



# TE KATONGA NUI

| LOT NUMBER | HOUSE SIZE | SECTION SIZE | NUMBER OF BEDROOMS | NUMBER OF BATHROOMS |
|------------|------------|--------------|--------------------|---------------------|
| 4          | 127 SQM    | 514 SQM      | 3                  | 2                   |



DELIVERED IN PARTNERSHIP  
WITH KA URUORA

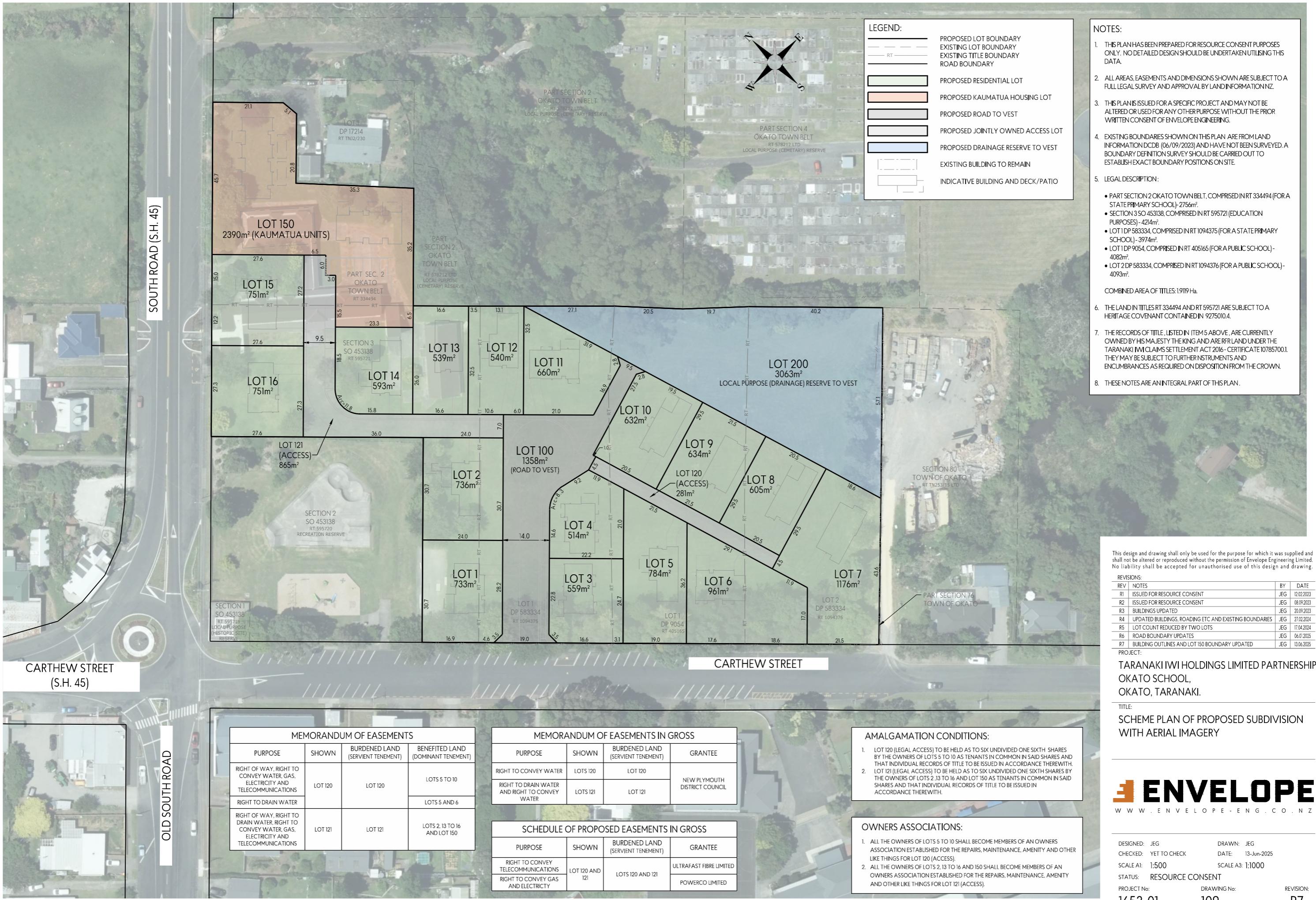
[WWW.TEKATONGANUI.NZ](http://WWW.TEKATONGANUI.NZ)



| PLANNING & ZONING        |                                   | CONSTRUCTION                 |  | CLADDING              |                                | FITOUT  |                            |
|--------------------------|-----------------------------------|------------------------------|--|-----------------------|--------------------------------|---|----------------------------|
| Lot / DP Number          | Lot 1 DP 583334, Lot 1 DP 9054    | Foundation Type              | Cupolex Foundation                     | Wall Cladding Type 1  | Truwood Vertical Weatherboards | Flooring Types                                    | Carpet/Vinyl               |
| Address                  | Ōkato School Development Taranaki | Stud Height                  | 2.4m                                   | Wall Cladding Type 2  | JH Stria                       | Balustrade Type                                   | N/A                        |
| Territorial Authority    | NPDC                              | Typical Joinery Height       | 2.1m                                   | Wall Cladding Type 3  | N/A                            | Shower Type                                       | Acrylic                    |
| District Plan Zone       | Low Density Residential           | Typical Internal Door Height | 2m                                     | Roof Cladding         | Trapezoidal Coloursteel        | Water Heating                                     | Stiebel Eltron WWK 222 H   |
| Easements                | TBC                               | Rebated Joinery              | N/A                                    | Fascia Type           | Metal                          | Space Heating                                     | Heatpump                   |
| Relevant Consent Notices | Consent Notices in Approved RC    | Wall Underlay                | ThermaKraft Watergate Plus             | CONSULTANTS           |                                | SITE/BUILDING INFORMATION                         |                            |
| Resource Consent #       | SUB23/48158 & LUC24/48481         | Roof Underlay                | Thermakraft Covertek 401               |                       |                                |   |                            |
| Wind Zone                | High                              | Wall Insulation              | 90mm Pink Batts R2.2                   | Topographical Survey  | Envelope                       | Site Coverage                                     | 183.7m <sup>2</sup> /35.7% |
| Corrosion Zone           | C                                 | Ceiling Insulation           | 245mm Pink Batts Superbatts R6 Ceiling | Structural Engineer   | N/A                            | Floor Area  | 127                        |
| Earthquake Zone          | 1                                 | Floor Insulation             | N/A                                    | Geotechnical Engineer | Envelope                       | Minimum Floor Level <small>(to u/s floor)</small> | To NZBC                    |
|                          |                                   | Wet Area Membrane            | N/A                                    | Truss Manufacturer    | ITM                            |   |                            |



|                          |             |                                       |   |  |                |                        |   |
|--------------------------|-------------|---------------------------------------|---|--|----------------|------------------------|---|
| Lot 4                    | Client:     | Taranaki Iwi Holdings LP              | <br>Print In Color | <br><b>PRIME DESIGNS</b><br><small>CREATIVE   FUNCTIONAL   ARCHITECTURE</small> | 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 Wgtn Ltd. |
| Ōkato School Development | Job No:     | 24101                                 |   |  | Drawn By:      | B Buchanan-Smith       |   |
| Taranaki                 | Date:       | 4/07/2025                             |   |  | Scale:         |                        |   |
| admin@primedesigns.co.nz | 04 528 8405 | 3 Jupiter Grove, Trentham, Upper Hutt |   |  | Drawing Sheet: | Project Specifications | Drawing No: 102   |



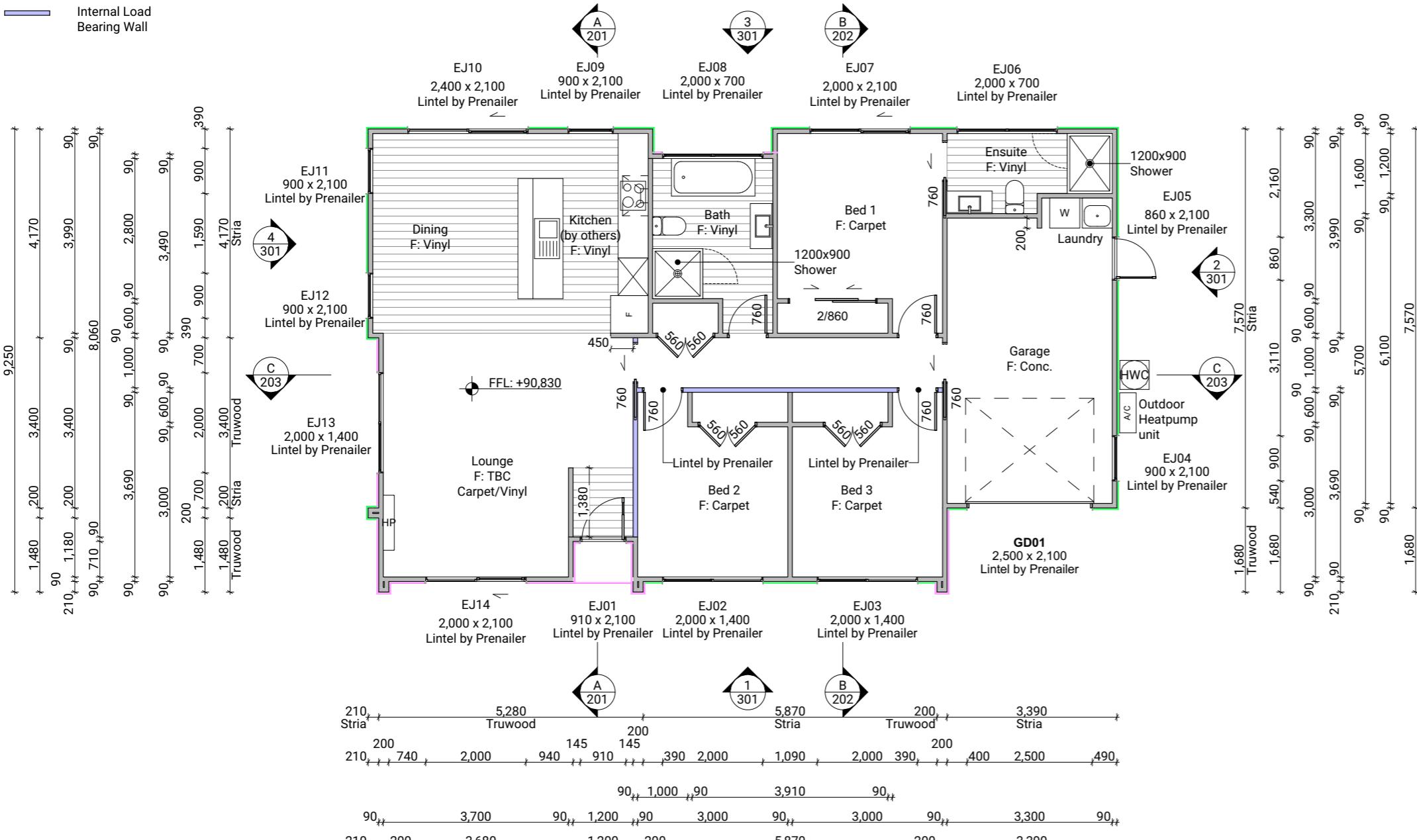
## Cladding Legend

Truwood Vertical Weatherboards

JH Stria

## Wall Legend

Internal Load Bearing Wall



Total Floor Area 127m<sup>2</sup>

| Space        | Glazing (NZBC G7)   |                      | Ventilation (NZBC G4) |                      |              |
|--------------|---------------------|----------------------|-----------------------|----------------------|--------------|
|              | Floor Area          | Glazing Area         | Glazing%              | Ventilation Area     | Ventilation% |
| Living Space | 45.21m <sup>2</sup> | 16.621m <sup>2</sup> | 36.76%                | 4.625m <sup>2</sup>  | 10.23%       |
| Bed 1        | 11.58m <sup>2</sup> | 4.2m <sup>2</sup>    | 36.27%                | 0.6175m <sup>2</sup> | 5.33%        |
| Bed 2        | 9.69m <sup>2</sup>  | 2.8m <sup>2</sup>    | 28.90%                | 1.2635m <sup>2</sup> | 13.04%       |
| Bed 3        | 9.69m <sup>2</sup>  | 2.8m <sup>2</sup>    | 28.90%                | 1.2635m <sup>2</sup> | 13.04%       |

Lot 4

Client: Taranaki Iwi Holdings LP

Ōkato School Development

Job No: 24101

Taranaki

Date: 4/07/2025



**PRIME DESIGNS**  
CREATIVE | FUNCTIONAL | ARCHITECTURE

admin@primedesigns.co.nz

04 528 8405

3 Jupiter Grove, Trentham, Upper Hutt

## 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 c/s 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.

#### Non-load bearing wall framing

Load bearing and non-load bearing wall framing to be 90x45mm H1.2 SG8 framing, studs @ 600mm c/s & 90x45 dwangs spaced at 800mm c/s. 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 fixings 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 c/s horizontally and vertically. 150mm min overlap at joins, all vertical laps must be made over studs. Installed to manufacturers specification. Additionally, install 25mm wide Thermstrap horizontally at 300mm c/s

##### 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 R2.2 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 @ 800ctrs.

Vertical Truwood Weatherboards over 20mm cavity

Client selected vertical Cedarscreen Truwood weatherboards fixed over cavity battens over wall underlay. Refer to details and manufacturer's information for fixing and waterproofing requirements. Dwangs @ 480ctrs.

## 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 to 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 c/s 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

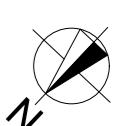
Drawing Set: Working Drawings

Drawn By: B Buchanan-Smith

Scale: 1:100

Drawing Sheet: Floor 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

H3.1 timber fascia board, painted.  
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 8,000mm<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

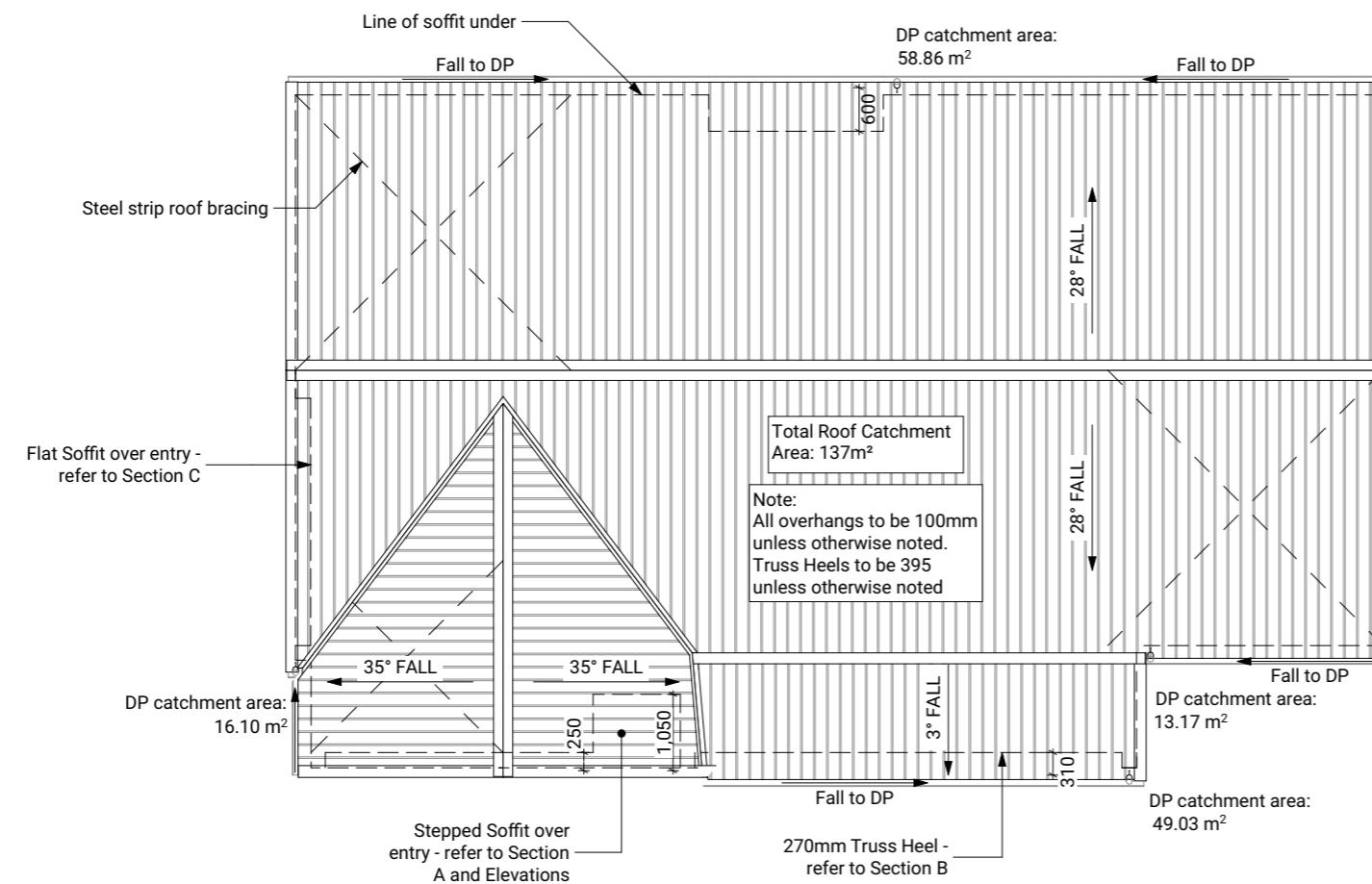
Trapezoidal roof cladding on purlins  
0.55mm BMT trapezoidal profile Colorsteel Maxam roof cladding on purlins over roof underlay. Roofing profile to have a minimum crest height of 19mm and a maximum of 210mm between crests.

## Purlins

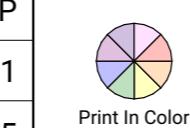
70x45 Purlins (up to VH)  
70x45mm H1.2 SG8 purlins @ 900mm ctrs regular spacing & 600mm ctrs end spacing, fixed to trusses with 1/10g 80mm long self-drilling screw or alternative 2.4kN fixing.

## 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.



|                          |             |                                       |
|--------------------------|-------------|---------------------------------------|
| Lot 4                    | Client:     | Taranaki Iwi Holdings LP              |
| Ōkato School Development | Job No:     | 24101                                 |
| Taranaki                 | Date:       | 4/07/2025                             |
| admin@primedesigns.co.nz | 04 528 8405 | 3 Jupiter Grove, Trentham, Upper Hutt |



|                |                  |   |
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| Drawn By:      | B Buchanan-Smith |   |
| Scale:         | 1:100            |   |
| Drawing Sheet: | Roof Plan        | Drawing No: 110   |



## 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

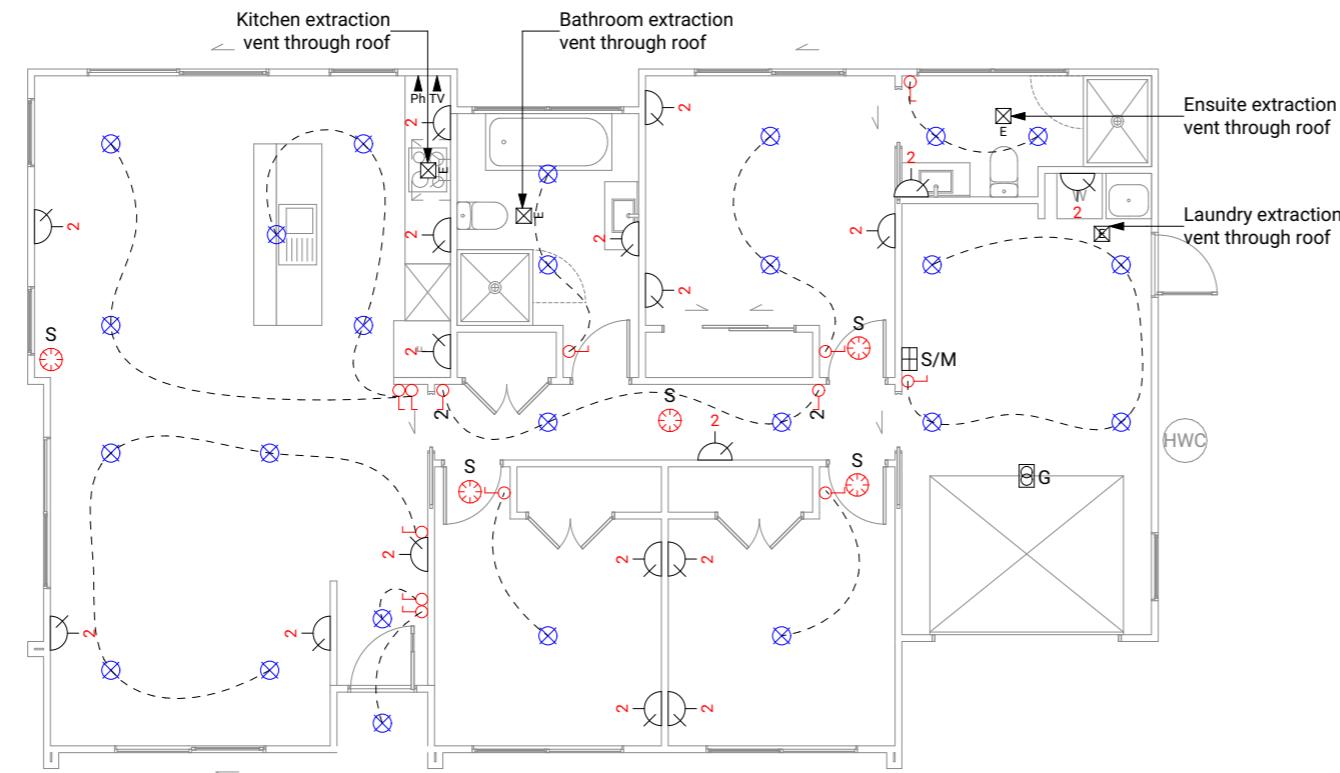
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm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

Rangehood to be ducted and vented through roof.

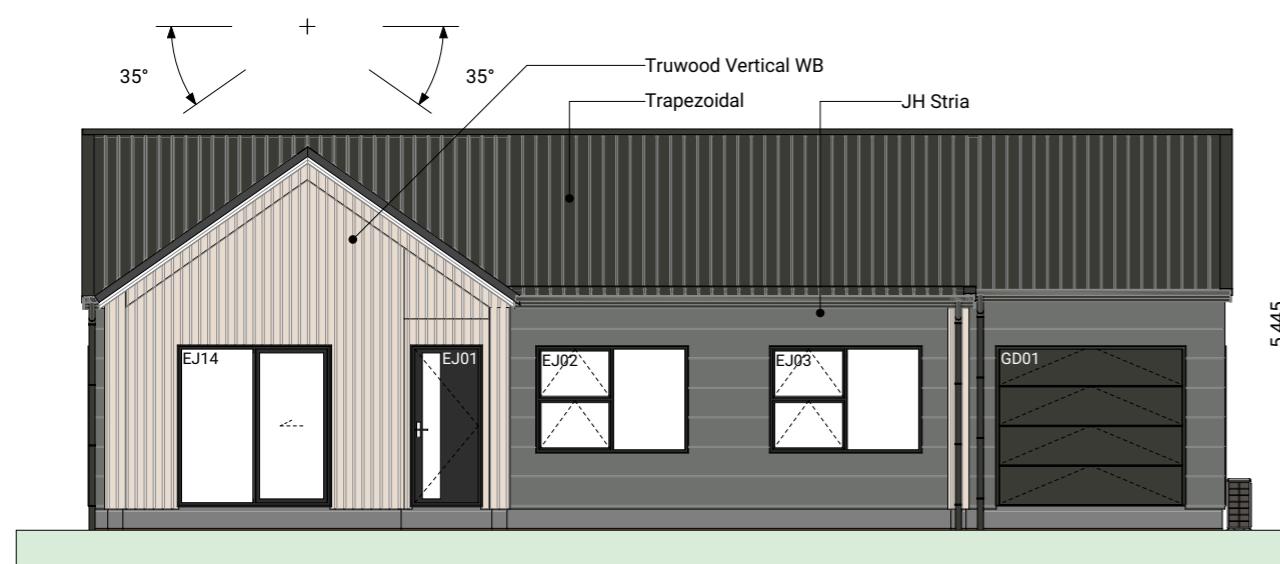
Dryer to be vented separately as per NZBC G4.



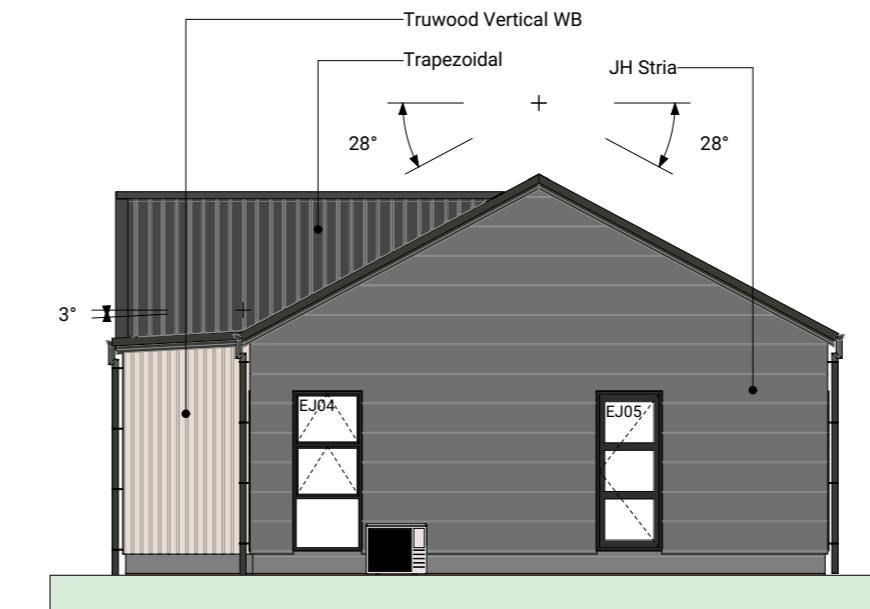
## Electrical Legend

- 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-Way Two way light switch
- Recessed downlight

|                          |             |                                       |
|--------------------------|-------------|---------------------------------------|
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| Ōkato School Development | Job No:     | 24101                                 |
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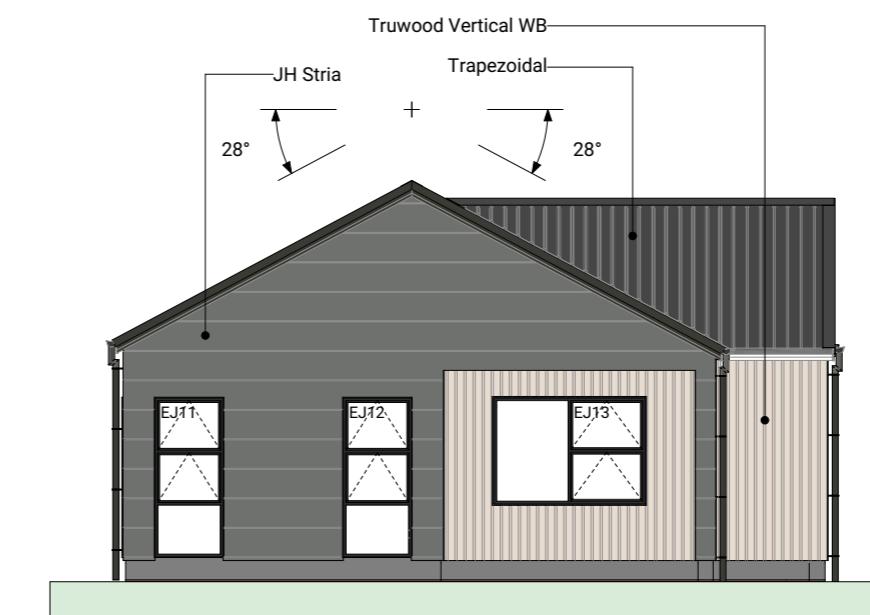
1 01 Elevation 1:100



2 02 Elevation 1:100



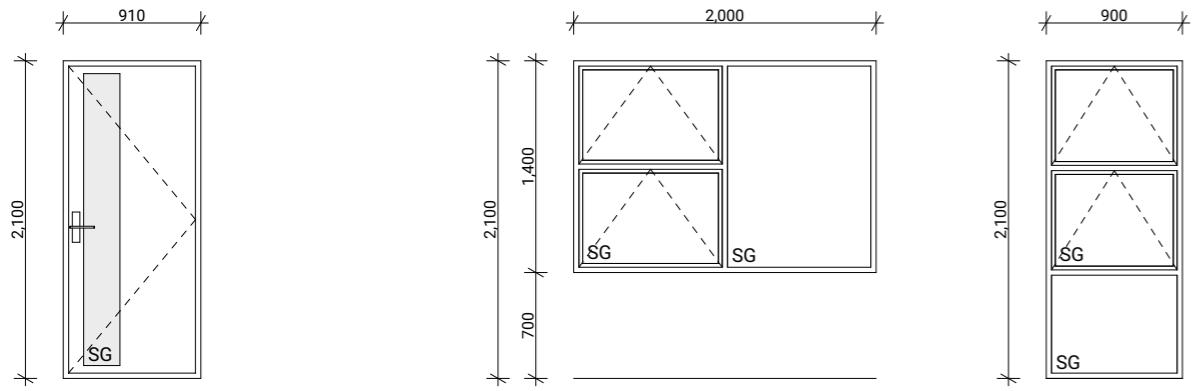
3 03 Elevation 1:100



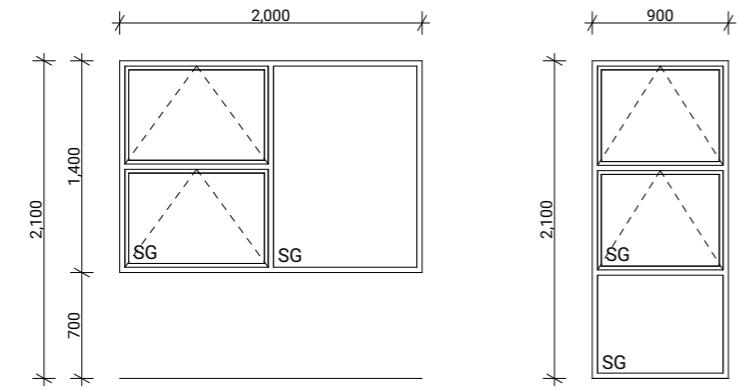
4 04 Elevation 1:100

| 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                   | High risk     | 2          |
| Envelope complexity           | Medium risk   | 1          |
| Deck design                   | Low risk      | 0          |
| <b>Total Risk Score:</b>      |               | <b>7</b>   |

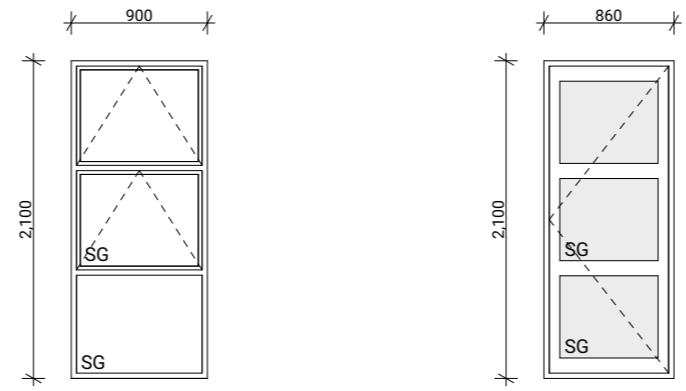
|                          |             |                                       |
|--------------------------|-------------|---------------------------------------|
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| Taranaki                 | Date:       | 4/07/2025                             |
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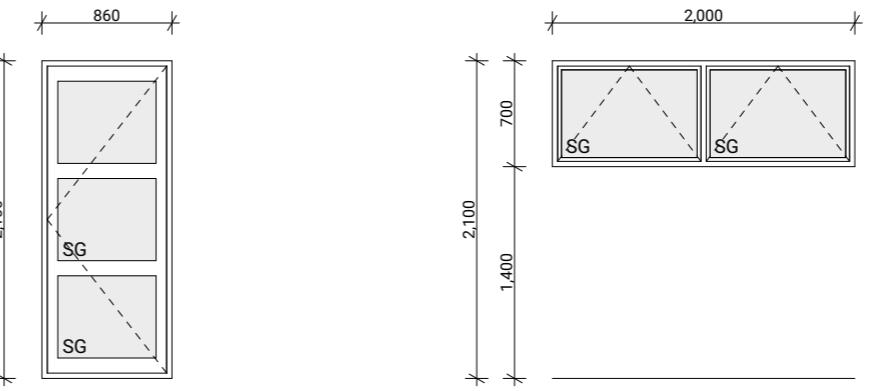
**EJ01**  
Type Entry Door  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety



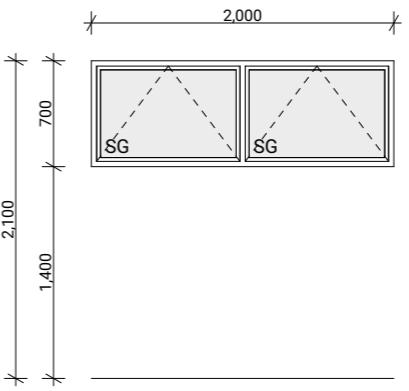
**EJ02, EJ03**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



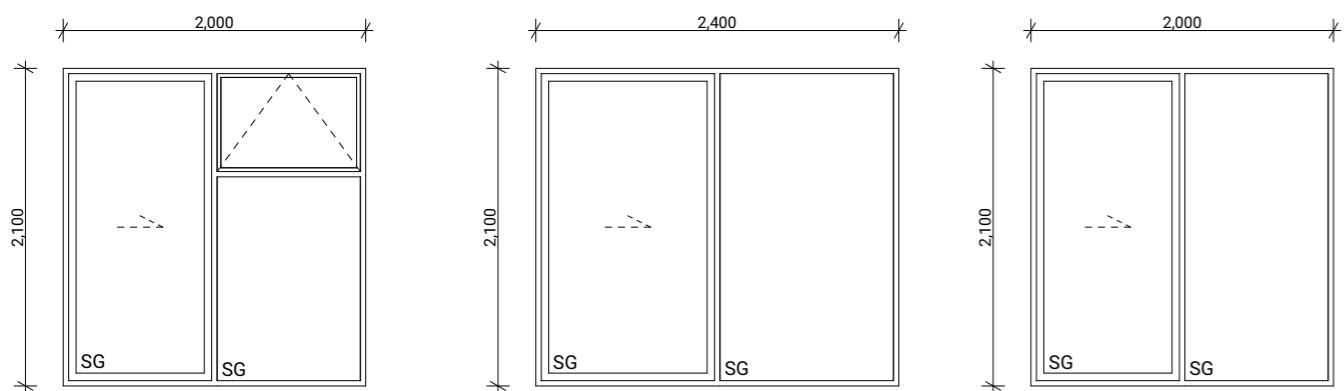
**EJ04, EJ09, EJ11, EJ12**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



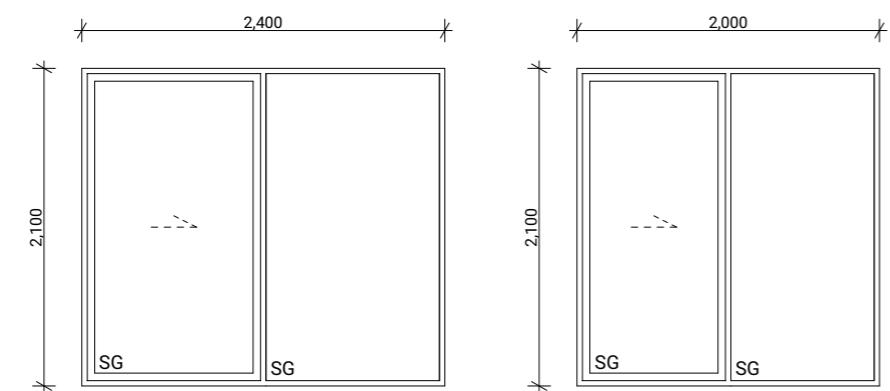
**EJ05**  
Type Entry Door  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety



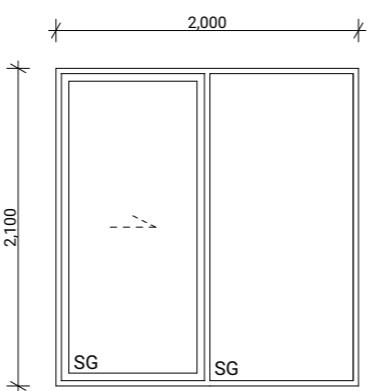
**EJ06, EJ08**  
Type Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Obscured, Grade A Safety



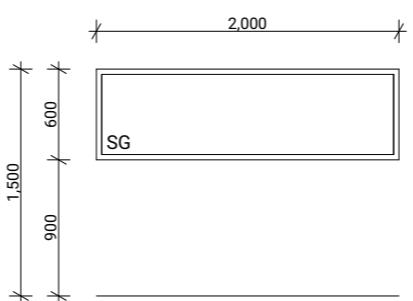
**EJ07**  
Type Sliding Door With Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety



**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 Awning Window  
Material Aluminium, Thermally Broken  
Glazing Double, Low E, Grade A Safety  
Window jamb to align with counter top behind. Measure on site

## 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**

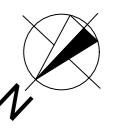
All window and door sizes shown on the plan refer to 'Box' size only and do not allow for packers, pre-nailer to increase opening width accordingly

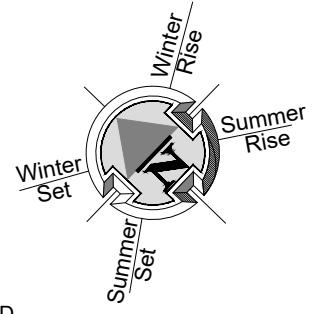
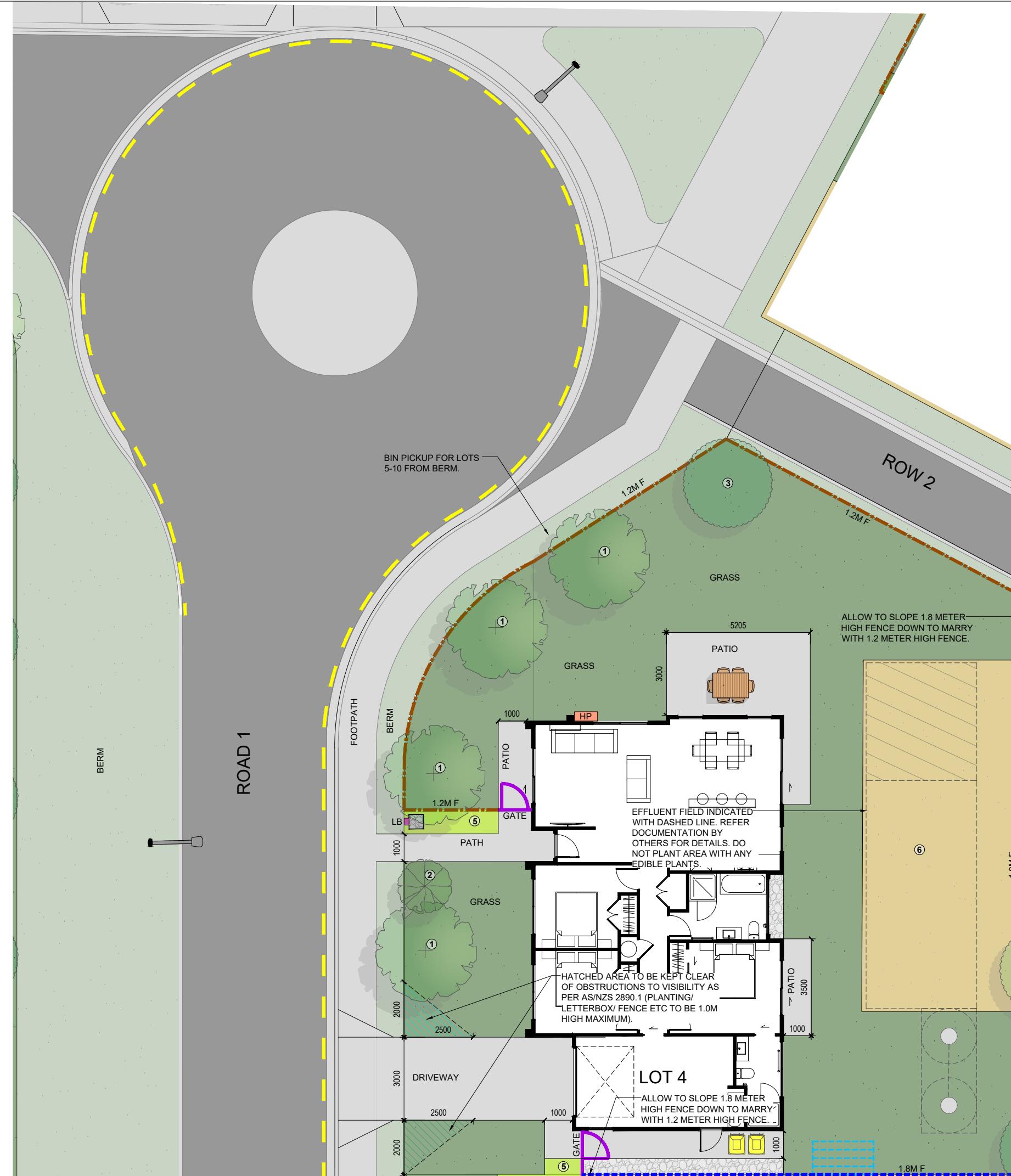
**Reveal Depths**

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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| Ōkato School Development | Job No: 24101                    |   | Drawn By: B Buchanan-Smith            |   |   |
| Taranaki                 | Date: 4/07/2025                  |   | Scale: 1:50                           |   |   |
| admin@primedesigns.co.nz | 04 528 8405                      |   | Drawing Sheet: Window & Door Schedule |   |   |
| Drawing No: 501          |                                  |   |                                       |   |   |



| LEGEND  |   |
|---|---|
|    | KARAEHE - GRASS   |
|    | RAIMA- CONCRETE. BRUSH FINISH   |
|    | ROAD. FINISH BY OTHERS  |
|    | KÖWHA TU- STONES (PERMEABLE)  |
|    | EXISTING VEGETATION UNALTERED<br>EXTENT SHOWN INDICATIVELY, ALLOW TO<br>CONFIRM ON SITE.  |
|    | <b>4</b> HEDGE PLANTING.<br>READ IN CONJUNCTION WITH PLANTING PALETTE   |
|    | <b>5</b> LOW PLANTING.<br>READ IN CONJUNCTION WITH PLANTING PALETTE   |
|    | <b>6</b> PLANTING TO EFFLUENT FIELD.<br>READ IN CONJUNCTION WITH PLANTING PALETTE   |
|    | PAVERS (SHOWN INDICATIVELY)   |
|    | 1.8M F 1.8M HIGH ROUGH SAWN CLOSED<br>BOARDED TIMBER FENCE  |
|    | 1.2M F 1.2M HIGH VISUALLY PERMEABLE<br>TIMBER FENCE   |
|    | BARRIER TO PREVENT FALLING.<br>REFER DOCUMENTATION BY OTHERS FOR DETAILS.   |
|    | 1.2M HIGH POOL STYLE GATE   |
|    | 1.2M PS 1.2M HIGH POOL STYLE FENCE  |
|    | 1.2M P & W 1.2M HIGH TIMBER POST AND WIRE<br>MESH FENCE   |
|    | EX F EXISTING FENCE<br>READ IN CONJUNCTION WITH NOTES   |
|   | RW RETAINING WALL (INDICATIVE. REFER<br>ENGINEERING DOCUMENTATION FOR DETAILS).   |
|  | IHP EXTERIOR HEAT PUMP UNIT. REFER<br>ARCHITECTURAL DRAWINGS FOR DETAILS.<br>ELECTRICIAN TO CONFIRM LOCATION ON SITE.   |
|  | HWC EXTERIOR HOT WATER CYLINDER.<br>REFER ARCHITECTURAL DRAWINGS FOR DETAILS.   |
|  | IPUPARA/ HANGARUA - SERVICE<br>AREA FOR RUBBISH/ RECYCLING BINS   |
|  | POUAKA RETA- LETTERBOX. MAIL SLOT<br>0.9M - 1M FROM THE GROUND. TOP OF<br>LETTERBOX NOT TO EXCEED 1M TO ENSURE NO<br>OBSTRUCTIONS TO VISIBILITY FROM DRIVEWAYS. |
|  | WASHING LINE - RETRACTABLE OR FOLD<br>DOWN, FIXED TO FENCE OR POSTS.  |
|  | LAMP POST<br>REFER DOCUMENTATION BY OTHERS FOR DETAILS  |
|  | MANHOLE COVER. SHOWN INDICATIVELY,<br>REFER DOCUMENTATION BY OTHERS FOR DETAILS   |

# HOUSE OF ORANGE DESIGN LIMITED

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CONTACT IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED.**  
IN CONJUNCTION WITH THE SUBDIVISION, ARCHITECTURAL & ENGINEERING DRAWINGS,  
DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WITH FALLS OVER 1M, STAIRS,  
STAIRS & SITE DRAINAGE, LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE.  
YOU MUST CONFIRM ALL LAYOUTS BEFORE CONSTRUCTION COMMENCES. FLOOR PLANS AND  
SITE PLANS SUPPLIED RX074HEB, INC DO NOT JUDGE ABILITY FOR ITS ACCURACY.

OKATO SCHOOL  
OKATO, TARANAKI

# FOR COUNCIL LANDSCAPE PLAN

|                       |                  |           |
|-----------------------|------------------|-----------|
| REV: E                | DATE: 25/06/2025 | SHEET No. |
| SCALES (A3):<br>1:150 |                  | L2.04     |