

TE KOHA

LOT NUMBER

11

BEDROOMS

3

BATHROOMS

2

HOUSE SIZE (m²)

125

SECTION SIZE (m²)

444

LOT LOCATION ROAD 1 FRONTAGE

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	Acyrlic
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	443.96m ²
Corrosion Zone	B	Ceiling Insulation	245mm R6 Pink Batts Superbatts	Structural Engineer	N/A	Site Coverage	125.41m ² /28.2%
Earthquake Zone	2	Floor Insulation	N/A	Geotechnical Engineer	HDGO Engineer	Floor Area	125m ²
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 11 - 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:



Typology K011 Client: Raukawa Iwi Development Ltd.

Lot 11 - 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

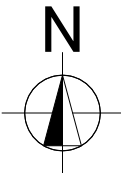
Drawn By: B Buchanan-Smith

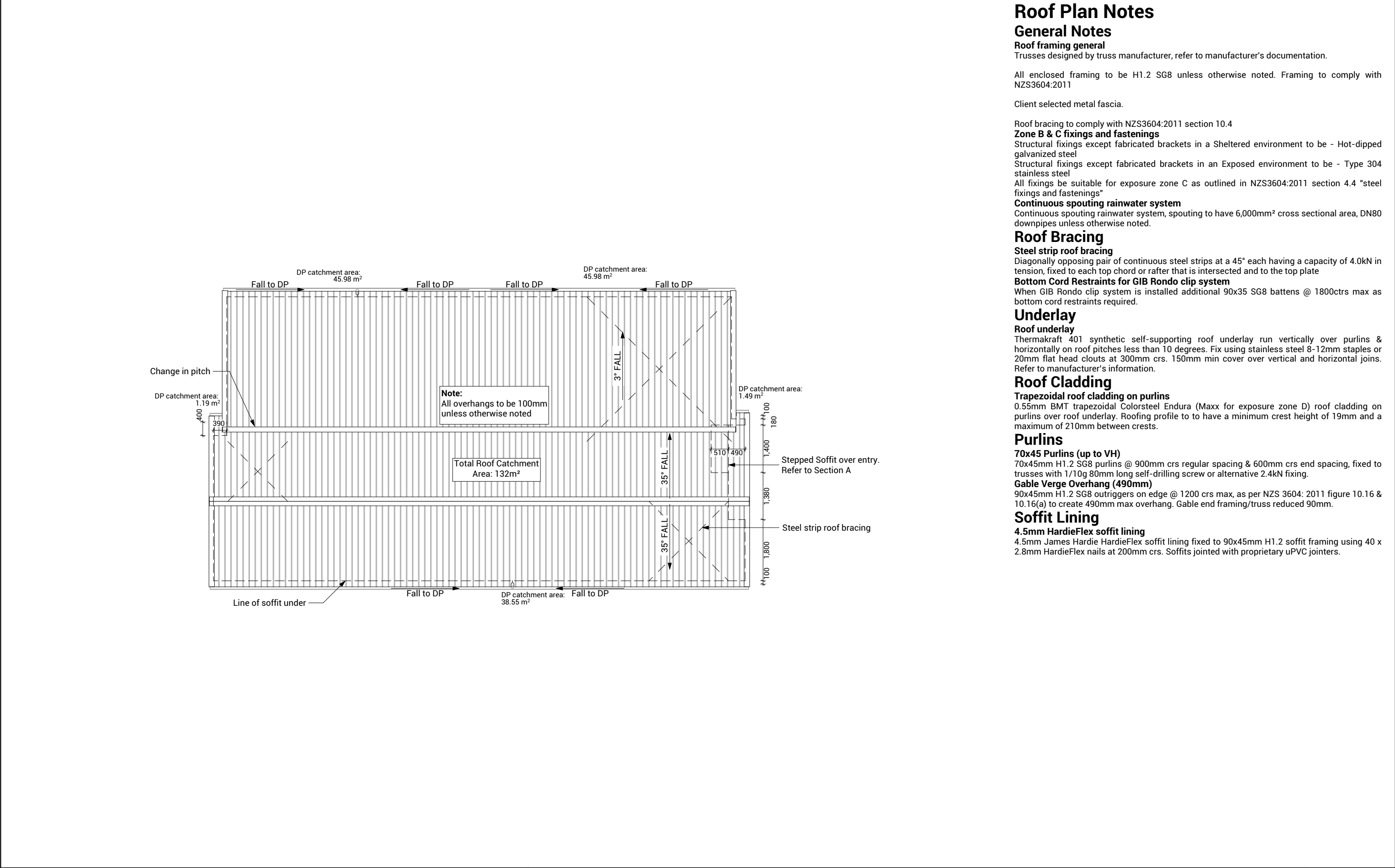
Scale: 1:1000

Drawing Sheet: Site Location Plan

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: 103





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 6,000mm² 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 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 (490mm)
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.

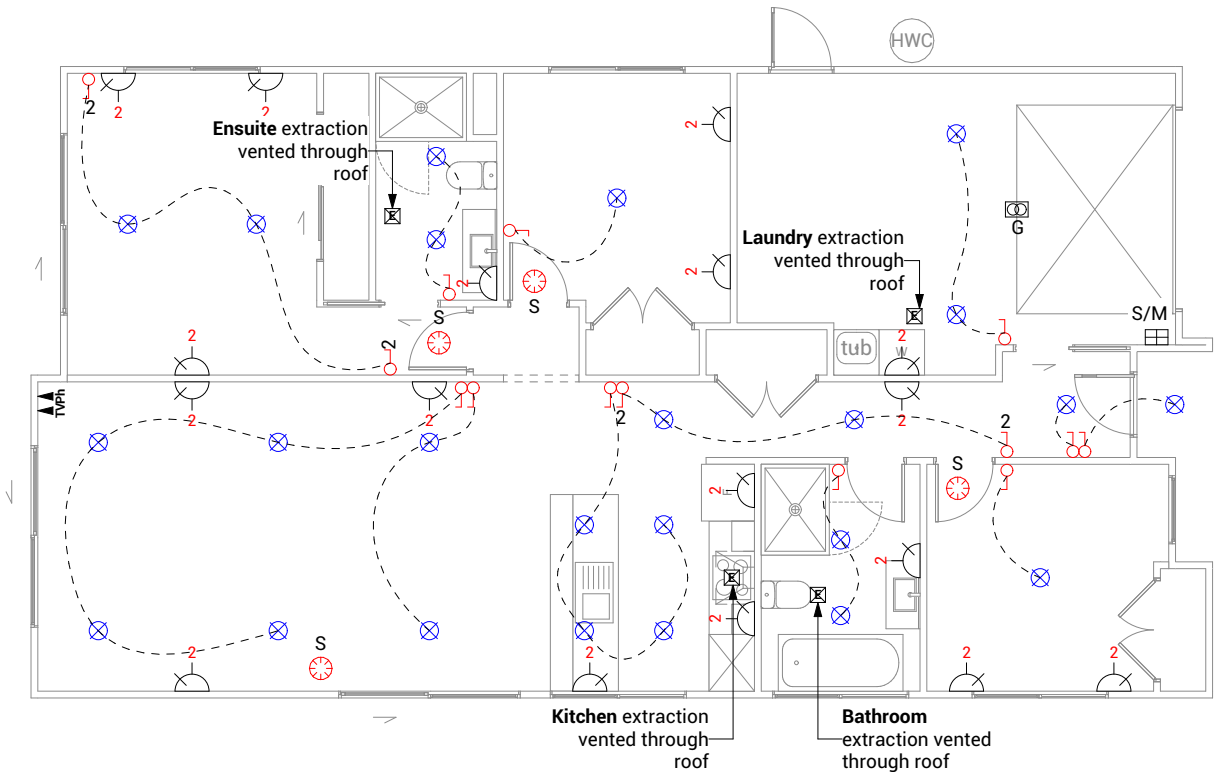
Soffit Lining

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 K011		Client: Raukawa Iwi Development Ltd.		 Print In Color	Drawing Set: Working Drawings		<div>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.</div> 	
Lot 11 - Tokoroa East School Development		Job No: 24114			Drawn By: B Buchanan-Smith			
		Date: 01/07/2025			Scale: 1:100			
admin@primedesigns.co.nz		04 528 8405		3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet: Roof Plan		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
-  1
- Light switch
-  2
- Two way light switch
-  X
- 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.

Typology K011 Client: Raukawa Iwi Development Ltd.

Lot 11 - 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

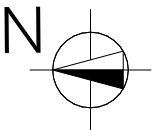
Drawn By: B Buchanan-Smith

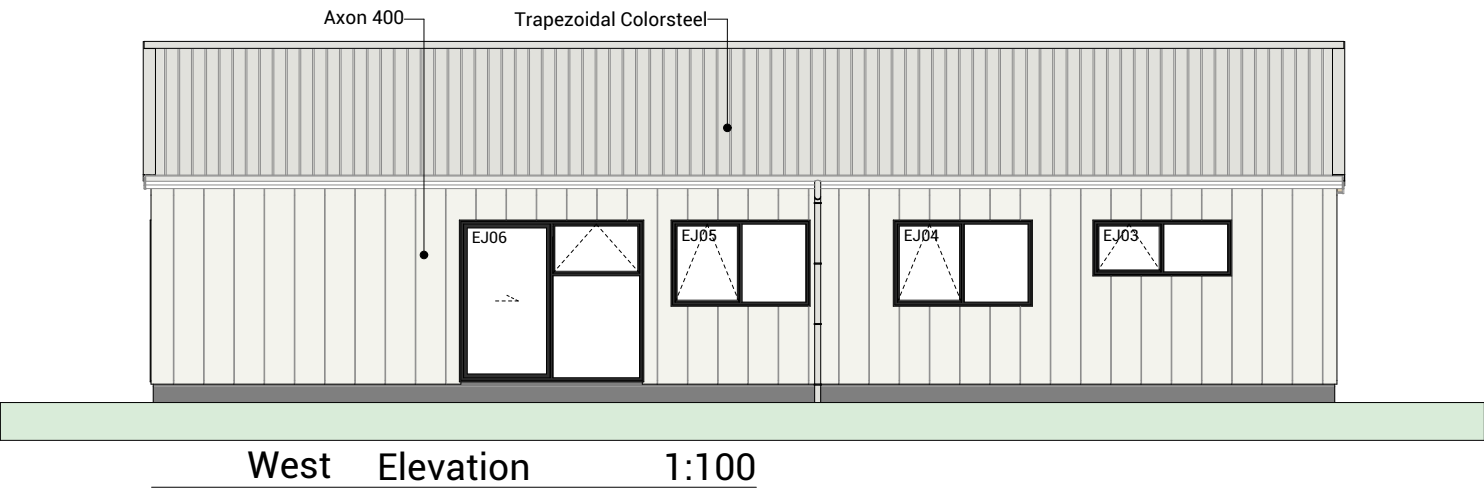
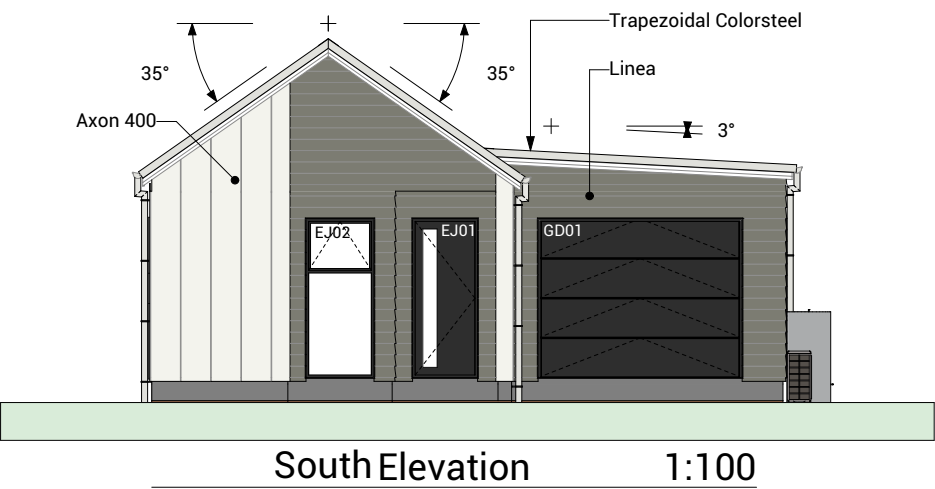
Scale: 1:100

Drawing Sheet: Electrical Plan

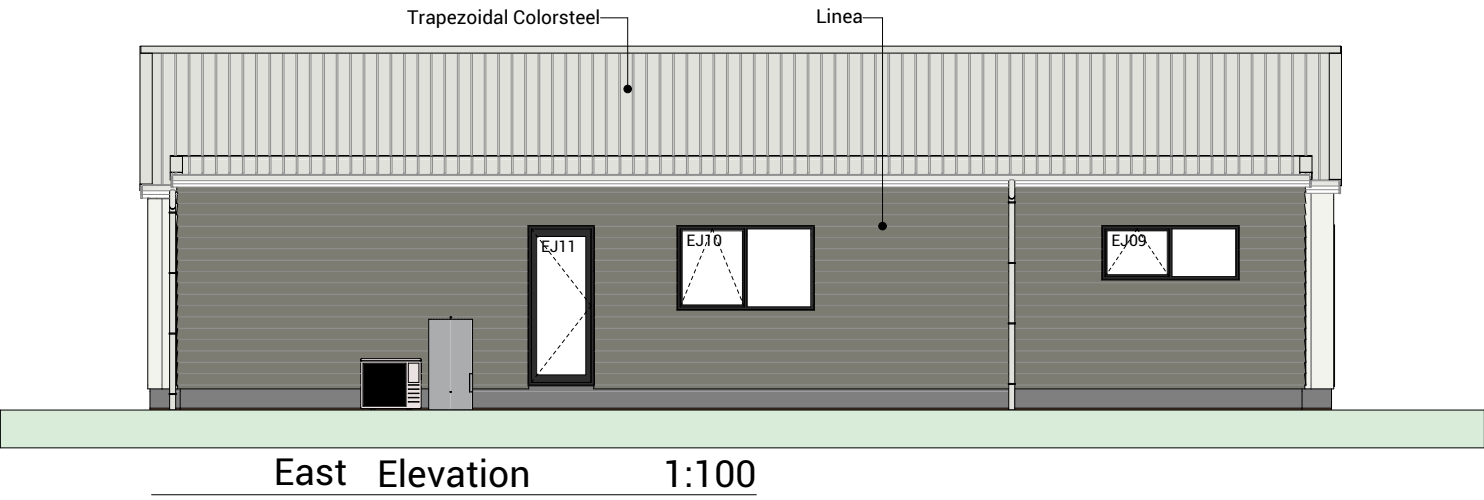
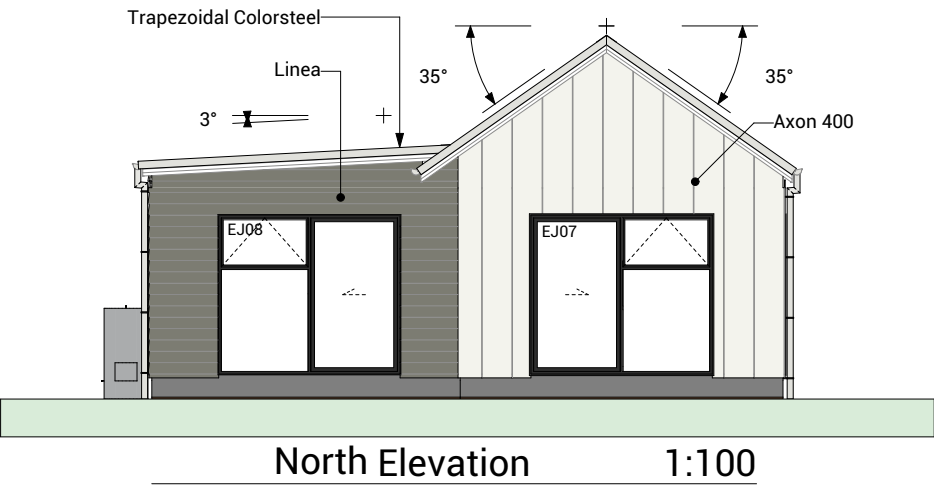
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 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



Typology K011 Client: Raukawa Iwi Development Ltd.

Lot 11 - 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

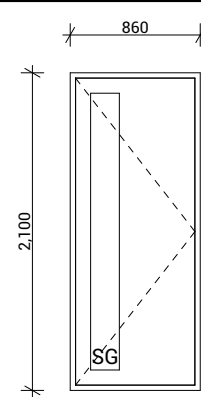
Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Elevations

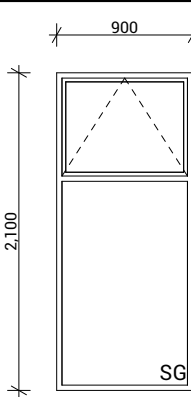
All work must comply with relevant NZS & council requirements. All dimensions to be verified on site by contractor prior to commencing work, do not scale from drawings. If there are any inaccuracies with the drawings please contact designer immediately. Copyright for design & drawings retained by Prime Designs New Zealand Limited.

Drawing No: 301



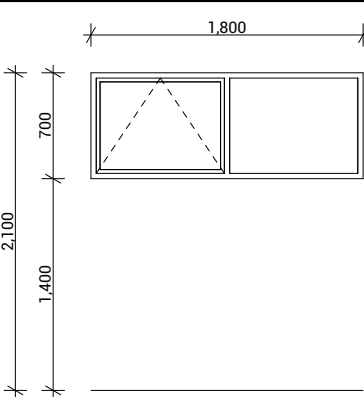
EJ01

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



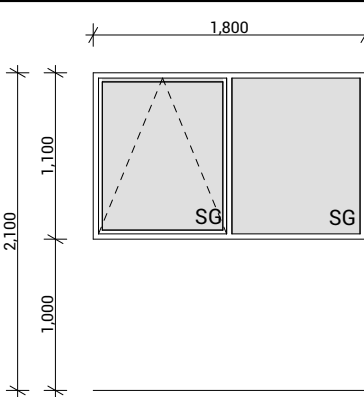
EJ02

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



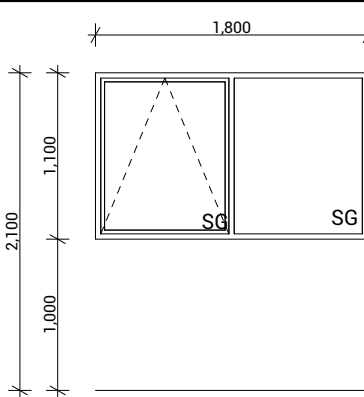
EJ03, EJ09

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



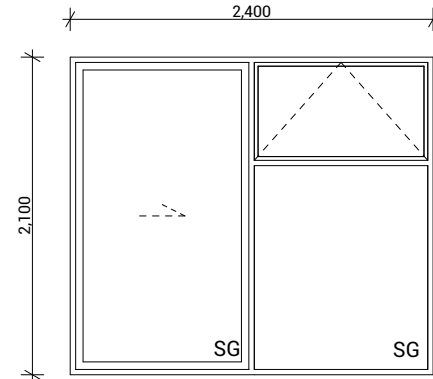
EJ04

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



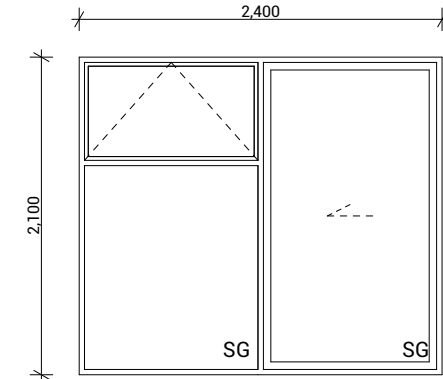
EJ05

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



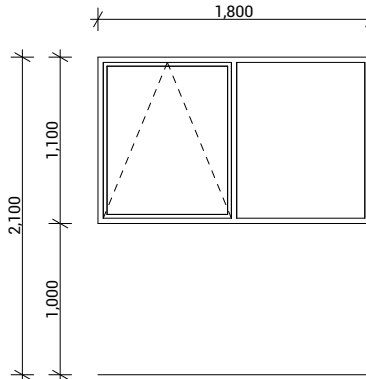
EJ06, EJ07

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



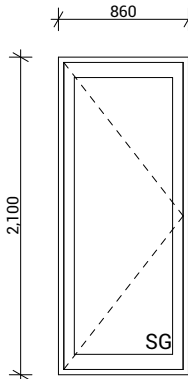
EJ08

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.

Typology K011 Client: **Raukawa Iwi Development Ltd.**

Lot 11 - 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**

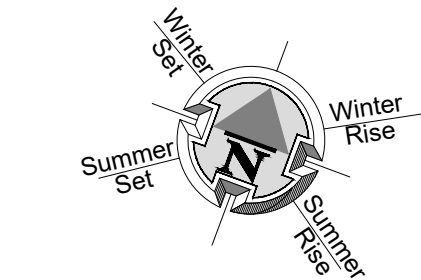
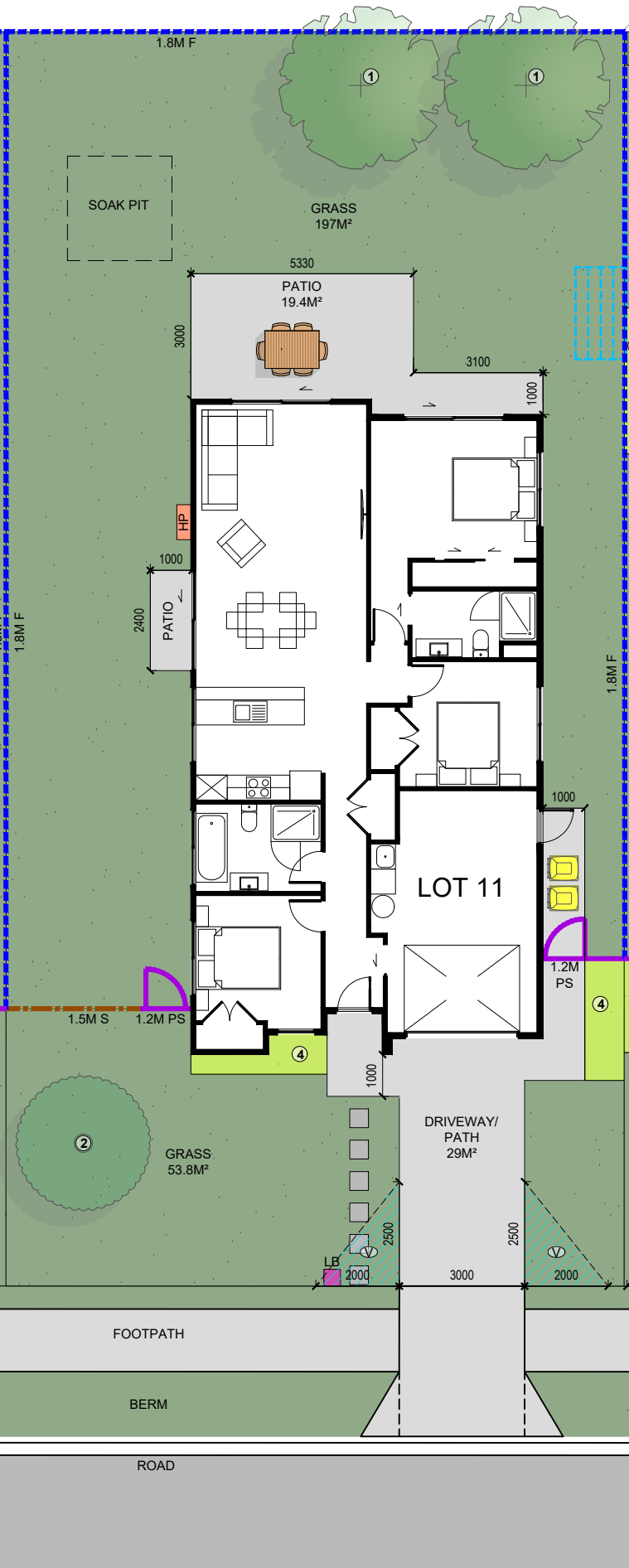
Drawn By: **B Buchanan-Smith**

Scale: **1:50**

Drawing Sheet: **Window & Door Schedule**

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: **501**



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

OD

HOUSE OF ORANGE

DESIGN

LIMITED

COPYRIGHT RETAINED BY HOUSE OF ORANGE DESIGN LTD.
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		L1.11