TE KOHA

LOT NUMBER	BEDROOMS	BATHROOMS	HOUSE SIZE (m²)	SECTION SIZE (m²)
21	3+OFFICE	2	126	563

LOT LOCATION ROAD 1 FRONTAGE

IN PARTNERSHIP WITH KA URUORA

PROUDLY DEVELOPED BY Raukawa

TEKOHA-TOKOROA.NZ

PLANNING & ZONING

Lot / DP Number	Part lot 15 DP 3320, Part lot 13&14 DP8320, Lot 7&8 DPS 23458
Address	Lot 21 - Tokoroa East Primary School Development
Territorial Authority	SWDC
District Plan Zone	Commercial Zone
Easements	N/a
Relevant Consent Notices	TBC
Resource Consent #	RM230072
Wind Zone	High
Corrosion Zone	B
Earthquake Zone	2
Liquefaction Zone	N/a

CONSTRUCTION

Foundation Type	Cupolex Ecodome slab (refer to manufacturer's drawings)
Stud Height	2.465 m
Typical Joinery Height	2m
Typical Internal Door Height	2m
Rebated Joinery	N/A
Wall Underlay	Thermakraft WaterGate Plus
Roof Underlay	Thermakraft Covertek 401
Wall Insulation	90mm R2.4 Pink Batts Classic Wall
Ceiling Insulation	195mm R4 Pink Batts Classic Ceiling
Floor Insulation	N/a
Wet Area Membrane	N/a

CLADDING

Wall Cladding Type 1	Brick
Wall Cladding Type 2	Axon400
Wall Cladding Type 3	N/a
Roof Cladding	Trapezoidal roof cladding
Fascia Type	Metal

CONSULTANTS

Topographical Survey	Envelope Engineering
Structural Engineer	N/a
Geotechnical Engineer	HDGO Engineer
Truss Manufacturer	ITM

FITOUT

Flooring Types	Carpet/Vinyl Plank
Balustrade Type	N/A
Shower Type	Acrylic shower liner and tray
Water Heating	Outdoor HWC
Space Heating	Outdoor heatpump

SITE/BUILDING INFORMATION

Site Coverage	445.2m²/31.3%
Floor Area	126m²
Minimum Floor Level (to u/s floor)	To NZS3604:2011 (to 1953 Wellington Datum)

Proposed Dwelling - K01

Lot 21 - Tokoroa East Primary School Development

Client: Raukawa Iwi Development Ltd.

Job No: 24114 - K01

Date: 27/06/2025

Print In Color

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

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set: Working Drawing

Drawn By: A Samson

Scale:

Drawing Sheet: Project Specifications

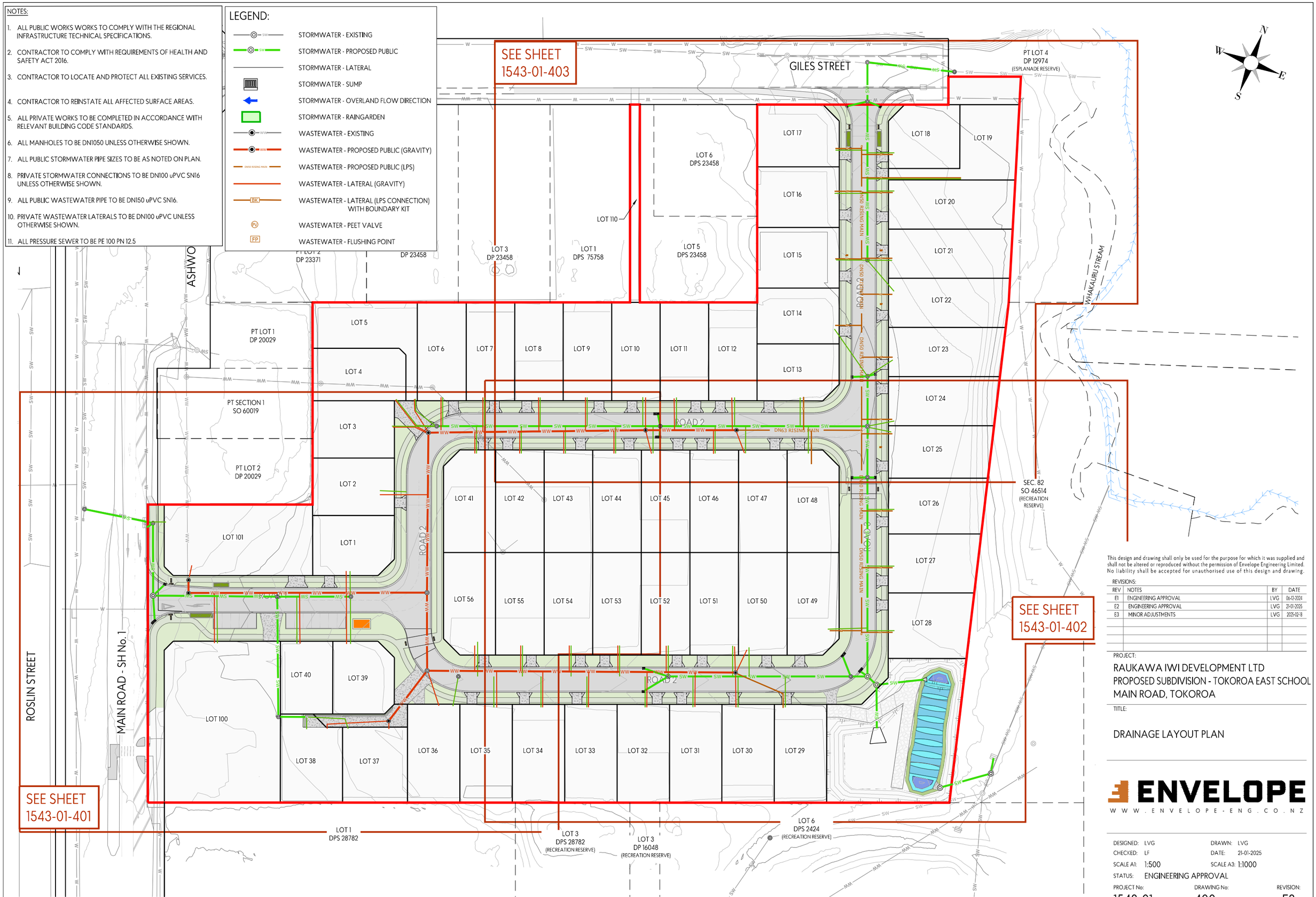
Drawing No: 102

NOTES:

1. ALL PUBLIC WORKS WORKS TO COMPLY WITH THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATIONS.
2. CONTRACTOR TO COMPLY WITH REQUIREMENTS OF HEALTH AND SAFETY ACT 2016.
3. CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES.
4. CONTRACTOR TO REINSTATE ALL AFFECTED SURFACE AREAS.
5. ALL PRIVATE WORKS TO BE COMPLETED IN ACCORDANCE WITH RELEVANT BUILDING CODE STANDARDS.
6. ALL MANHOLES TO BE DN1050 UNLESS OTHERWISE SHOWN.
7. ALL PUBLIC STORMWATER PIPE SIZES TO BE AS NOTED ON PLAN.
8. PRIVATE STORMWATER CONNECTIONS TO BE DN100 uPVC SN16 UNLESS OTHERWISE SHOWN.
9. ALL PUBLIC WASTEWATER PIPE TO BE DN150 uPVC SN16.
10. PRIVATE WASTEWATER LATERALS TO BE DN100 uPVC UNLESS OTHERWISE SHOWN.
11. ALL PRESSURE SEWER TO BE PE 100 PN 12.5

LEGEND:

- STORMWATER - EXISTING
- STORMWATER - PROPOSED PUBLIC
- STORMWATER - LATERAL
- STORMWATER - SUMP
- STORMWATER - OVERLAND FLOW DIRECTION
- STORMWATER - RAINGARDEN
- WASTEWATER - EXISTING
- WASTEWATER - PROPOSED PUBLIC (GRAVITY)
- WASTEWATER - PROPOSED PUBLIC (LPS)
- WASTEWATER - LATERAL (GRAVITY)
- WASTEWATER - LATERAL (LPS CONNECTION) WITH BOUNDARY KIT
- WASTEWATER - PEET VALVE
- WASTEWATER - FLUSHING POINT



REVISIONS:

REV	NOTES	BY	DATE
E1	ENGINEERING APPROVAL	LVG	06-12-2024
E2	ENGINEERING APPROVAL	LVG	21-01-2025
E3	MINOR ADJUSTMENTS	LVG	2025-02-18

PROJECT:

RAUKAWA IWI DEVELOPMENT LTD
PROPOSED SUBDIVISION - TOKOROA EAST SCHOOL
MAIN ROAD, TOKOROA

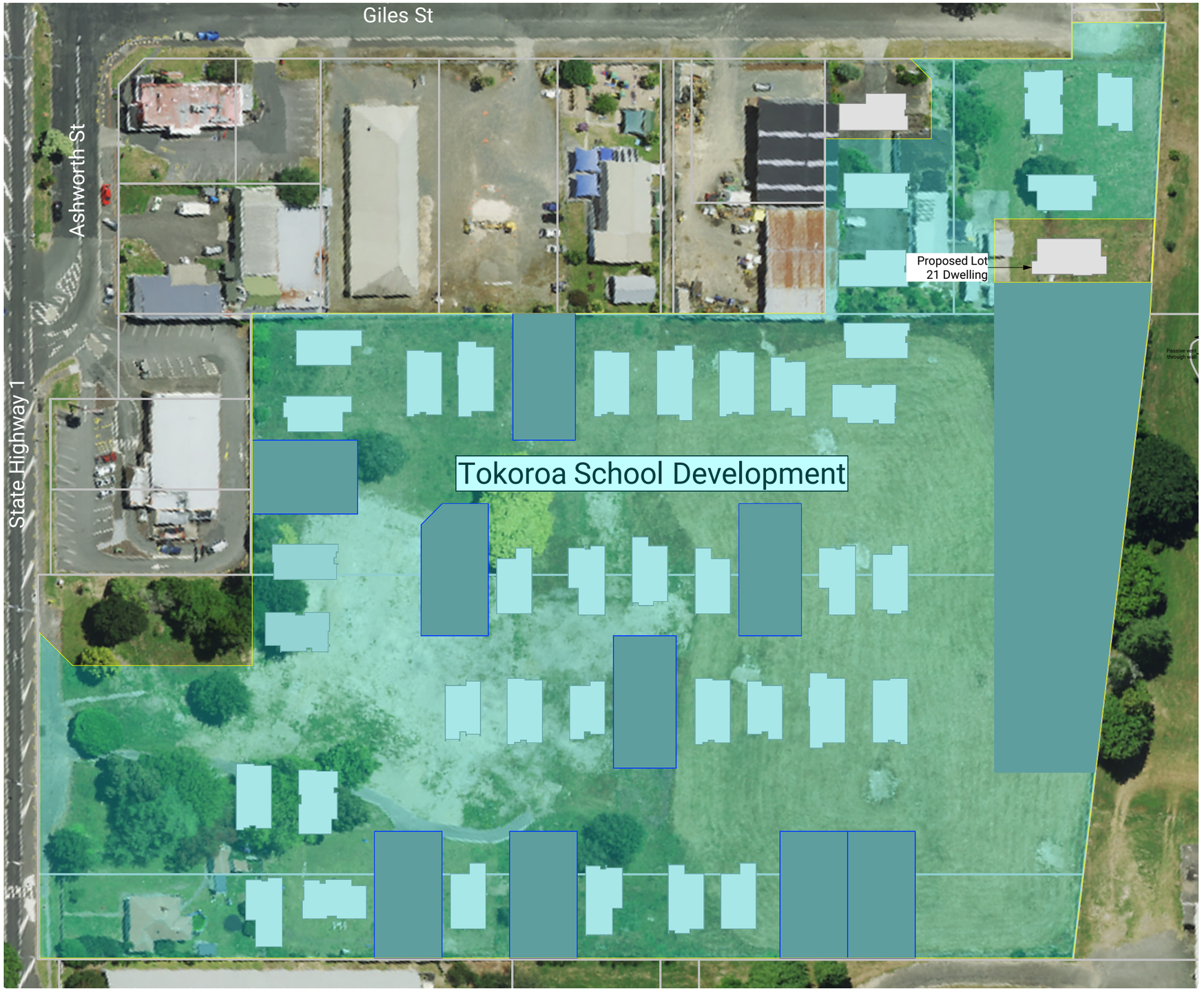
TITLE:

DRAINAGE LAYOUT PLAN

ENVELOPE
WWW.ENVELOPE-ENG.CO.NZ

DESIGNED:	LVG	DRAWN:	LVG
CHECKED:	LF	DATE:	21-01-2025
SCALE A1:	1:500	SCALE A3:	1:1000
STATUS:	ENGINEERING APPROVAL		

PROJECT No:	DRAWING No:	REVISION:
1543-01	400	E3



Proposed Dwelling - K01	Client:	Raukawa Iwi Development Ltd.	Print In Color	Drawing Set:	Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No:	24114 - K01		Drawn By:	A Samson
	Date:	27/06/2025		Scale:	1:1000
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Site Location Plan

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

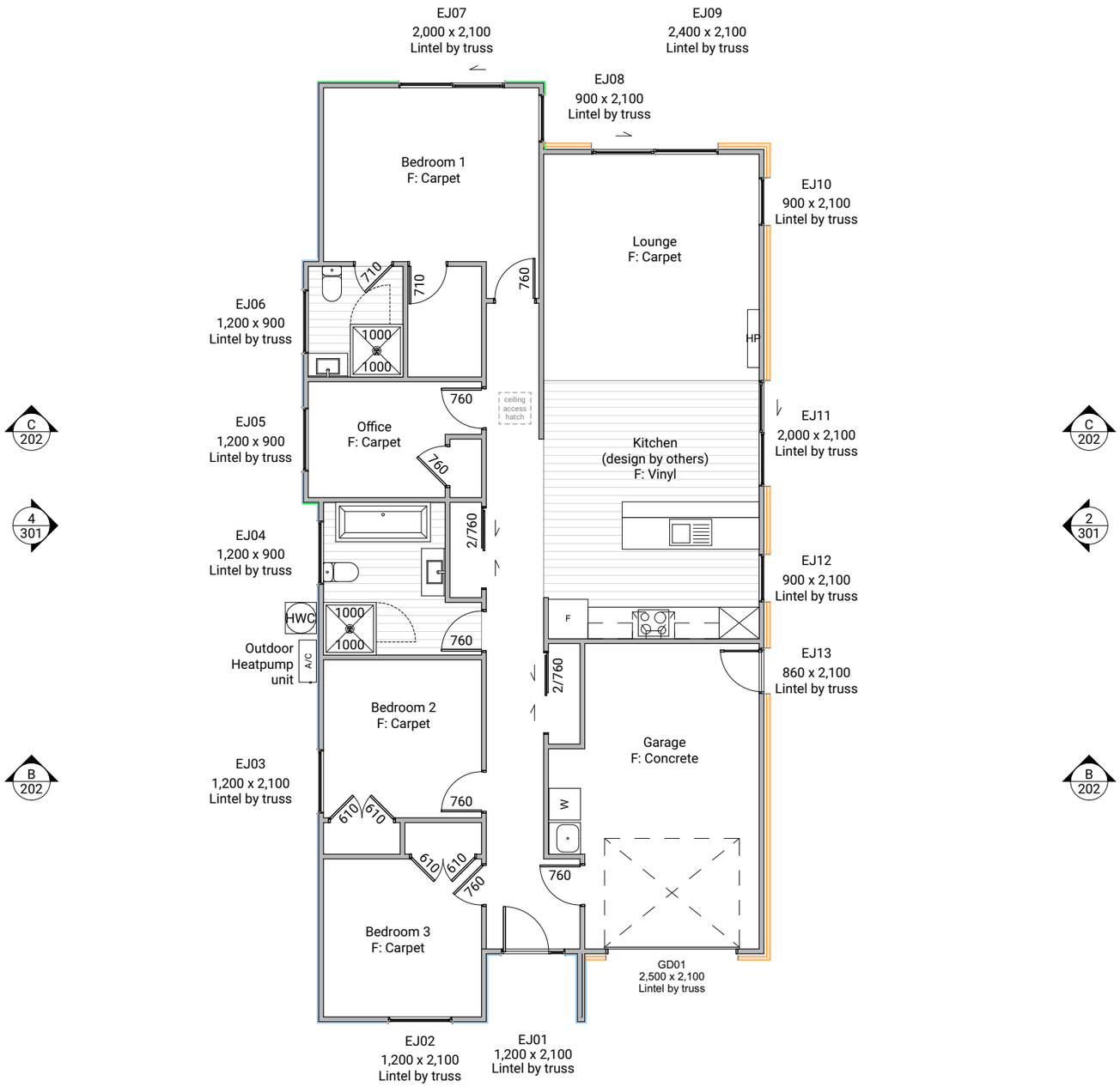
Drawing No: 104

N

Natural Light and Ventilation Calculation			
	Floor Area	Light %	Ventilation %
Lounge/Kitchen	37.63m²	7m²/18.6%	2.18m²/5.79%
Bed 1	13.5m²	1.92m²/14.22%	0.54m²/4%
Bed 2	9m²	2.17m²/24.11%	0.73m²/8.11%
Bed 3	9m²	2.17m²/24.11%	0.73m²/8.11%

Cladding Legend

- Brick
- Axon400
- Internal LBW



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 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.
Where lintels are noted "SED lintels", refer to engineer's documentation for lintel sizes and fixings.

Ground Floor wall framing

Load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm crs to NZS3604:2011
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"

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

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

Thermakraft Aluband

Thermakraft Aluband flashing tape to be installed at openings as per manufacturer's installation requirements, unless noted on joinery details otherwise.

Insulation

Wall insulation

90mm thick R2.4 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

195mm thick R4 Pink batts Ultra 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 400 Smooth (cladding weight: 13kg/m3) - Grooves 10mm wide x 2.25mm deep @ 400mm crs. Axon Panel over 45x18mm H3.1 timber cavity battens spaced @ 600crs. 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 (Cladding weight: 115-135kg/m2). EH wall ties @ 400mm crs vertically and 600mm crs horizontally, refer to specification. Dwangs @ 800ctrs.

Acoustic Requirement

Minimum acoustic insulation as per NDY Noise Intrusion Assessment to meet the requirements of Resource Consent Condition 16.
Non-glazed walls to be 90mm studs with 90mm insulation and 10mm plasterboard, minimum cladding density 7.5kg/m2.
Glazed areas to be 4mm glass/8mm air gap/4mm glass minimum.

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

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

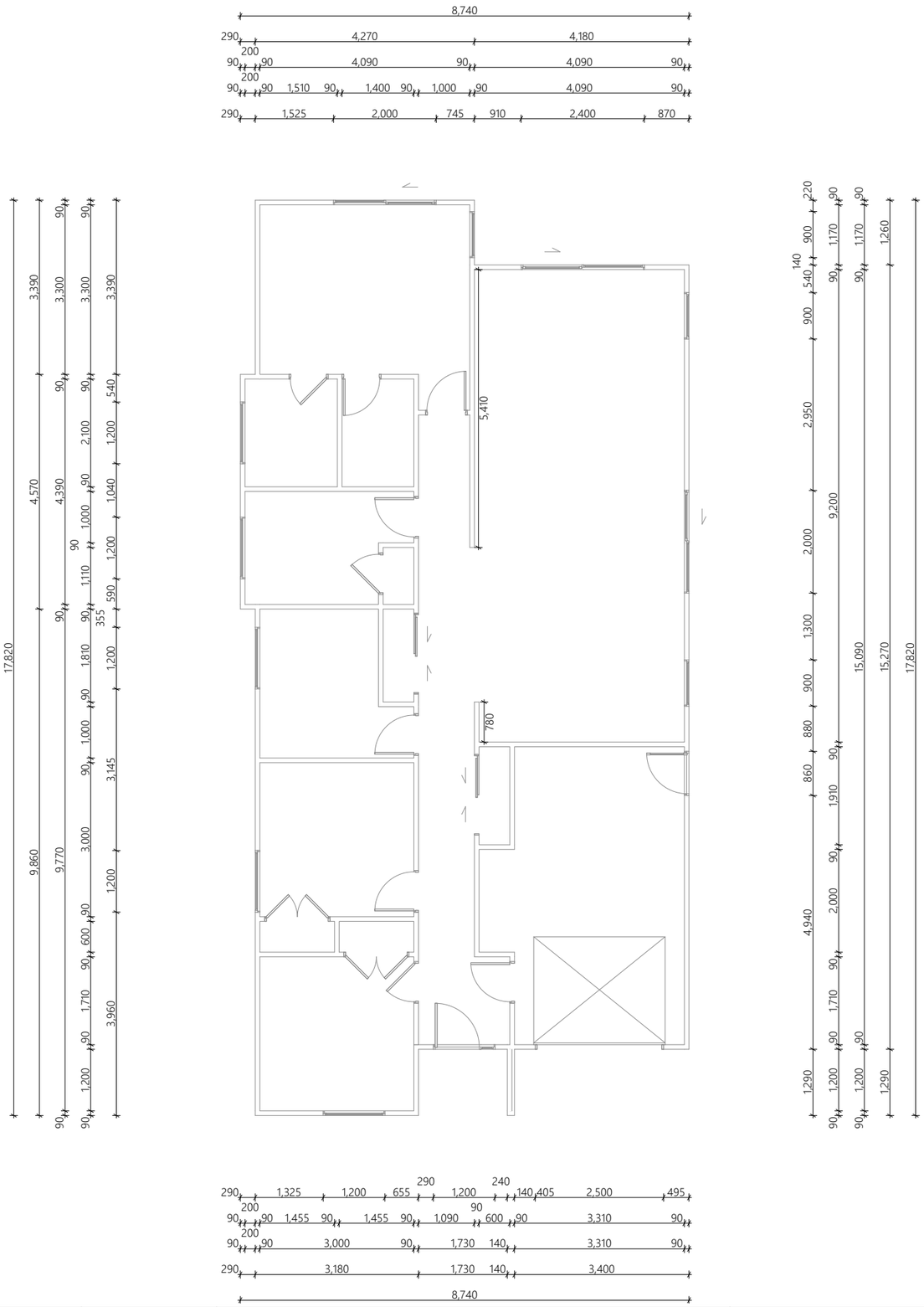
Floor Area	
Total Floor Area	126m²

Proposed Dwelling - K01	Client:	Raukawa Iwi Development Ltd.	Print In Color	Drawing Set:	Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No:	24114 - K01		Drawn By:	A Samson
	Date:	27/06/2025		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt		Drawing Sheet:	Floor Plan

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing No: 108

N

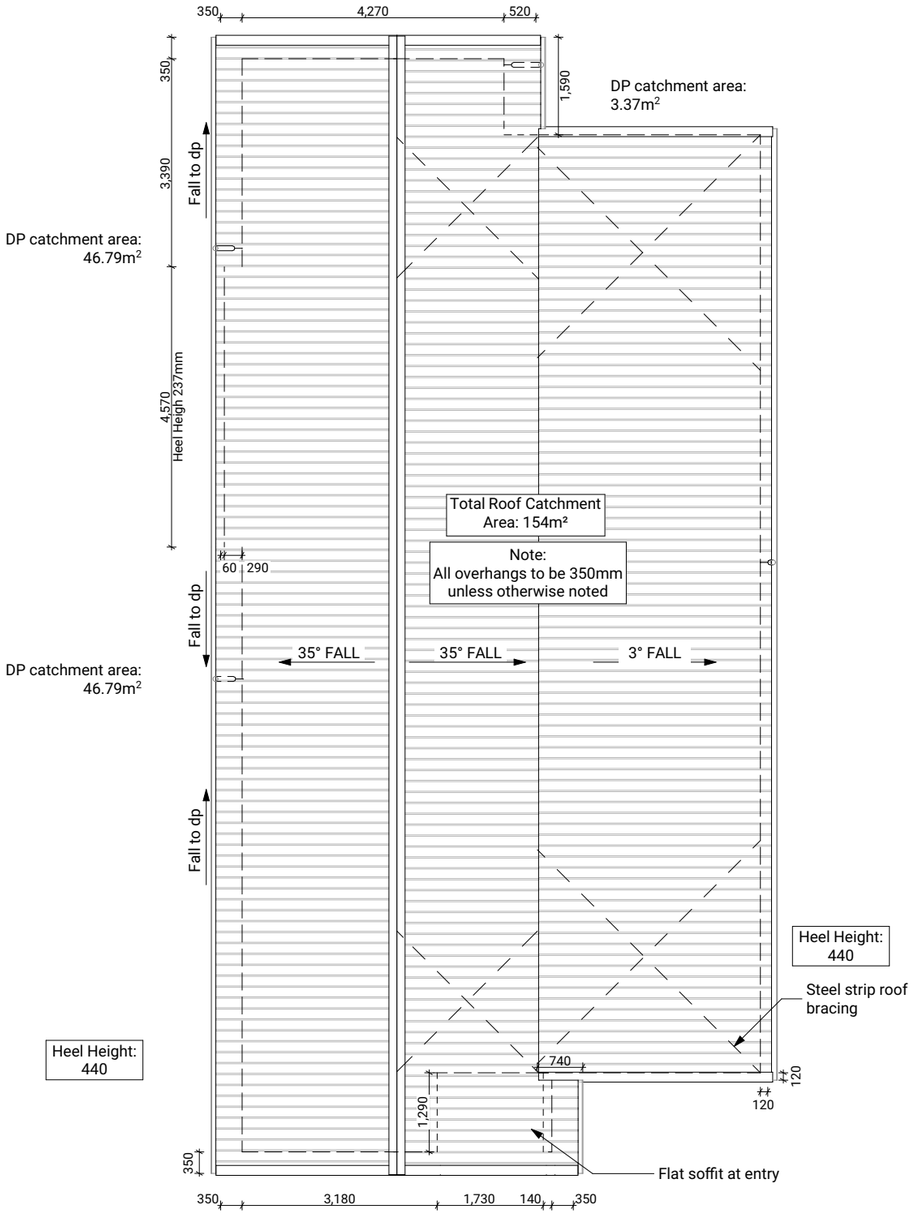


Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	Print In Color	Drawing Set: Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No: 24114 - K01		Drawn By: A Samson
	Date: 27/06/2025		Scale: 1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	Drawing Sheet: Dimension Plan

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing No: 109

N



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 14,000mm² 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 joins. Refer to manufacturer's information.

Roof Cladding

Trapezoidal roof cladding on purlins

0.55mm BMT trapezoidal profile Colorsteel Maxam 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 (450mm)

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

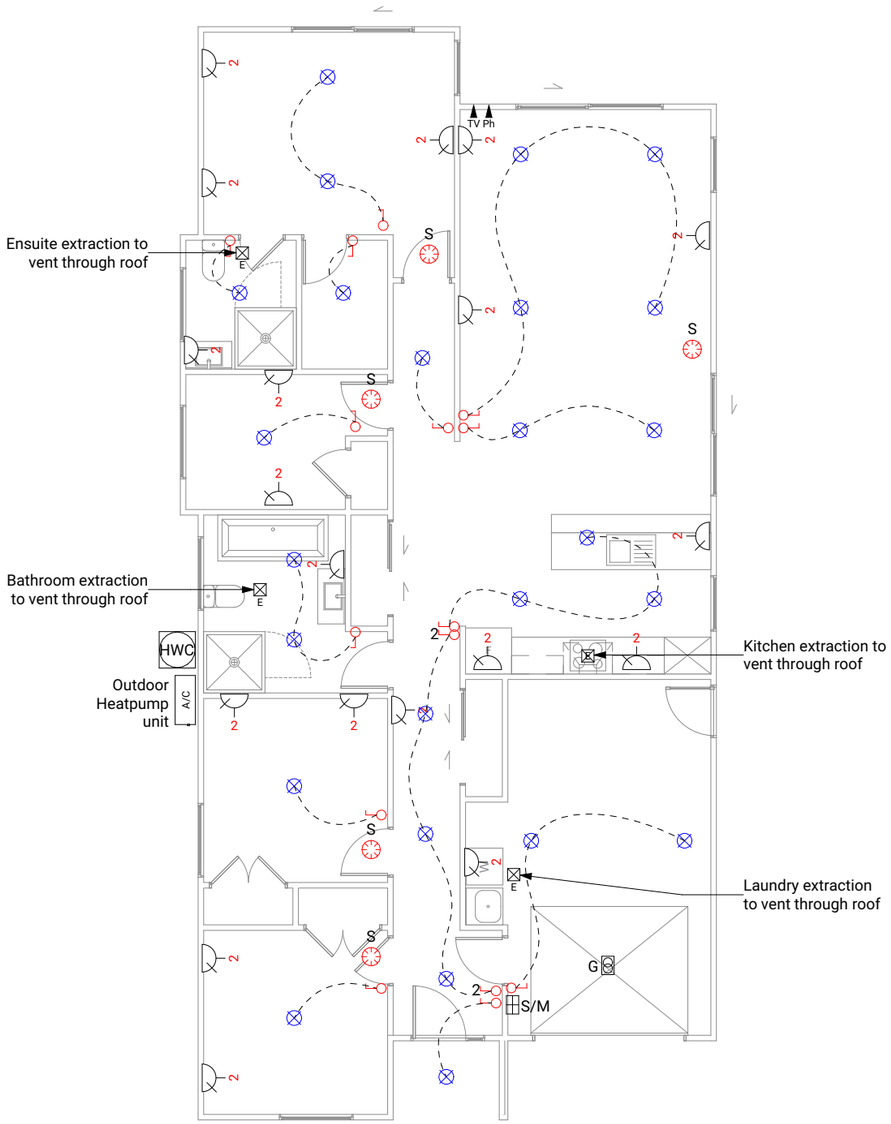
4.5mm HardieFlex soffit lining

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 jointers.

Proposed Dwelling - K01	Client:	Raukawa Iwi Development Ltd.	Print In Color	Drawing Set:	Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No:	24114 - K01		Drawn By:	A Samson
	Date:	27/06/2025		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Roof Plan

Drawing No: 110

N



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 wall as per manufacturer's installation instructions.
Rangehood to be ducted and vented through wall.
Dryer to be vented seperately as per NZBC G4.

Proposed Dwelling - K01	Client:	Raukawa Iwi Development Ltd.	Print In Color	Drawing Set:	Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No:	24114 - K01		Drawn By:	A Samson
	Date:	27/06/2025		Scale:	1:100
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	PRIME DESIGNS CREATIVE | FUNCTIONAL | ARCHITECTURE	Drawing Sheet:	Electrical Plan
				Drawing No:	114

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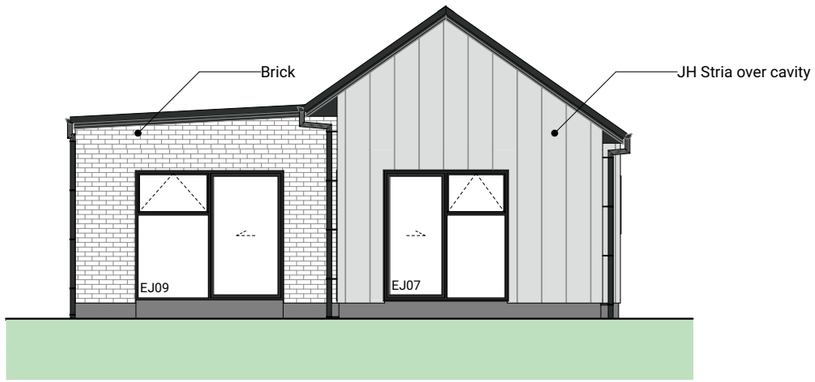
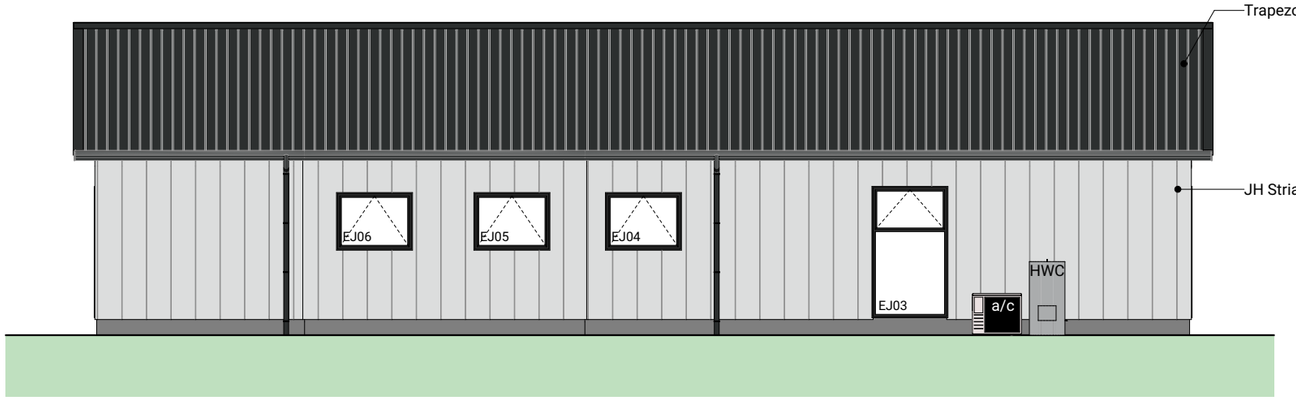


1 East Elevation 1:100

2 North Elevation 1:100

3 West Elevation 1:100



4 South 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	Low	0
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

Proposed Dwelling - K01

Lot 21 - Tokoroa East Primary School Development

Client: Raukawa Iwi Development Ltd.

Job No: 24114 - K01

Date: 27/06/2025

Print In Color

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

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

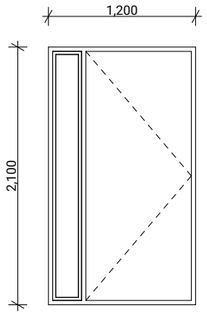
Drawing Set: Working Drawing

Drawn By: A Samson

Scale: 1:100

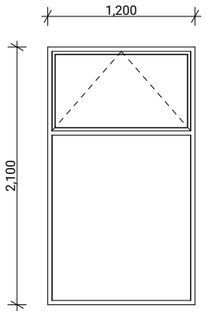
Drawing Sheet: Elevations

Drawing No: 301



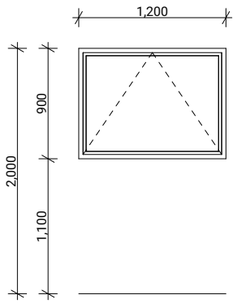
EJ01

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



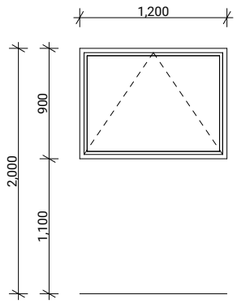
EJ02, EJ03

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



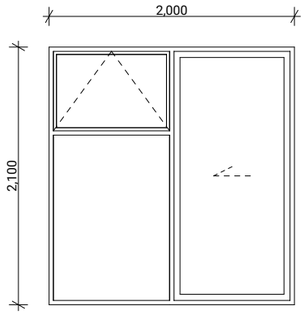
EJ04, EJ06

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



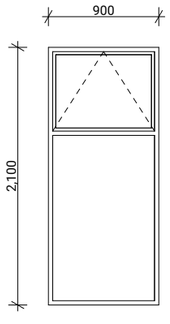
EJ05

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



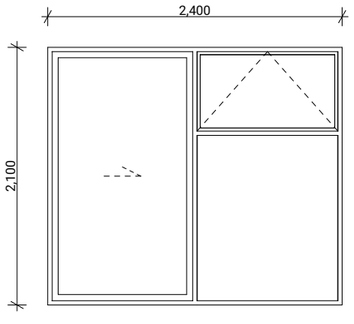
EJ07

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



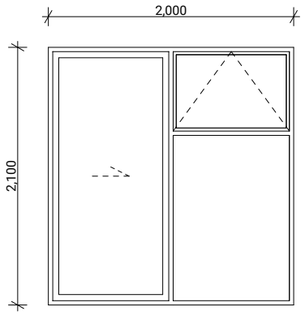
EJ08, EJ10, EJ12

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



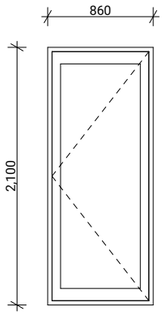
EJ09

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



EJ11

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



EJ13

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

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 1.3.
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

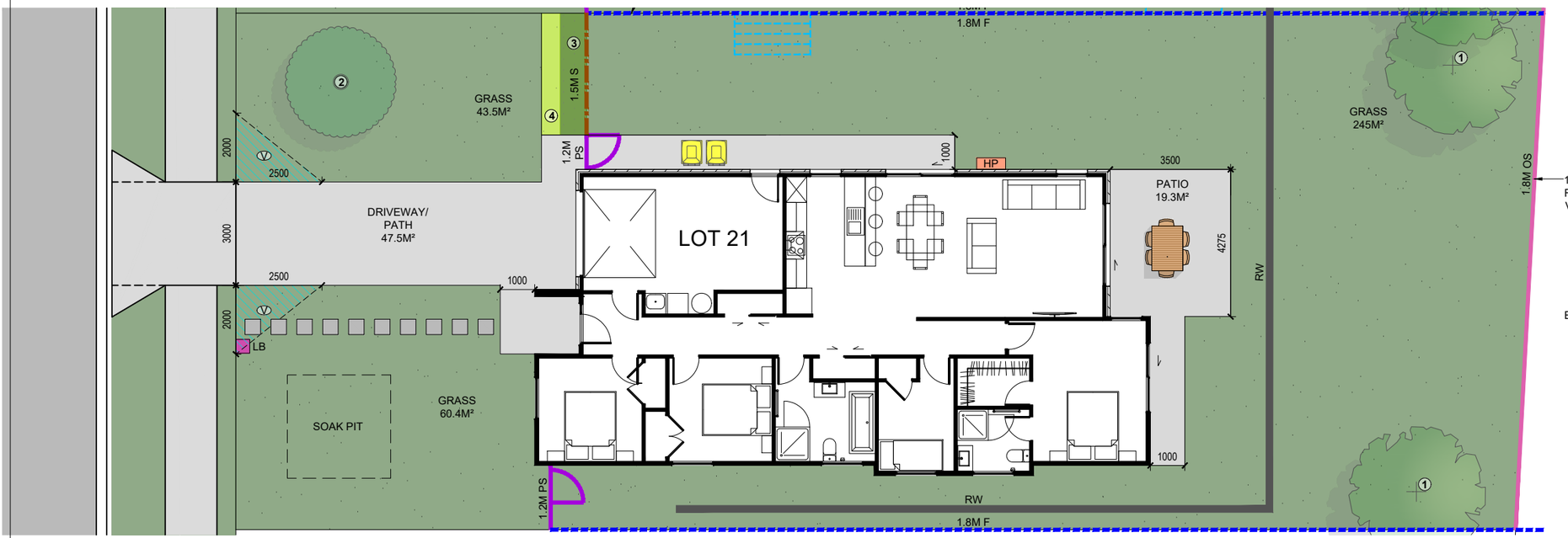
Place restrictor stays to all openable windows with sills within 760mm of floor level where a fall greater than 1m is possible from FFL to ground.

Glazing Requirements as per NDY Noise Assessment:
4mm float glass / 8mm air gap / 4mm float glass

Proposed Dwelling - K01	Client: Raukawa Iwi Development Ltd.	Print In Color	Drawing Set: Working Drawing
Lot 21 - Tokoroa East Primary School Development	Job No: 24114 - K01		Drawn By: A Samson
	Date: 27/06/2025		Scale: 1:50
admin@primedesigns.co.nz	04 528 8405	3 Jupiter Grove, Trentham, Upper Hutt	Drawing Sheet: Window & Door Schedule

PRIME DESIGNS
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing No: 501



Winter Set
Winter Rise
Summer Set
Summer Rise
N

LEGEND

	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
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
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.

REFER DOCUMENTATION BY OTHERS FOR DETAILS OF ANY BARRIERS TO PREVENT FALLING, INCLUDING LOCATION AND CONSTRUCTION DETAILS.

HOUSE OF ORANGE DESIGN LIMITED

TOKOROA EAST SCHOOL SITE
MAIN ROAD, TOKOROA

FOR COUNCIL

LANDSCAPE PLAN

REV: 3 DATE: 24/07/2025

SHEET No. L1.21

SCALES (A3): 1:150