

8 TE KOHA

LOT NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE (m ²)	SECTION SIZE (m ²)
13	3	2	127	423

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	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 Axon 133	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	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	Refer to Resource Consent	Wall Underlay	Thermakraft Watergate Plus	CONSULTANTS		SITE/BUILDING INFORMATION		
Resource Consent #	RM230072	Roof Underlay	Thermakraft Covertek 401	Topographical Survey	Envelope Engineering	Site Area		423.46m ²
Wind Zone	High as per NZS3604	Wall Insulation	90mm Pink Batts R2.2	Structural Engineer	N/A	Site Coverage		131.26m ² /31%
Corrosion Zone	B	Ceiling Insulation	245mm Pink Batts Superbatts R6 Ceiling	Geotechnical Engineer	HDGO Engineering	Floor Area		127.02m ²
Earthquake Zone	2	Floor Insulation	N/A	Truss Manufacturer	ITM	Minimum Floor Level (to u/s floor)		To NZBC
		Wet Area Membrane	N/A					



Artistic impression only, not to be used for construction

Typology K05.1A	Lot 13	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:			
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt			Drawing Sheet: Project Specification			
							Drawing No:	102



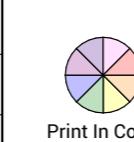
Typology K05.1A Lot 13 Client: Raukawa Iwi Development Ltd.

Tokoroa School Development Job No: 24114

Tokoroa Date: 01/07/2025

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04 528 8405



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CREATIVE | FUNCTIONAL | ARCHITECTURE

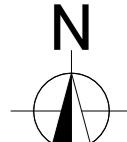
Drawing Set: **Working Drawings**

Drawn By: **B Buchanan-Smith**

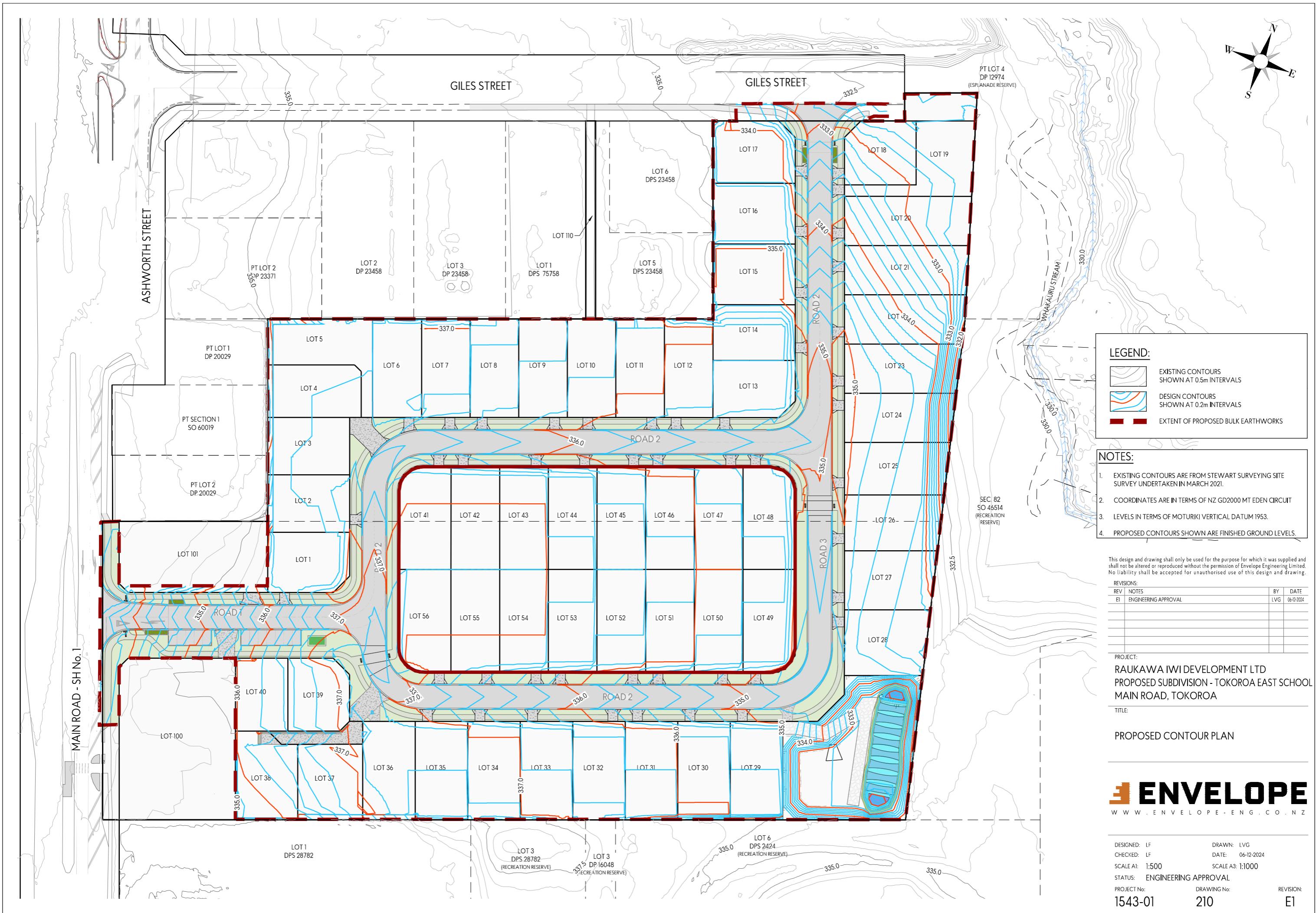
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Drawing Sheet: **Site Location Plan**

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Drawing No: **103**



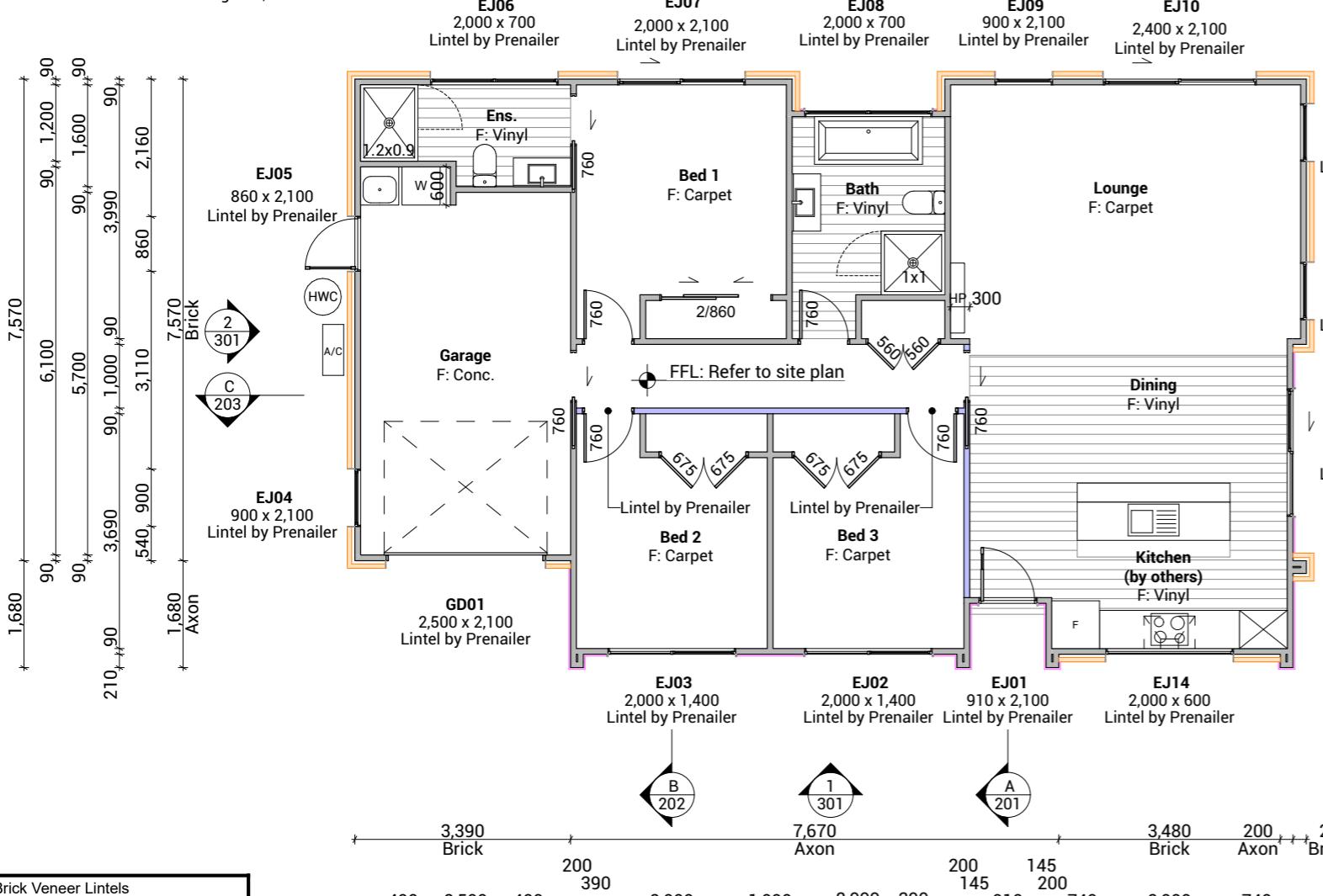
Cladding Legend

James Hardie Axon 133

Brick

Wall Legend

Internal Load-bearing wall,



Brick Veneer Lintels

GD01	80x80x6 L
EJ04	60x60x6 L
EJ06	60x60x6 L
EJ07	60x60x6 L
EJ09	60x60x6 L
EJ10	80x80x6 L
EJ11	60x60x6 L

Refer to NZBC E2/AS1 section 9.2.9

EJ05	100x75x6
EJ12	100x75x6
EJ14	100x75x6

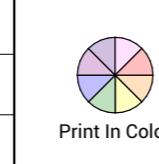
Refer to CBPMA "Two Storey Clay Brick Veneer Construction Made Easy" Table 6

Typology K05.1A Lot 13 Client: Raukawa Iwi Development Ltd.

Tokoroa School Development Job No: 24114

Tokoroa Date: 01/07/2025

admin@primedesigns.co.nz



Floor Plan Notes

Walls

Wall framing general

2/90x45mm top plates to all walls. Nog for all fittings, fixtures, linings, bracing panels & trims
Wall framing height to be 2465mm 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 ctrs 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 ctrs & 90x45 dwangs spaced at 800mm ctrs. to 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 ctrs 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 ctrs

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 Axon Panel over 20mm cavity

James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm ctrs. 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.

Brick veneer over cavity

70 series brick veneer, over 50mm drained cavity and wall underlay. EH wall ties @ 400mm ctrs vertically and 600mm ctrs 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 ctrs 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

Steel lintel corrosion protection to comply with E2/AS1 Table 18D Zone B	
Table 18D: Corrosion protection to lintels Paragraph 9.2.9, Table 18E	
316 or 316L or 304L stainless steel or	600 g/m ² galvanising on mild steel(1) or
600 g/m ² galvanising on mild steel plus duplex coating(1)	300 g/m ² galvanising on mild steel plus duplex coating(1)
Zone B Yes	Yes
Zone C Yes	Yes
Zone D Yes	Yes

1) To AS/NZS 2699.3
2) 304 stainless steel will exhibit greater levels of surface rusting than 316 stainless steel, especially where not exposed to rain/washing.

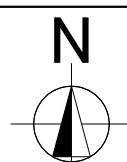
Drawing Set: **Working Drawings**

Drawn By: **B Buchanan-Smith**

Scale: **1:100**

Drawing Sheet: **Floor Plan**

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Drawing No: **107**

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"

Fixings and fastenings all Zones

Nail plates, wire dogs & bolts in roof spaces and closed environments to be continuously coated galvanized steel or Hot-dipped galvanized steel

Continuous spouting rainwater system

Continuous spouting rainwater system, spouting to have 8,000mm² 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 @ 1800ctr 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 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.

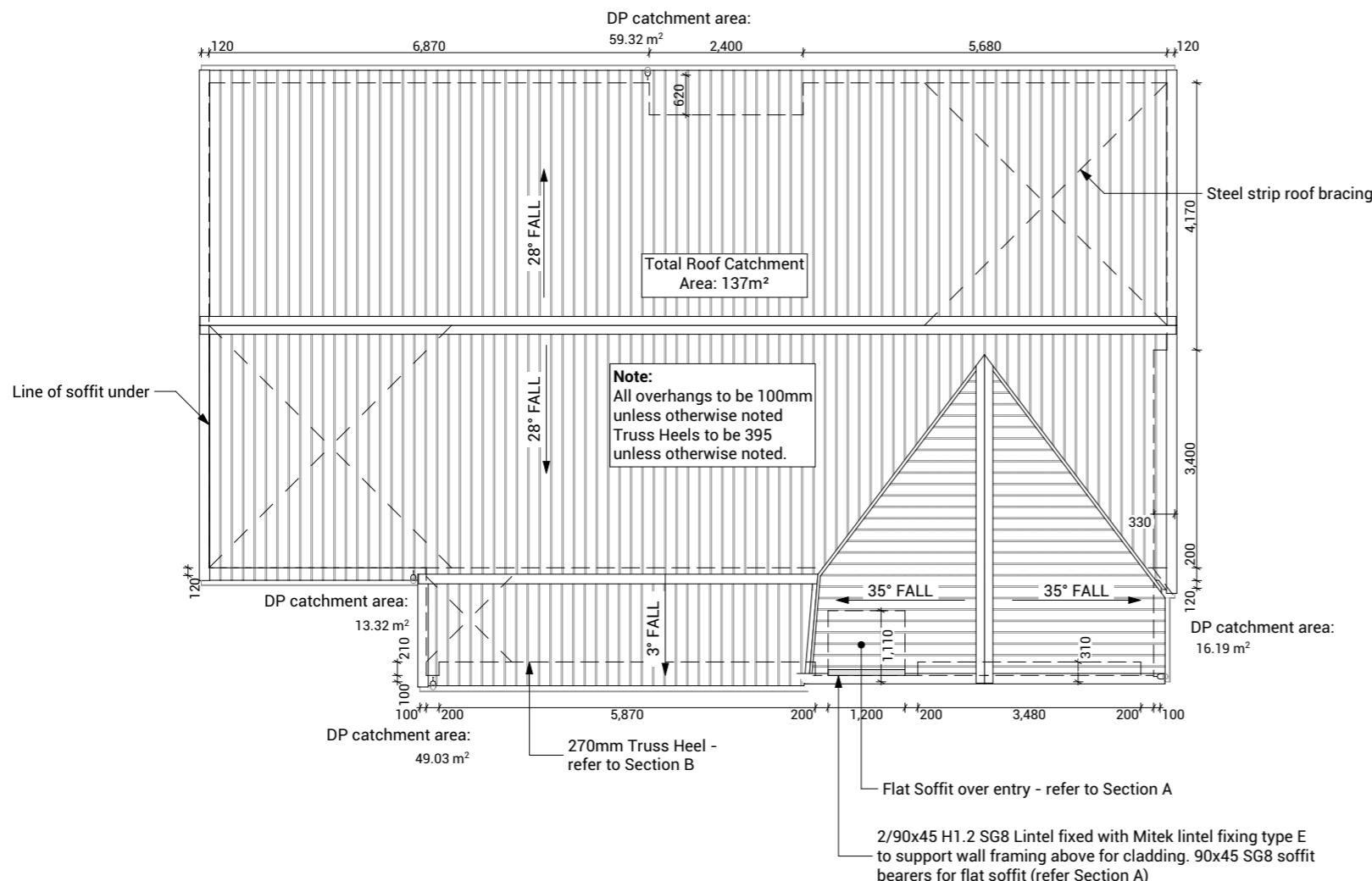
Gable Verge Overhang (330mm)

90x45mm H1.2 SG8 purlins fixed as per regular purlins to minimum 3 truss top cords or rafters to create 450mm 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 joiners.



Typology K05.1A	Lot 13	Client: Raukawa Iwi Development Ltd.
Tokoroa School Development	Job No:	24114
Tokoroa	Date:	01/07/2025
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt



Electrical Legend

 S/M	Smart Meter
 G	Garage door motor
 S	Smoke detector
 E	Extractor fan
 Ph	Power point
 Ph	Phone outlet
 TV	Television outlet
 L	Light switch
 L	Two way light switch
 L	Recessed downlight
 L	Ext. Security Light (Sesored)
 HP	Heat Pump
 AC	Air conditioning

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

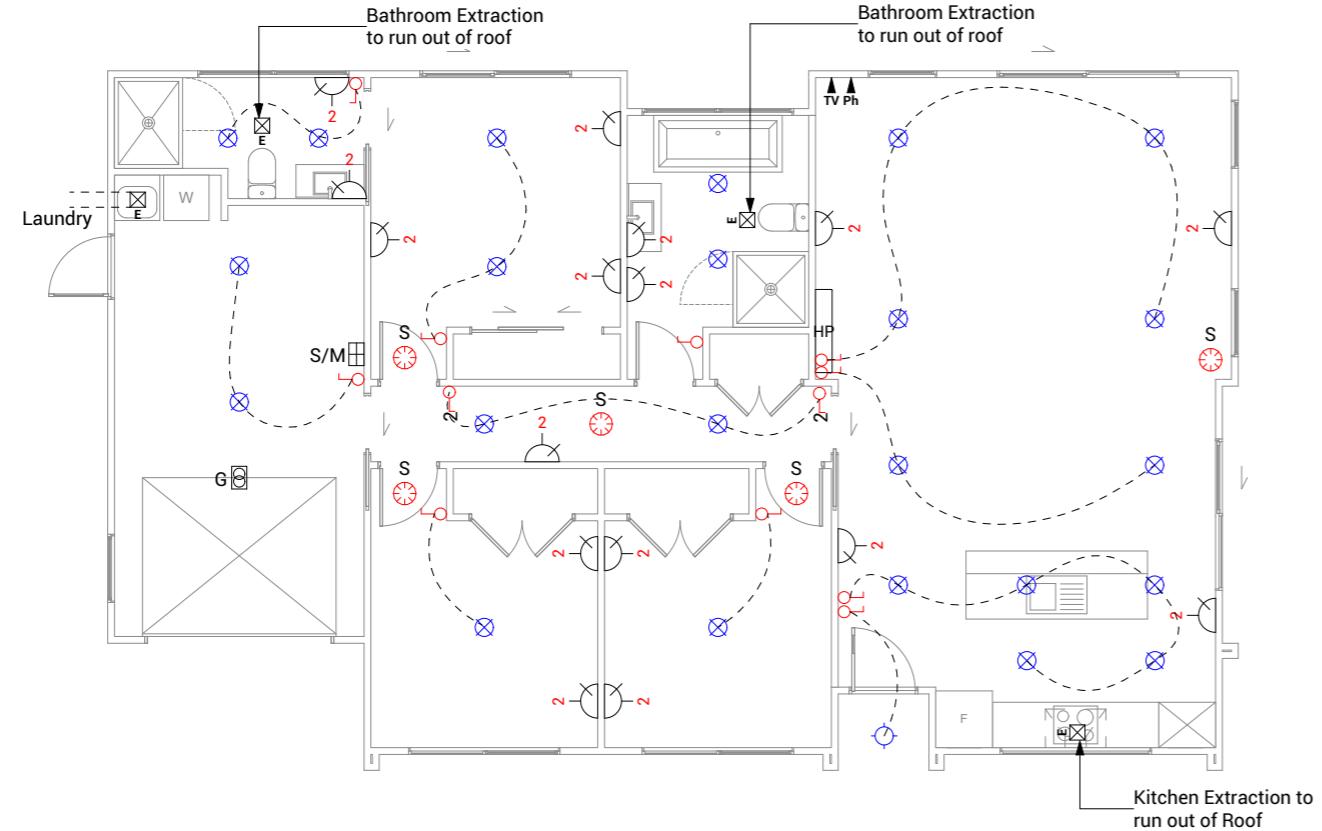
Downlights to be CA135, CA180, IC, or IC-F to comply with AS/NZS 60598.2.2 Amendment A

Smoke detectors

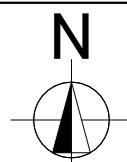
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm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

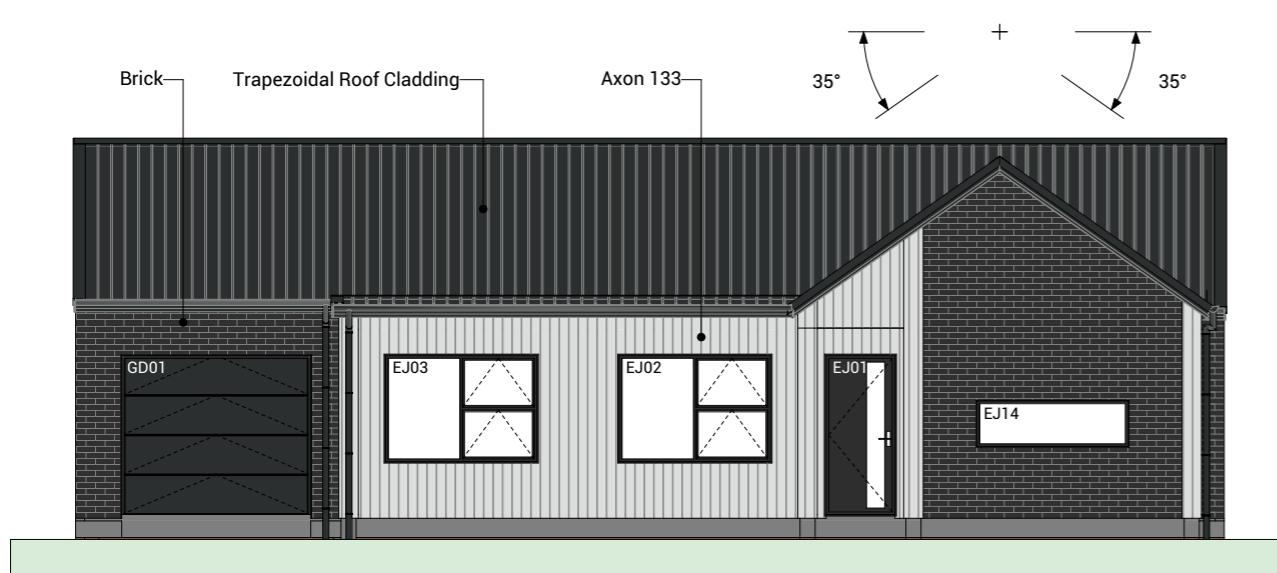
Mechanical ventilation

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.

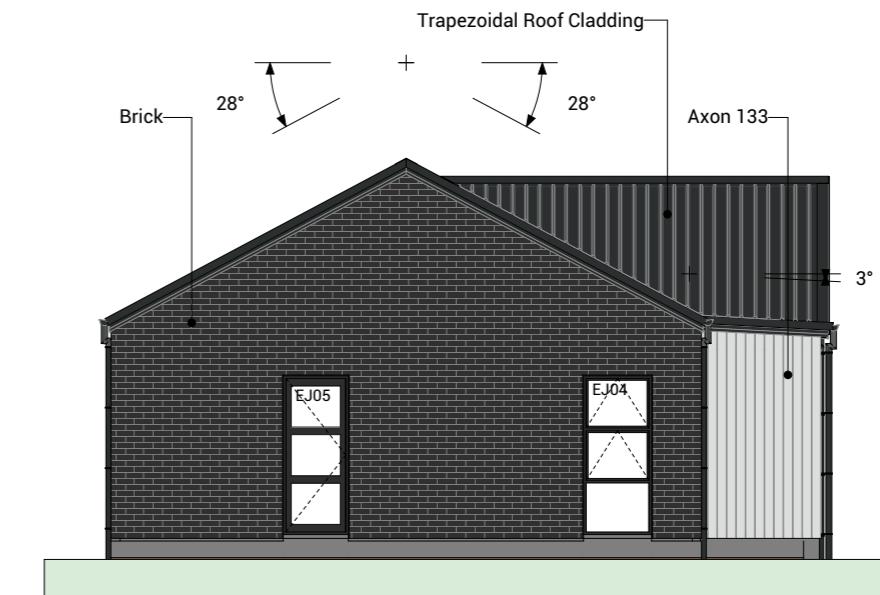


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Tokoroa School Development	Job No:	24114
Tokoroa	Date:	01/07/2025
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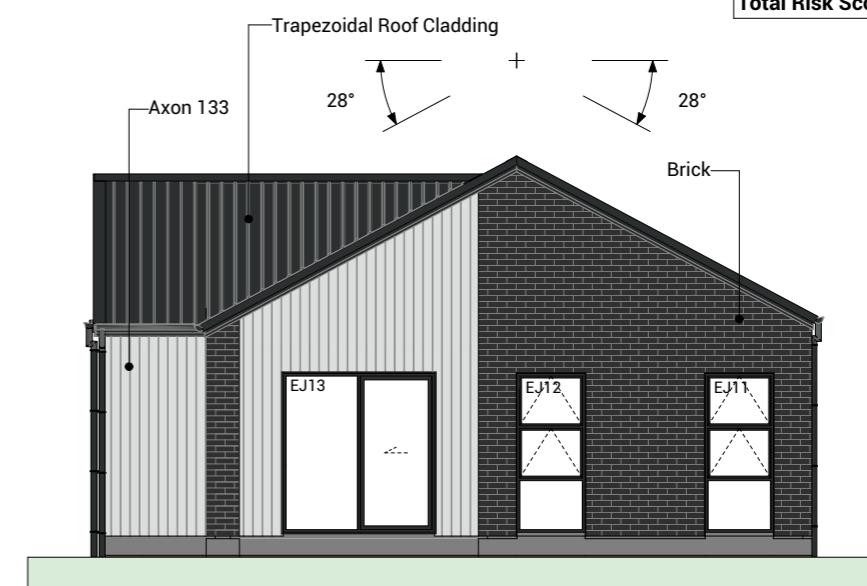
South Elevation 1 1:100



West Elevation 2 1:100



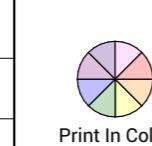
North Elevation 3 1:100

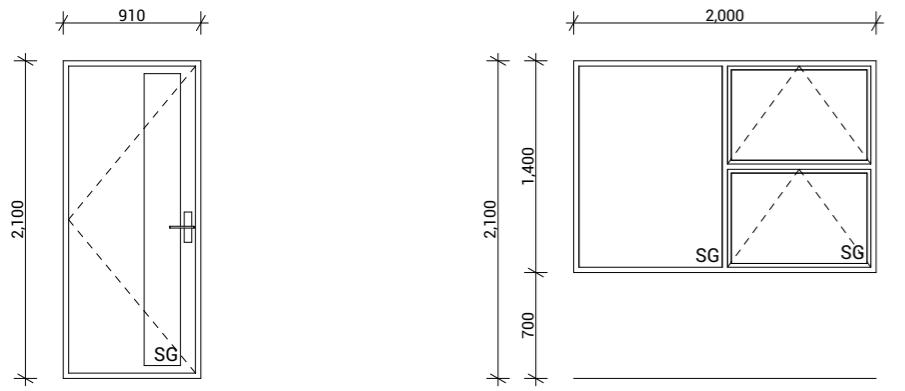


East Elevation 4 1:100

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	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10

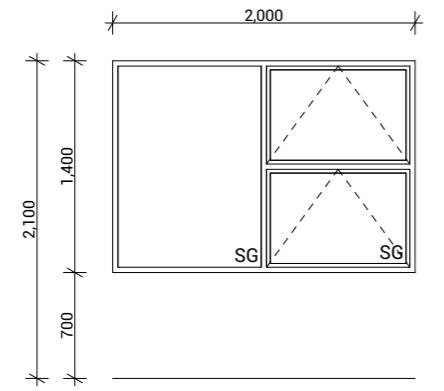
Typology K05.1A	Lot 13	Client: Raukawa Iwi Development Ltd.
Tokoroa School Development	Job No:	24114
Tokoroa	Date:	01/07/2025
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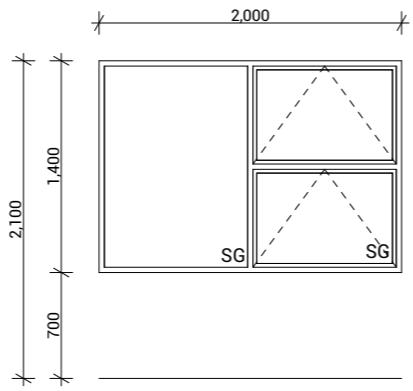
EJ01

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



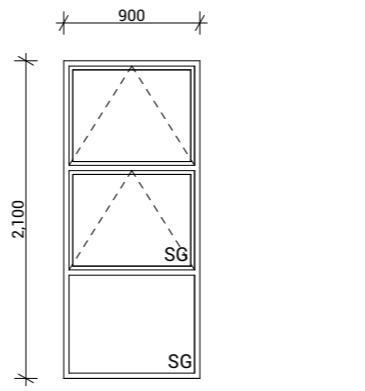
EJ02

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



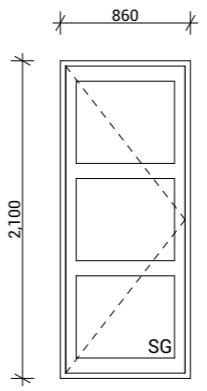
EJ03

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



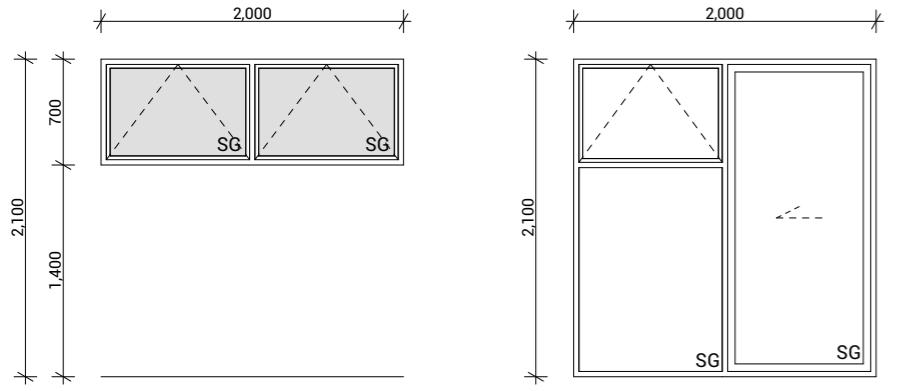
EJ04, EJ09, EJ11, EJ12

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



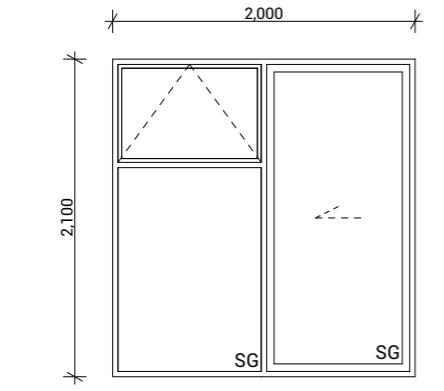
EJ05

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



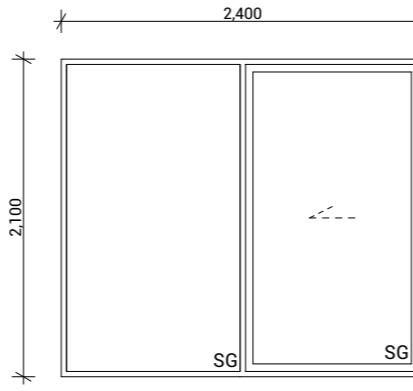
EJ06, EJ08

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



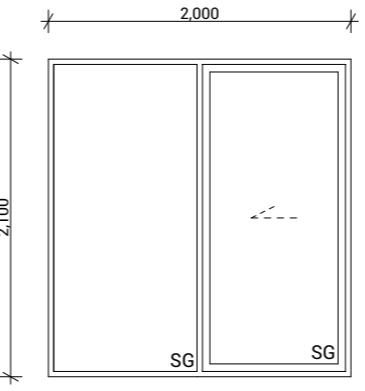
EJ07

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



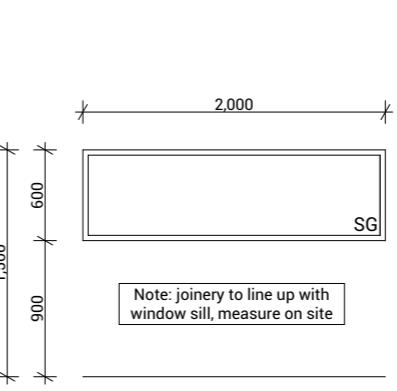
EJ10

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



EJ13

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



EJ14

Type Fixed Window
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

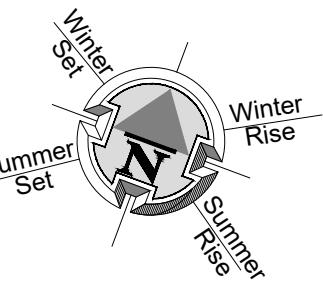
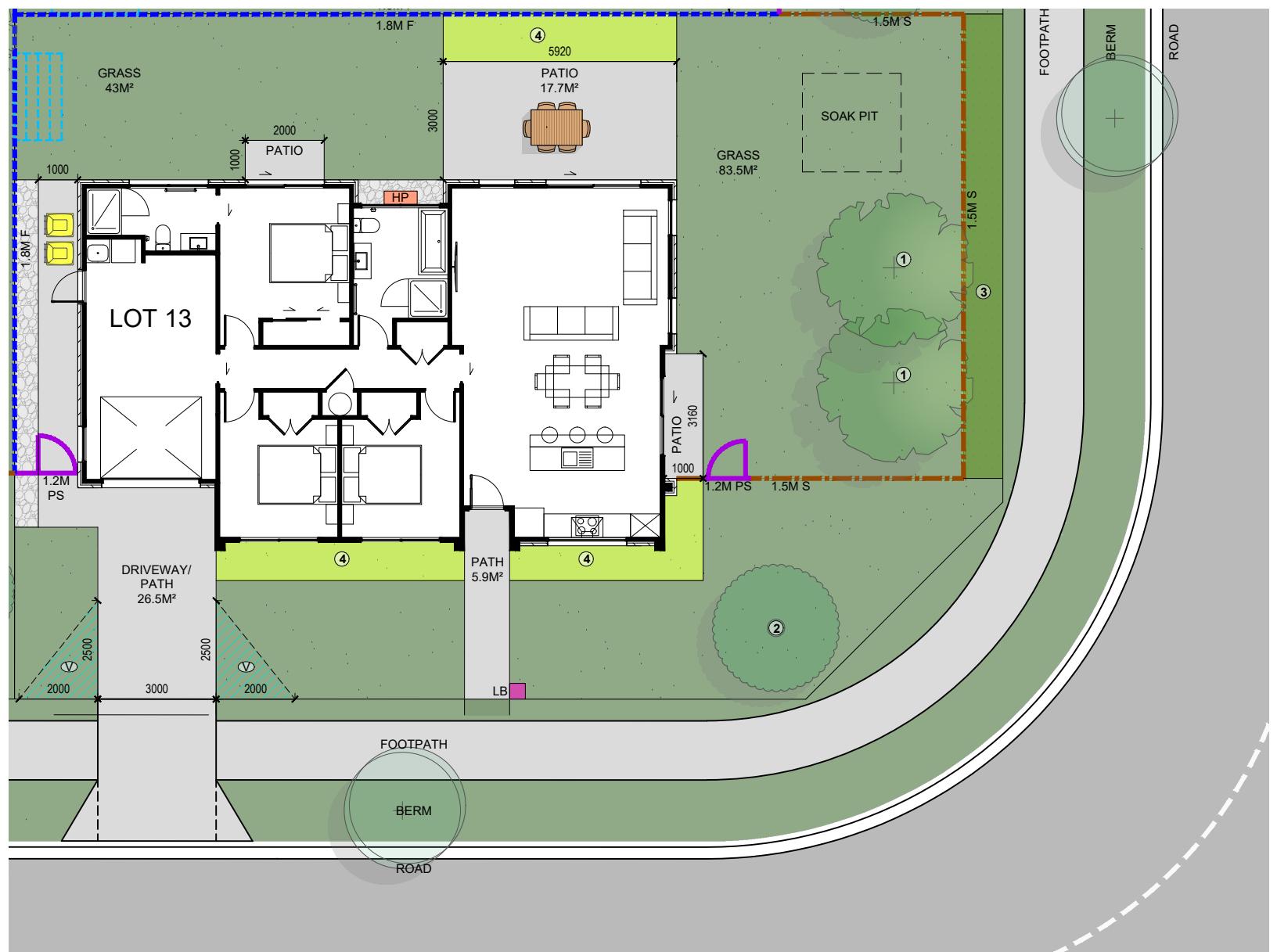
Reveal Depths

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

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Drawn By: B Buchanan-Smith	
Scale: 1:50	
Drawing Sheet: Window & Door Schedule	Drawing No: 501



	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
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.
IP	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
WASH	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 LIMITED

**TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA**

FOR COUNCIL ANDSCAPE PLAN

REV: 3 DATE: 24/07/2025	SHEET No.
SCALE (A3): 1:150	L1.13