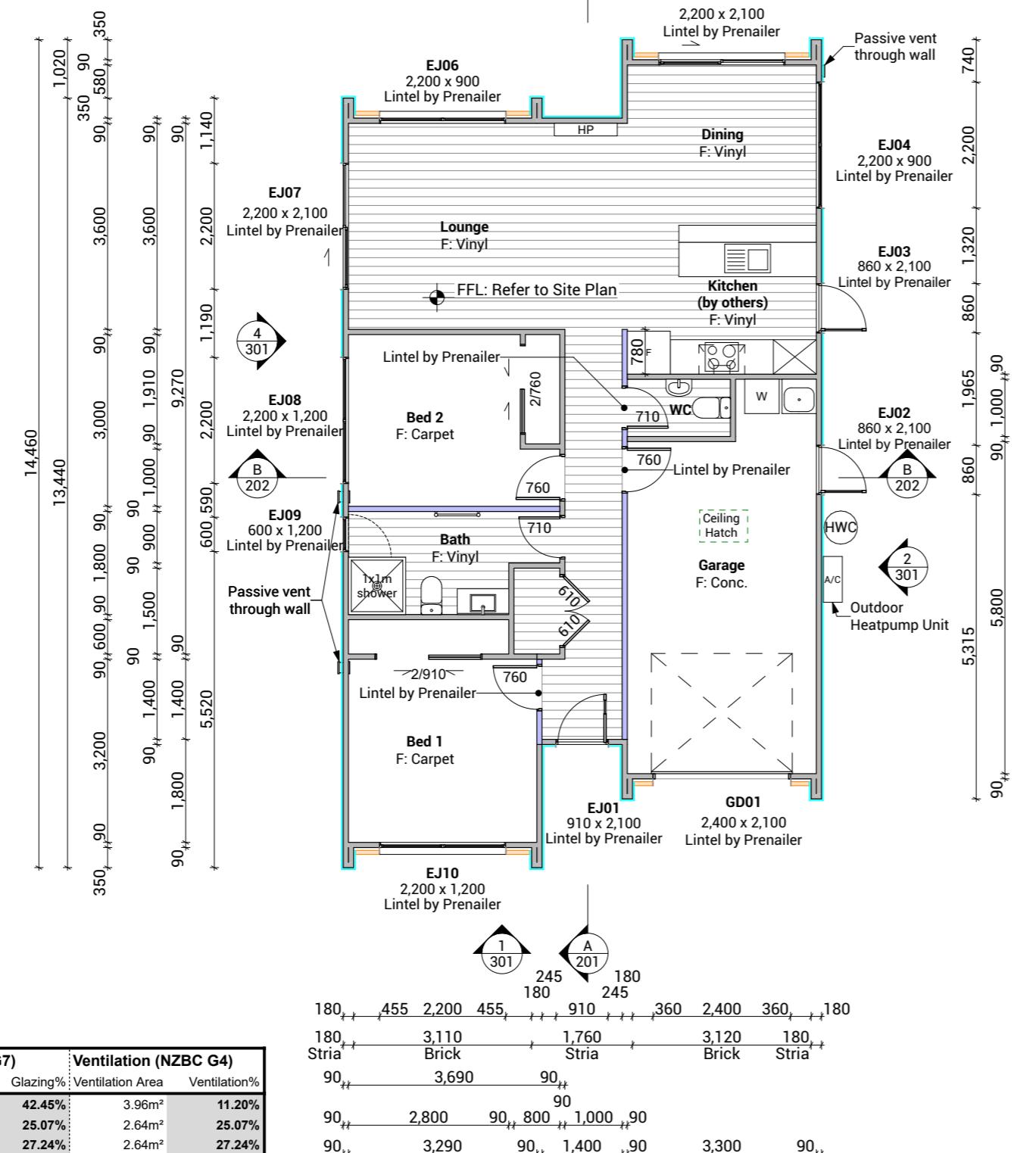


Cladding Legend

- James Hardie Stria
- Brick

Wall Legend

- Internal Load Bearing Wall



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 ccs 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 ccs to NZS3604:2011

90x45 dwangs spaced at 800mm ccs. 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 ccs 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 ccs

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 @ 800ccs.

Brick veneer over cavity

70 series brick veneer, over 50mm drained cavity and wall underlay. EH wall ties @ 400mm ccs vertically and 600mm ccs horizontally, refer to specification. Dwangs @ 800ccs.

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 ccs 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

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.



Drawing Set: **Working Drawings**

Drawn By: **B Buchanan-Smith**

Scale: **1:100**

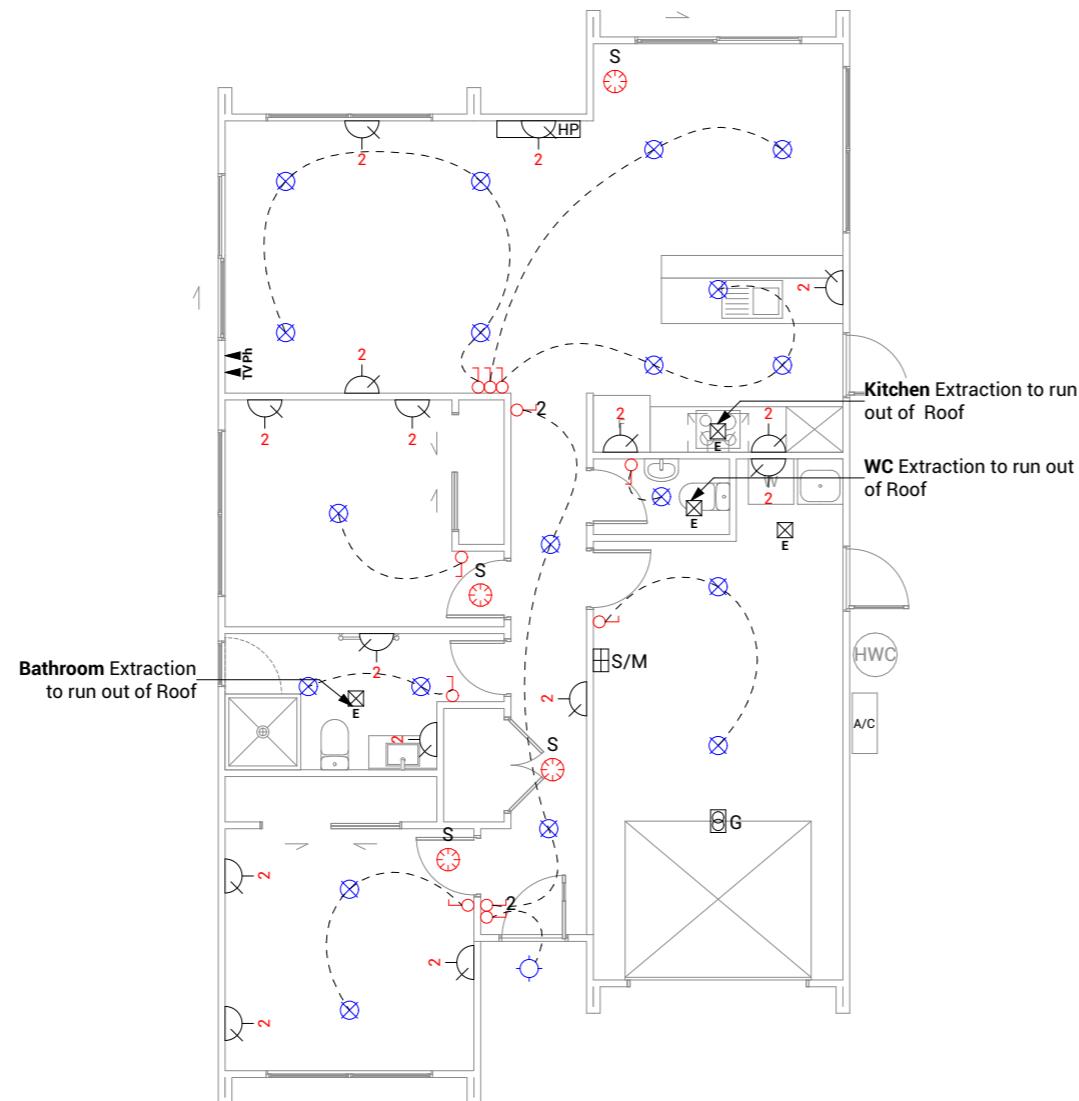
Drawing Sheet: **Floor Plan**

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: **107**

Electrical Legend

- ⊕S/M Smart Meter
- ⊕G Garage door motor
- S Smoke detector
- ⊕E Extractor fan
- ⊕ Power point
- ⊕Ph Phone outlet
- ⊕TV Television outlet
- ⊕L Light switch
- 2⊕L 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

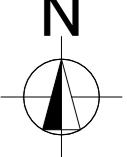
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

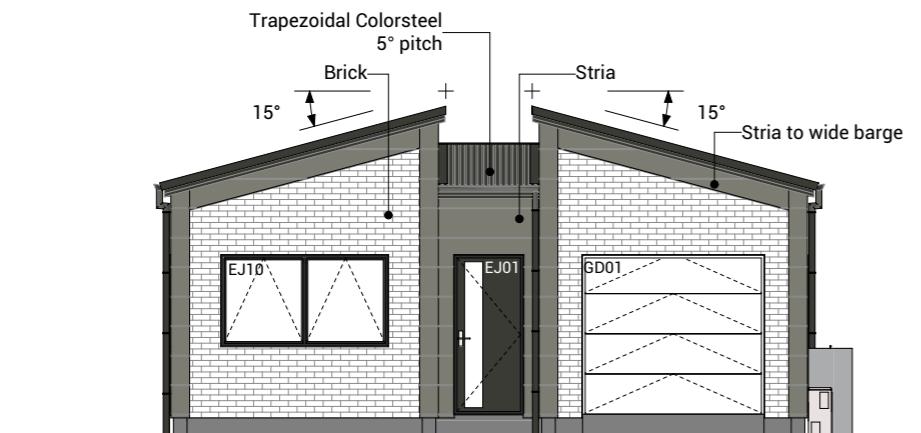
Smoke detectors

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 separately as per NZBC G4.

| | | | | | |
|----------------------------|--------------------------------------|---|--------------------------------|--|---|
| Typology K08 Lot 56 | 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 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 | | Drawing Sheet: Electrical Plan | | |



South Elevation 1:100

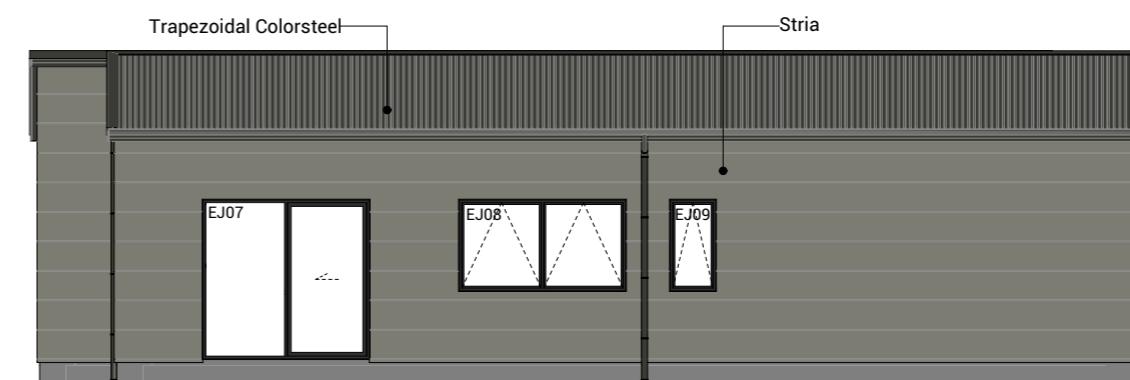


East Elevation 1:100

| 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 |



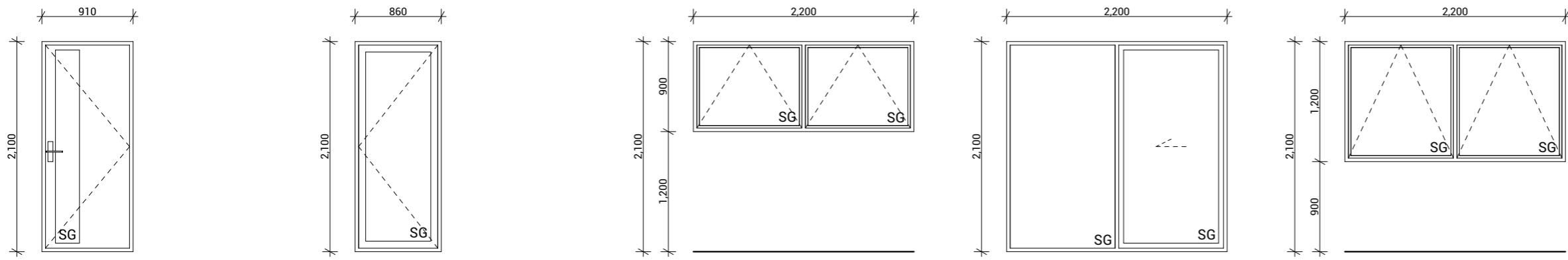
North Elevation 1:100



West Elevation 1:100

| | |
|----------------------------|--------------------------------------|
| Typology K08 Lot 56 | Client: Raukawa Iwi Development Ltd. |
| Tokoroa School Development | Job No: 24114 |
| Tokoroa | Date: 01/07/2025 |
| admin@primedesigns.co.nz | 04 528 8405 |





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

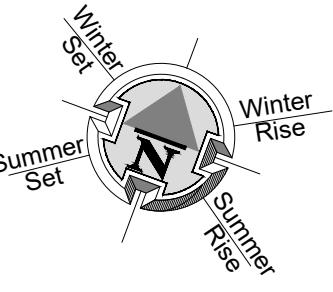
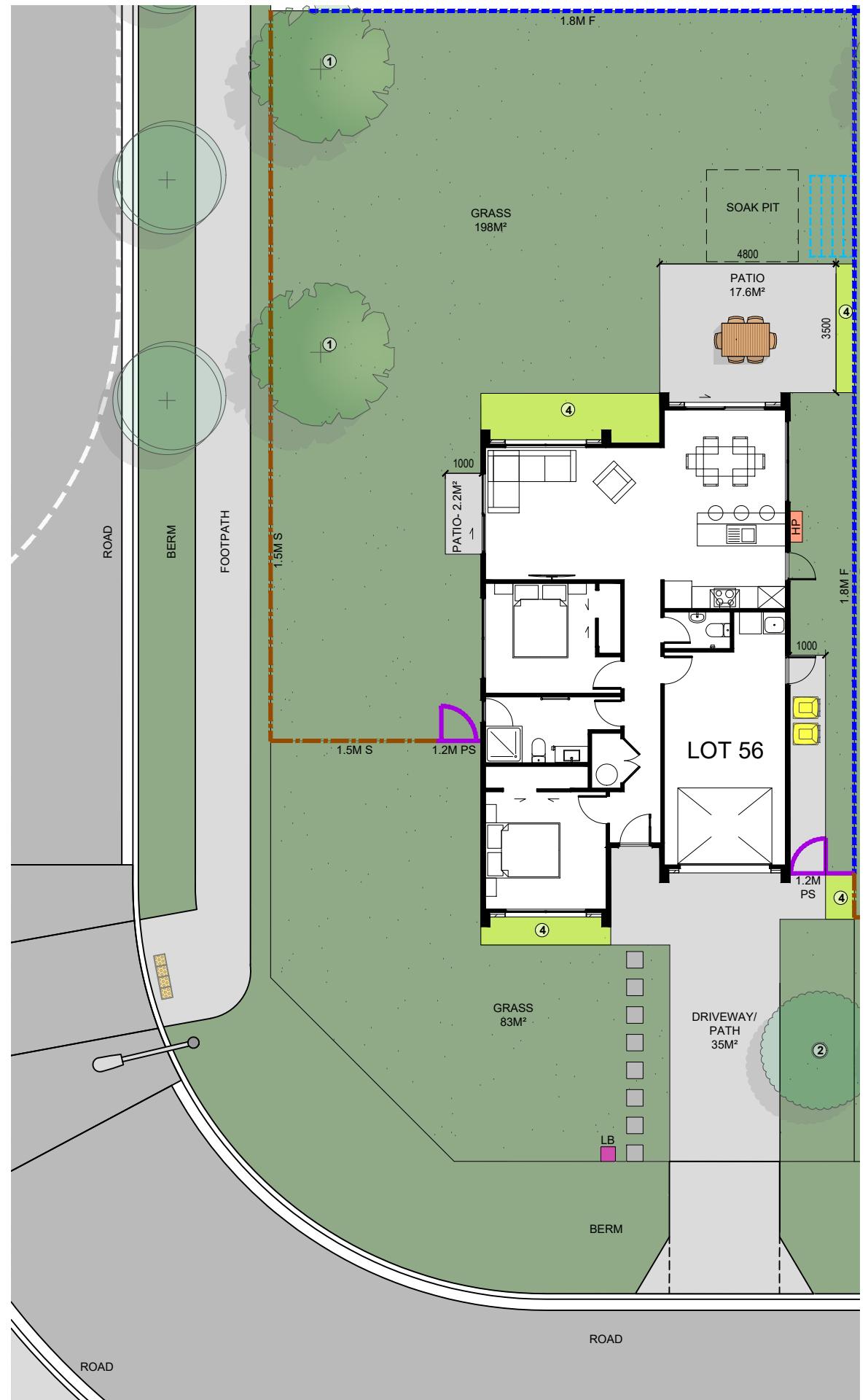
Reveal Depths

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 56 | Client: Raukawa Iwi Development Ltd. |   | 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 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 | | Drawing Sheet: Window & Door Schedule | Drawing No: 501 |



| | |
|--------------|---|
| | KARAEHE - GRASS |
| | RAIMA- CONCRETE. BRUSH FINISH |
| | ROAD. FINISH BY OTHERS |
| | KÖWHATU- 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 |
| D | 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. |

HOUSE OF ORANGE DESIGN

COPYRIGHT RETAINED BY HOUSE OF ORANGE DESIGN LTD.
CONTACT IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED.
IN CONJUNCTION WITH THE SUBDIVISION, ARCHITECTURAL & ENGINEERING DRAWINGS,
DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WHICH FALLS OVER 1M, STAIRS,
& SITE DRAINAGE, LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE
TO CONFIRM ALL LAYOUTS BEFORE CONSTRUCTION COMMENCES. FLOOR PLANS AND
SITE PLANS SUPPLIED BY OTHERS, JWF DON'T TAKE LIABILITY FOR ITS ACCURACY.

TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA

FOR COUNCIL

LANDSCAPE PLAN

| | |
|-------------------------|-----------|
| REV: 3 DATE: 24/07/2025 | SHEET No. |
| SCALE (A3): 1:150 | L1.56 |