

# 8 TE KOHA

LOT NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE (m <sup>2</sup> )	SECTION SIZE (m <sup>2</sup> )
11	3	2	125	444

LOT LOCATION ROAD 1 FRONTAGE

IN PARTNERSHIP WITH

**KA URUORA**

PROUDLY DEVELOPED BY

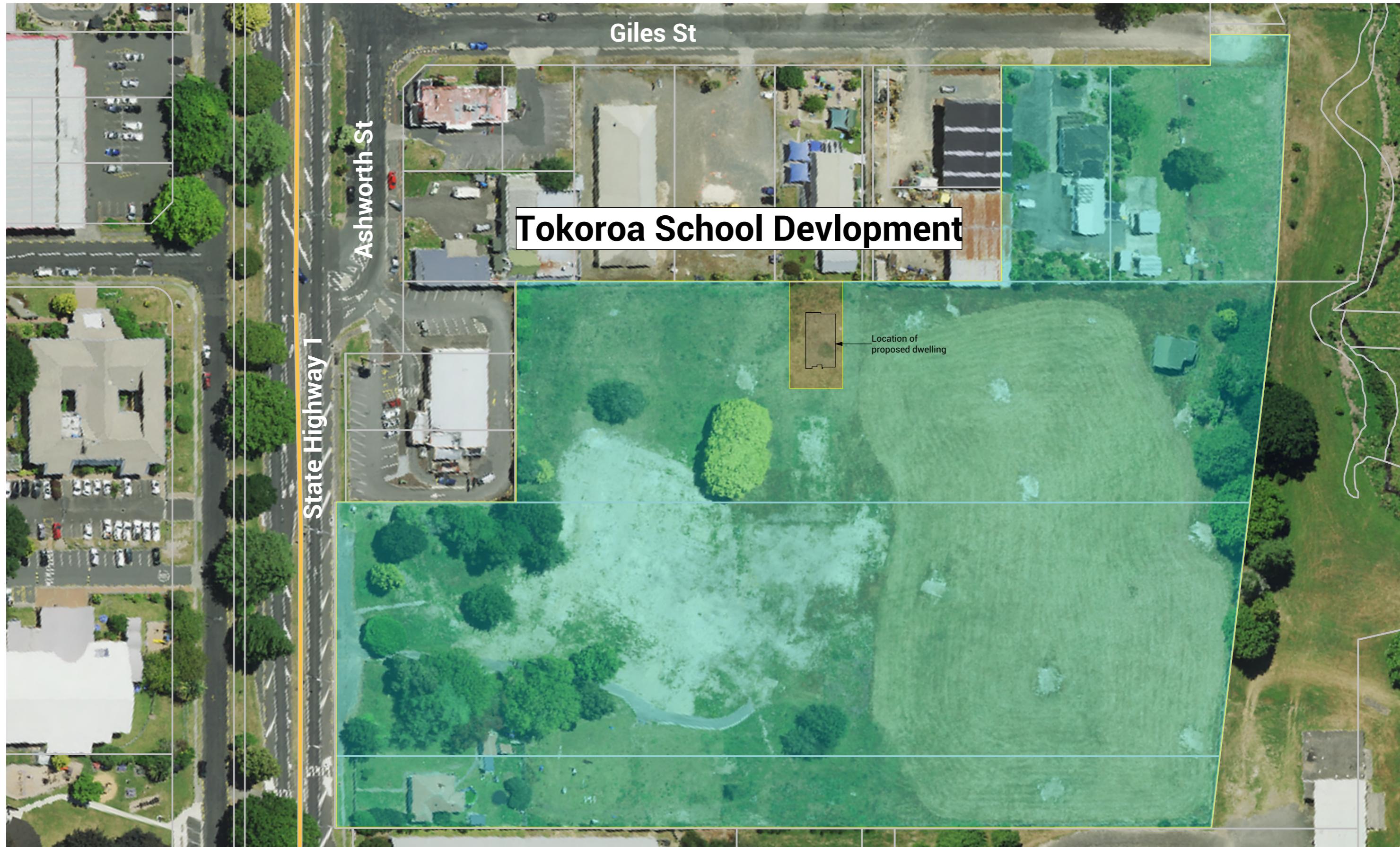
 **Raukawa**

[TEKOHA-TOKOROA.NZ](http://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	Acrylic
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	Topographical Survey	Envelope	Site Area	443.96m <sup>2</sup>
Wind Zone	High	Wall Insulation	90mm R2.2 Pink Batts Wall	Structural Engineer	N/A	Site Coverage	125.41m <sup>2</sup> /28.2%
Corrosion Zone	B	Ceiling Insulation	245mm R6 Pink Batts Superbatts	Geotechnical Engineer	HDGO Engineer	Floor Area	125m <sup>2</sup>
Earthquake Zone	2	Floor Insulation	N/A	Truss Manufacturer	ITM	Minimum Floor Level (to u/s floor)	+330
Liquefaction Zone	N/a	Wet Area Membrane	N/A				



Typology K011		Client: Raukawa Iwi Development Ltd.		 <b>PRIME DESIGNS</b> 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.		
Lot 11 - Tokoroa East School		Job No: 24114			Drawn By: B Buchanan-Smith				
Development		Date: 01/07/2025			Scale:				
admin@primedesigns.co.nz		04 528 8405			Drawing Sheet: Project Specifications				
					Drawing No: 102				



Typology K011

Client: Raukawa Iwi Development Ltd.

Lot 11 - Tokoroa East School  
Development

Job No: 24114  
Date: 01/07/2025

Print In Color

**PRIME DESIGNS**  
CREATIVE | FUNCTIONAL | ARCHITECTURE

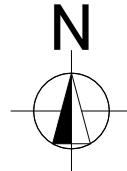
Drawing Set: **Working Drawings**

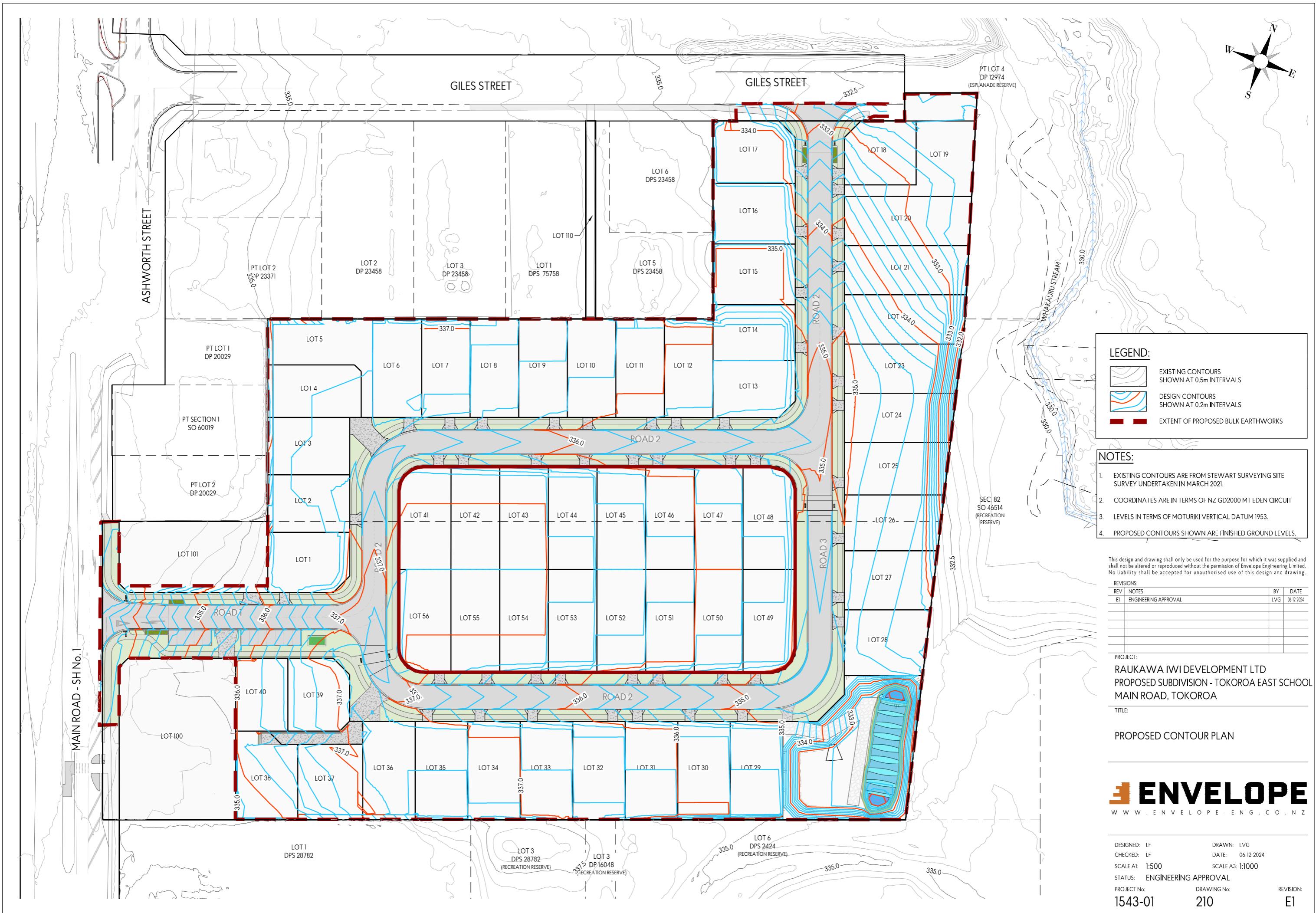
Drawn By: **B Buchanan-Smith**

Scale: **1:1000**

Drawing Sheet: **Site Location Plan**

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# 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 6,000mm<sup>2</sup> 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 ctrs. 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 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 ctrs regular spacing & 600mm ctrs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

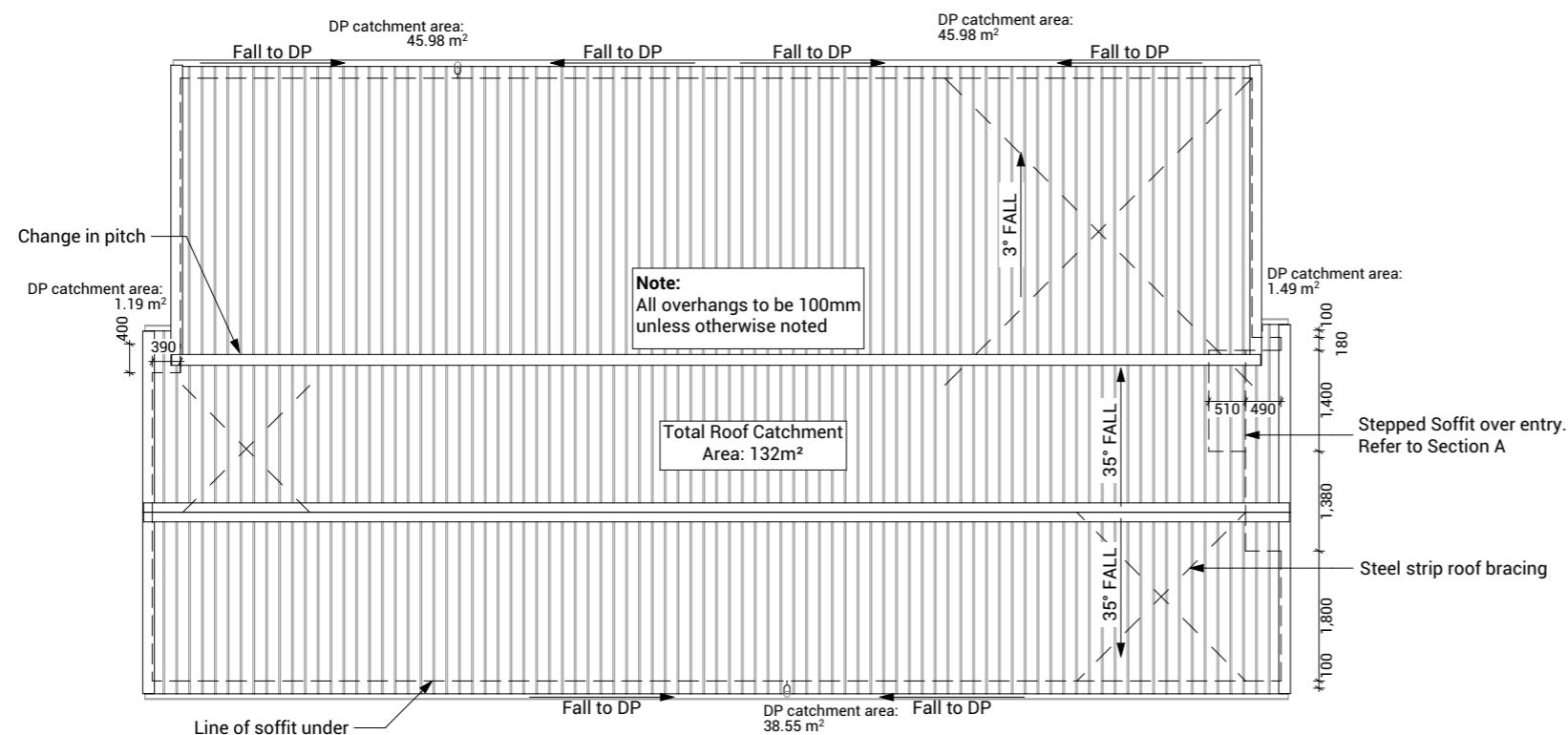
### Gable Verge Overhang (490mm)

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

## 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 ctrs. Soffits jointed with proprietary uPVC jointers.



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Development

Job No: 24114  
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: **Roof Plan**

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Drawing No: **108**



## 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
- 2⊕ 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 m<sup>2</sup> 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 m<sup>2</sup> 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

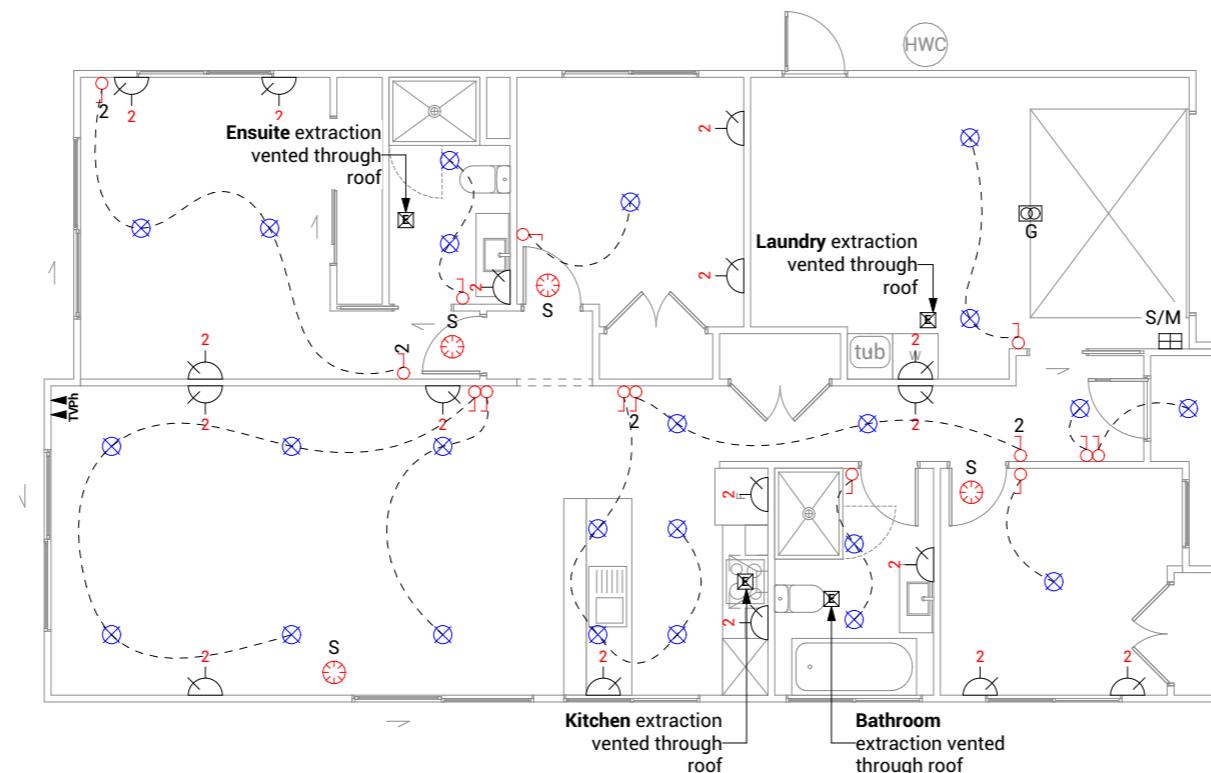
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

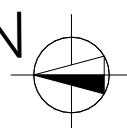
### Smoke detectors

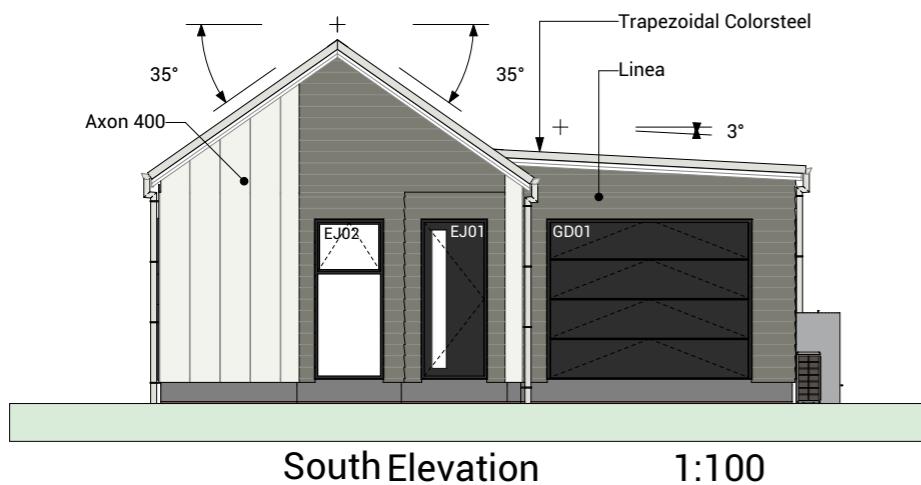
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm 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.

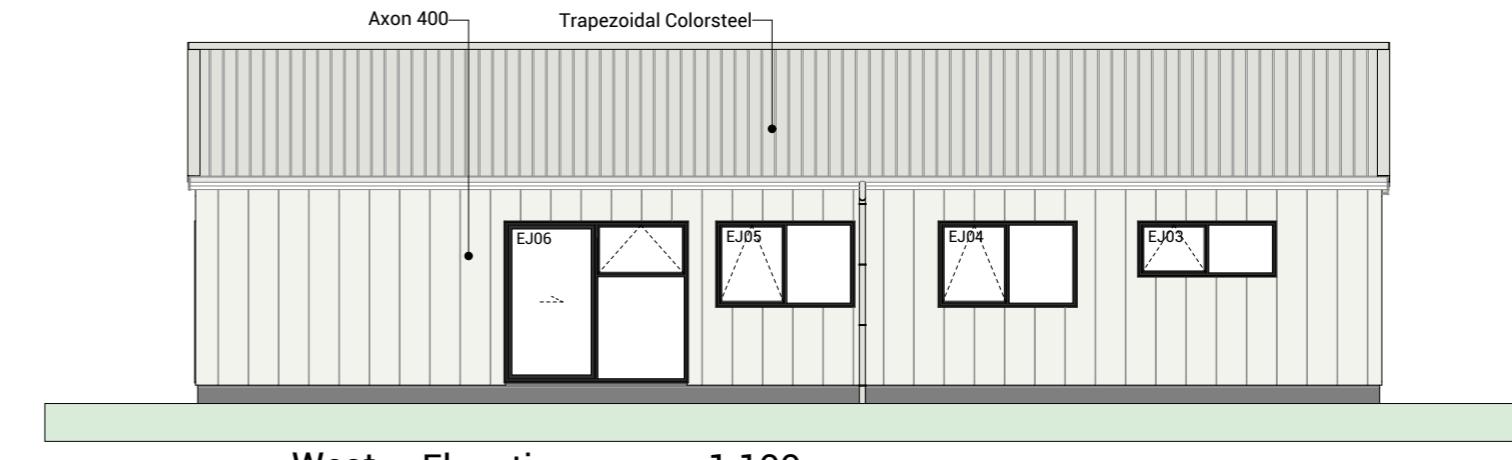


<b>Typology K011</b>		Client: <b>Raukawa Iwi Development Ltd.</b>		 Print In Color	Drawing Set: <b>Working Drawings</b>		All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.				
Lot 11 - Tokoroa East School		Job No: <b>24114</b>			Drawn By: <b>B Buchanan-Smith</b>						
Development		Date: <b>01/07/2025</b>			Scale: <b>1:100</b>						
admin@primedesigns.co.nz		04 528 8405			Drawing Sheet: <b>Electrical Plan</b>						
					Drawing No: <b>112</b>						



South Elevation

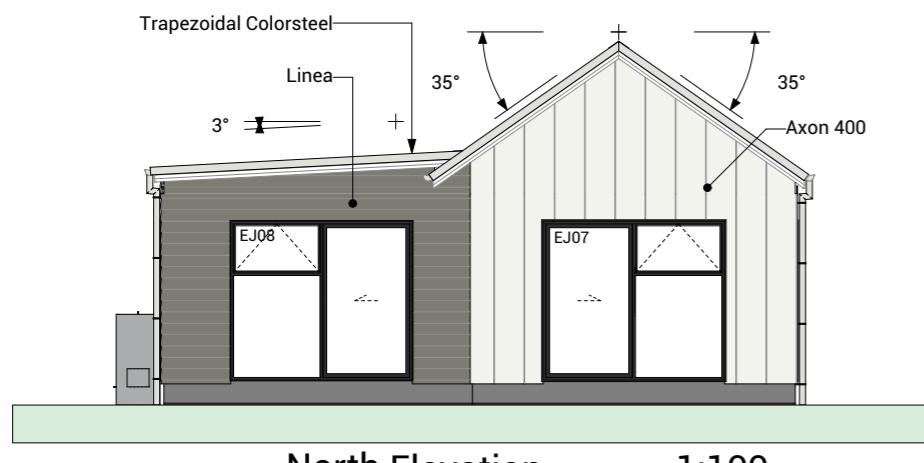
1:100



West Elevation

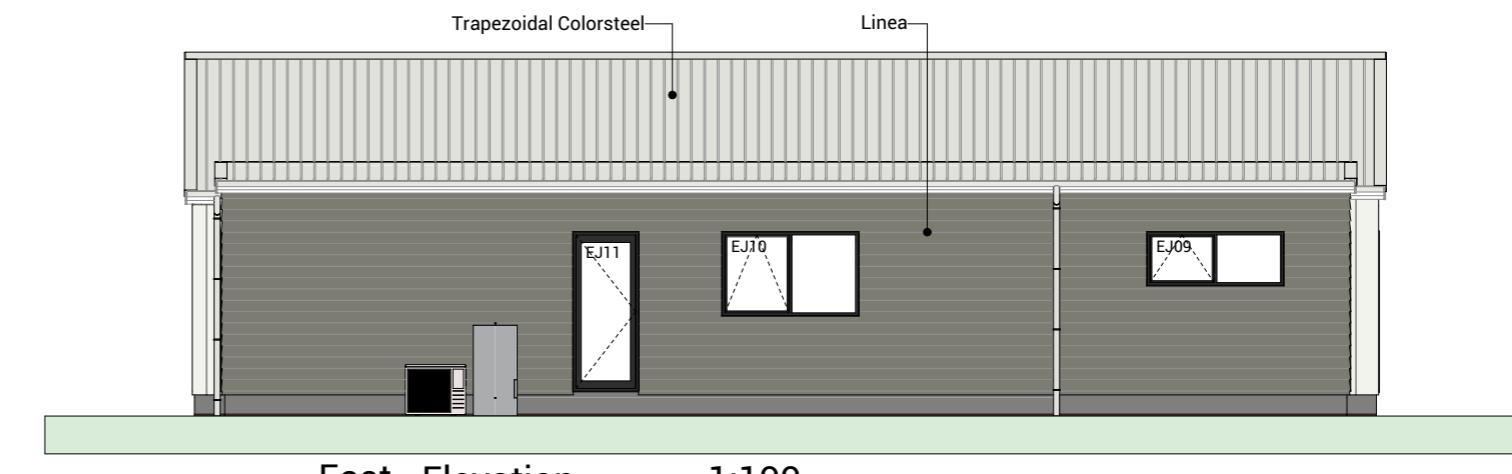
1:100

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	High risk	3
Eaves width	Very high risk	5
Envelope complexity	High risk	3
Deck design	Low risk	0
<b>Total Risk Score:</b>		<b>12</b>



North Elevation

1:100

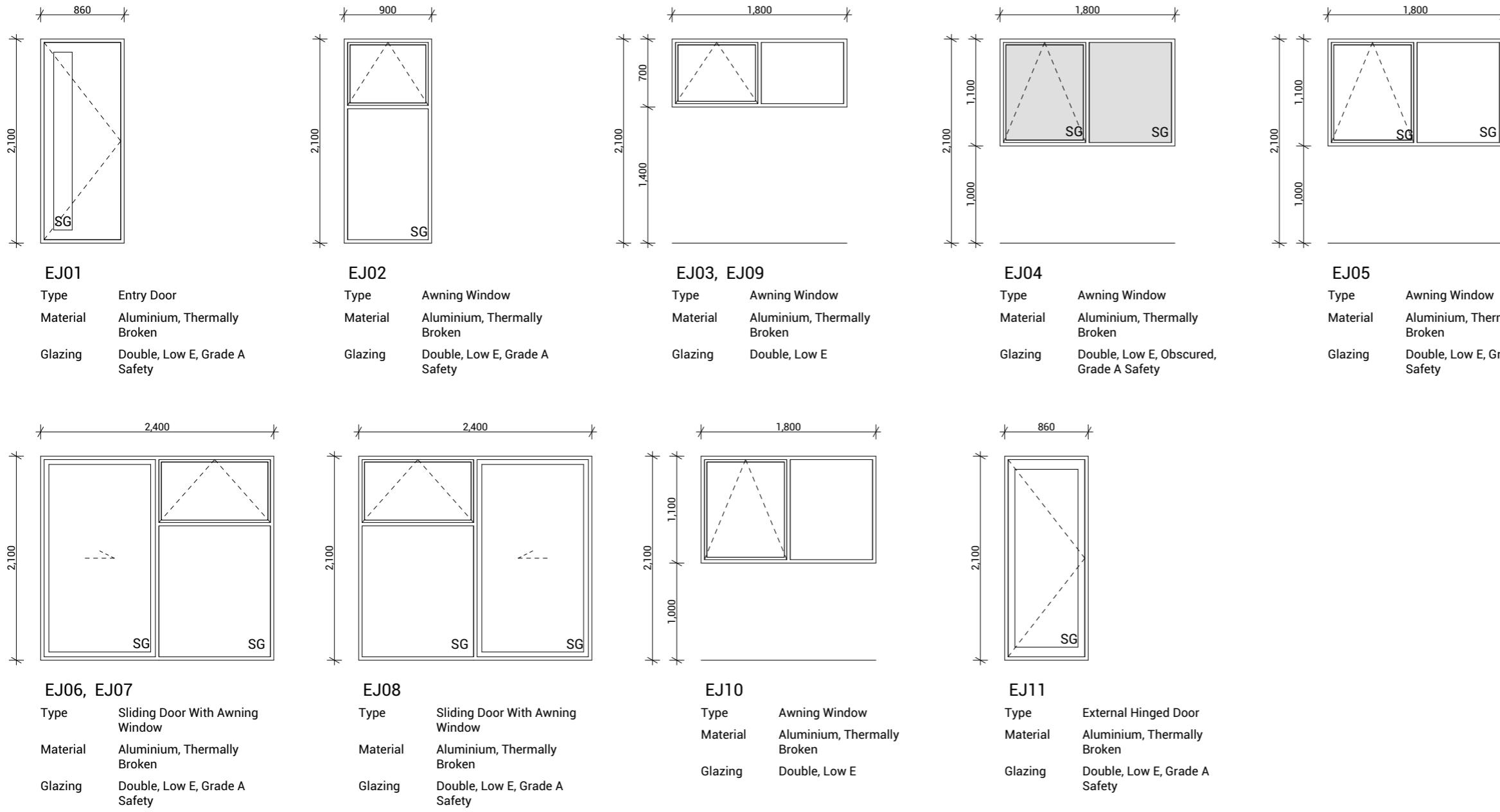


East Elevation

1:100

<b>Typology K011</b>	<b>Client:</b> Raukawa Iwi Development Ltd.
<b>Lot 11 - Tokoroa East School</b>	<b>Job No:</b> 24114
<b>Development</b>	<b>Date:</b> 01/07/2025
admin@primedesigns.co.nz	04 528 8405





## 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

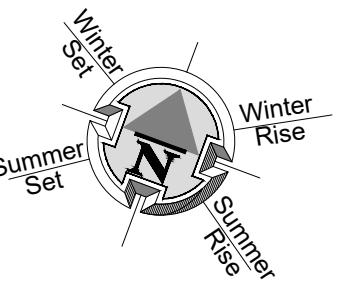
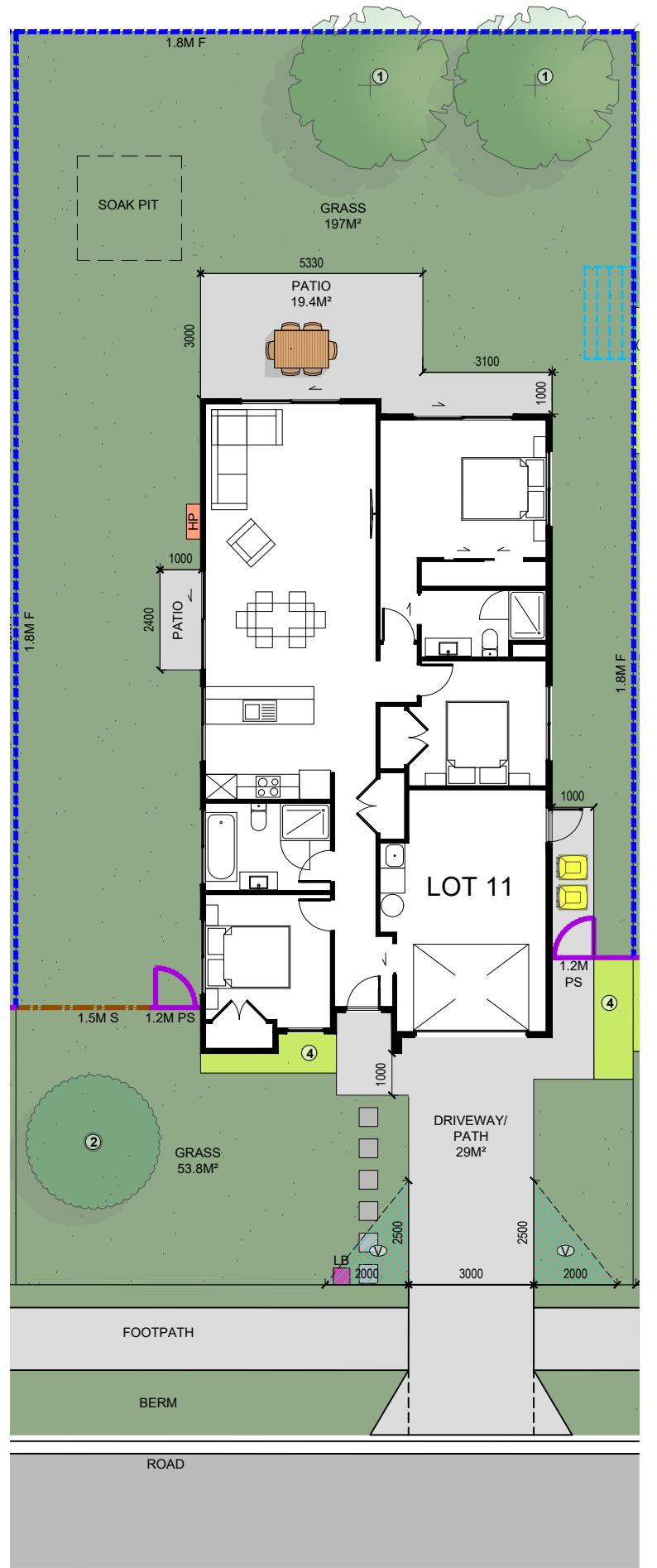
### Reveal Depths

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.

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Development		Date: <b>01/07/2025</b>			Scale: <b>1:50</b>				
admin@primedesigns.co.nz		04 528 8405			Drawing Sheet: <b>Window &amp; Door Schedule</b>				
Drawing No: <b>501</b>									



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

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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		L1.11