



TE KATONGA NUI

LOT NUMBER

9

HOUSE SIZE

125 SQM

SECTION SIZE

634 SQM

NUMBER OF BEDROOMS

3

NUMBER OF BATHROOMS

2



DELIVERED IN PARTNERSHIP
WITH KA URURANGI

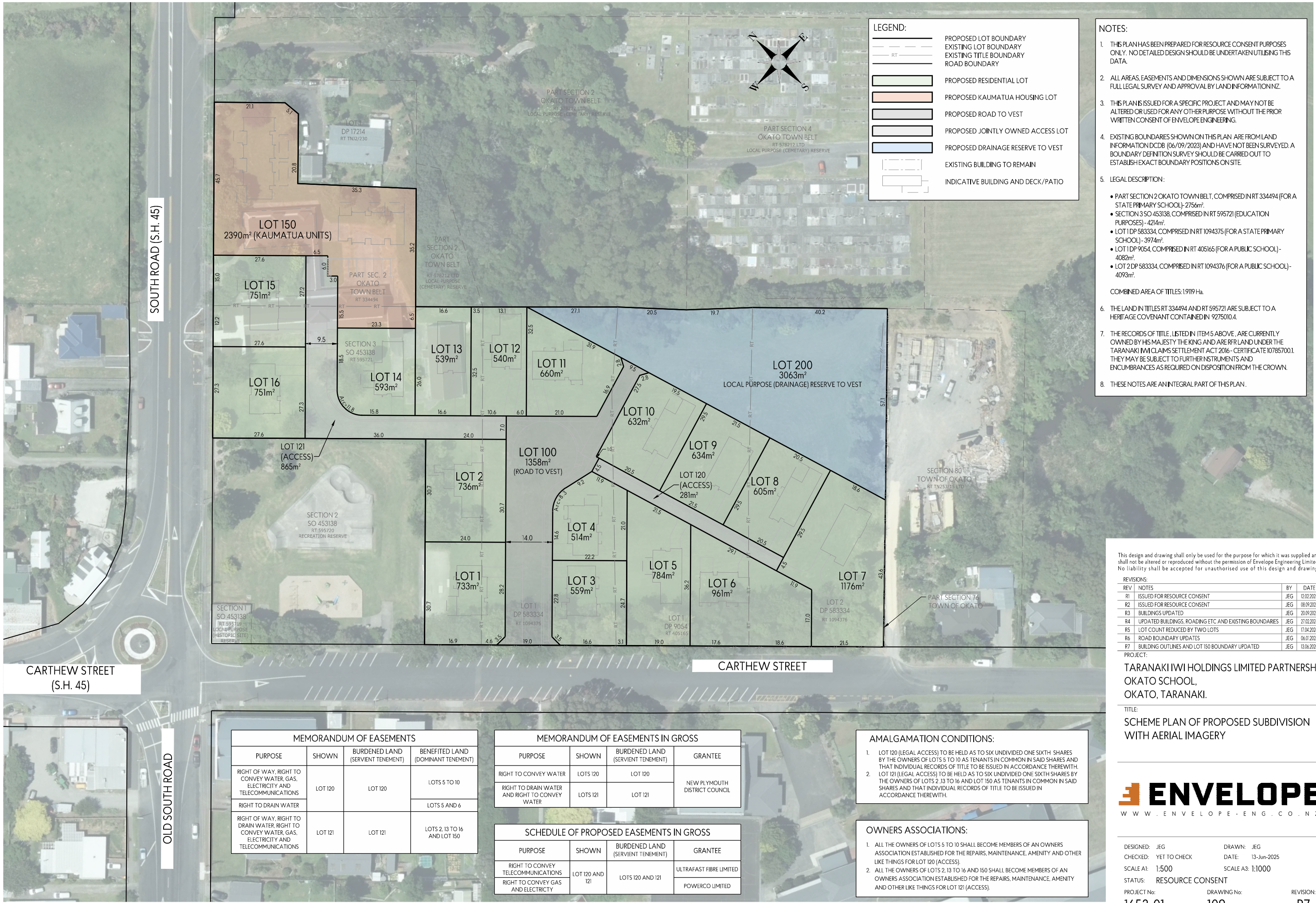
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| PLANNING & ZONING | | CONSTRUCTION | | CLADDING | | FITOUT | |
|--------------------------|--|------------------------------|----------------------------|---|-------------------------|------------------------------------|--------------|
| Lot / DP Number | Lot 09 of Lot 1 DP 9054, Sections 68 and 76 Town of Ōkato, Section 3 SO 453138, Parts Section 2 Ōkato Town Belt (Ōkato Primary School) | Foundation Type | Cupolex Foundation | Wall Cladding Type 1 | JH Linea WB | Flooring Types | Carpet/Vinyl |
| | | Stud Height | 2.4m | Wall Cladding Type 2 | JH Axon 400 | Balustrade Type | N/A |
| Address | Ōkato School Development Taranaki | Typical Joinery Height | 2.1m | Wall Cladding Type 3 | N/A | Shower Type | Acrylic |
| Territorial Authority | NPDC | Typical Internal Door Height | 2m | Roof Cladding | Trapezoidal Coloursteel | Water Heating | HWC |
| District Plan Zone | Low Density Residential | Rebated Joinery | N/A | Fascia Type | Metal | Space Heating | Heatpump |
| Easements | N/A | Wall Underlay | Thermakraft WaterGate Plus | CONSULTANTS | | SITE/BUILDING INFORMATION | |
| Relevant Consent Notices | TBC | Roof Underlay | Thermakraft Covertex 401 | Topographical Survey Envelope Structural Engineer N/A Geotechnical Engineer Initia Geotechnical Specialists Truss Manufacturer ITM | | Site Coverage | 20% |
| Resource Consent # | Yes, refer to RC SUB23/48158 & LUC24/48481 | Wall Insulation | Pink batts R2.2 90mm | | | Floor Area | 125m² |
| Wind Zone | High NZBC | Ceiling Insulation | Pink batts R4 195mm | | | Minimum Floor Level (to u/s floor) | To NZBC |
| Corrosion Zone | C | Floor Insulation | N/A | | | | |
| Earthquake Zone | 1 | Wet Area Membrane | N/A | | | | |



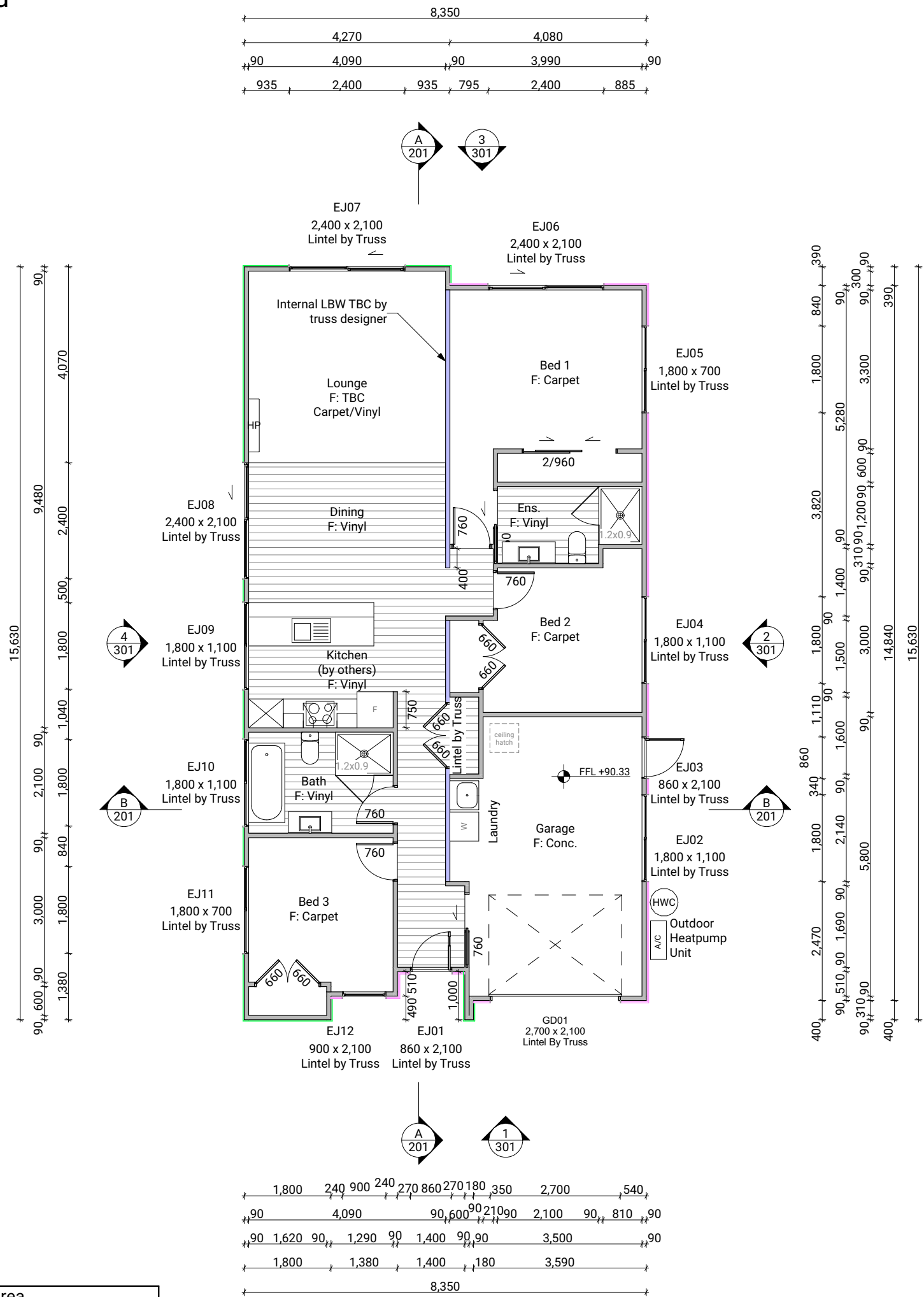
Artistic Impression Only
Not to be used for construction

| | | | | | | | | | | | |
|--------------------------|--|-------------|---------------------------------------|--|---|---|---------------------------------------|--|---|--|--|
| Lot 09 - Typology K011 | | Client: | Taranaki Iwi Holdings LP | |  Print In Color |  CREATIVE FUNCTIONAL ARCHITECTURE | Drawing Set: Working Drawings - K011 | | 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: K Eyles | | | | |
| 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

- JH Linea WB
- JH Axon 400
- Internal Load Bearing Wall



| Floor Area | |
|------------------|-------------------|
| Total Floor Area | 125m ² |

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.
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 Watgate 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 R2.2 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
195mm thick R4 Pink ceiling insulation, ensure a 25mm gap min. between insulation and roof underlay.

Wall Claddings

James Hardie Linea weatherboards over 20mm cavity
180mm James Hardie Linea weatherboards over 45x18mm H3.1 timber cavity battens on wall underlay. Refer to manufacturer's information & details for fixing and waterproofing requirements. Dwangs @ 800ctrs.
James Hardie Axon Panel over 20mm cavity
James Hardie Axon Panel 133 Smooth - Grooves 10mm wide x 2.25mm deep @ 133mm 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.

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 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 - Arvio
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

Lot 09 - Typology K011

Ōkato School Development

Taranaki

Client: Taranaki Iwi Holdings

LP Job No: 24101

Date: 4/07/2025

Drawing Set: Working Drawings - K011

Drawn By: K Eyles

Scale: 1:100

Drawing No: 108

Drawing Sheet: Floor Plan

N

Print In Color

PRIME DESIGNS

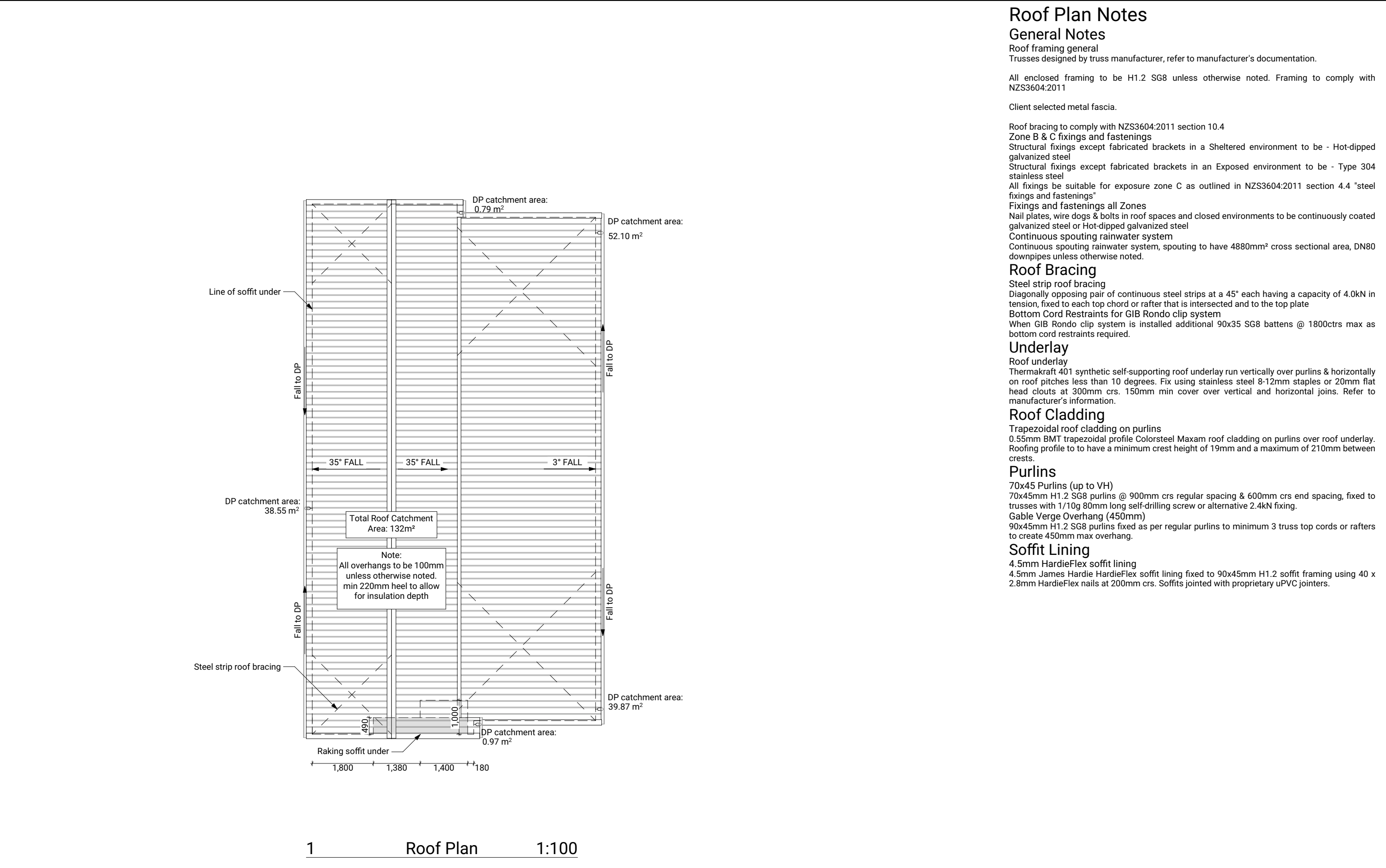
CREATIVE | FUNCTIONAL | ARCHITECTURE

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04 528 8405

3 Jupiter Grove, Upper Hutt

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Roof Plan Notes

General Notes

Roof framing general
Trusses designed by truss manufacturer, refer to manufacturer's documentation.

All enclosed framing to be H1.2 SG8 unless otherwise noted. Framing to comply with NZS3604:2011

Client selected metal fascia.

Roof bracing to comply with NZS3604:2011 section 10.4
Zone B & C fixings and fastenings
Structural fixings except fabricated brackets in a Sheltered environment to be - Hot-dipped galvanized steel
Structural fixings except fabricated brackets in an Exposed environment to be - Type 304 stainless steel
All fixings be suitable for exposure zone C as outlined in NZS3604:2011 section 4.4 "steel fixings and fastenings"
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 4880mm² 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 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.

| | | | | | |
|--------------------------|----------------------------------|---------------------------------------|--|--------------------------------------|--|
| Lot 09 - Typology K011 | Client: Taranaki Iwi Holdings LP | | | Drawing Set: Working Drawings - K011 | <p>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.</p> |
| Ōkato School Development | Job No: 24101 | | | Drawn By: K Eyles | |
| Taranaki | Date: 4/07/2025 | | | Scale: 1:100 | |
| admin@primedesigns.co.nz | 04 528 8405 | 3 Jupiter Grove, Trentham, Upper Hutt | | Drawing Sheet: Roof Plan | Drawing No: 109 |

Electrical Notes

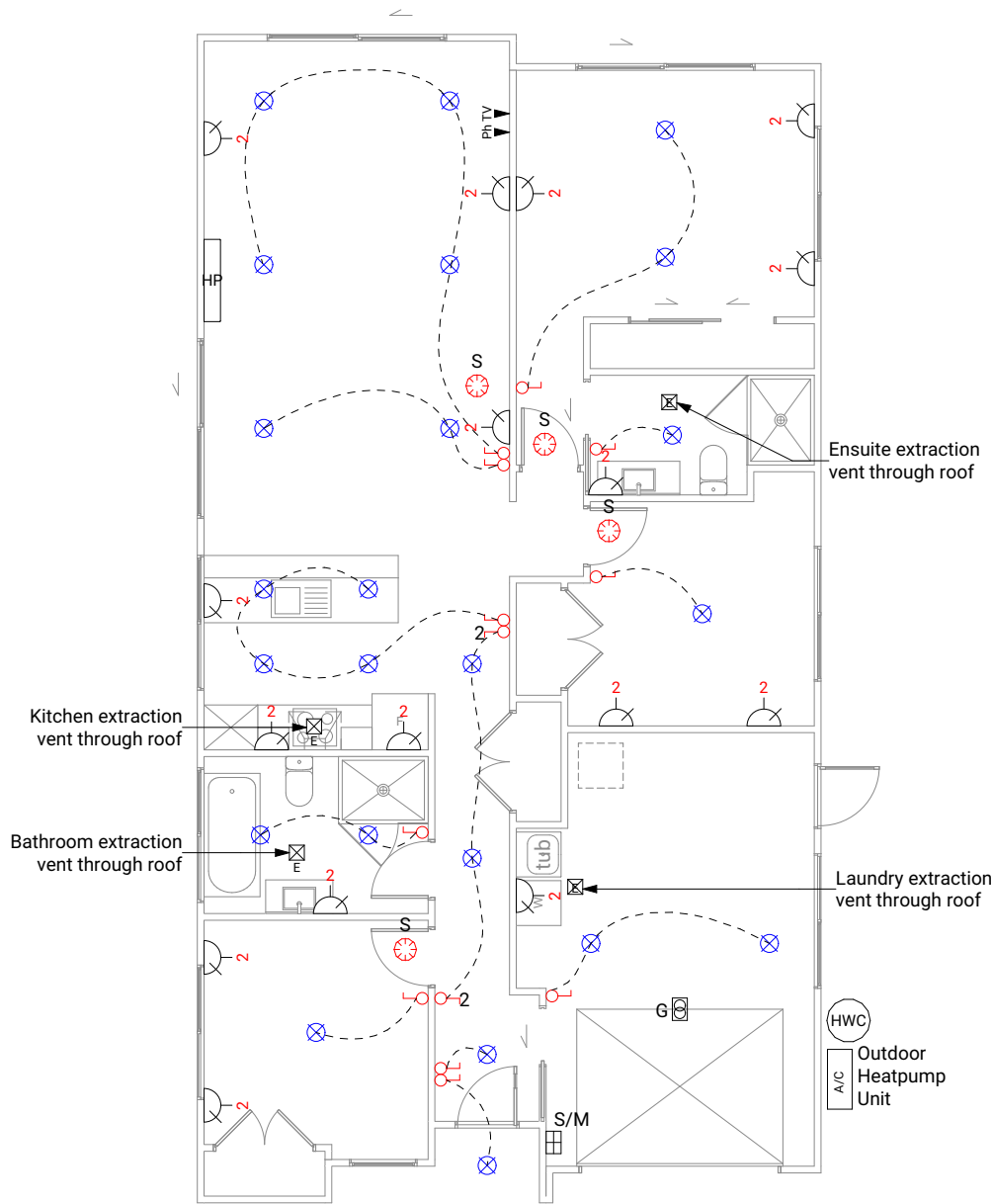
General electrical notes
Ensure all habitable rooms are fitted with a minimum of one light fixture. All habitable internal spaces are to have a minimum illuminance of 20 lux or a minimal total wattage required per m2 of floor area as shown in G8/AS1, Table 1. Lights in the stairwell to provide 100lux 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.



Electrical Legend

- S/M Smart Meter
- G Garage door motor
- S Smoke detector
- E Extractor fan
- P Power point
- Ph Phone outlet
- TV Television outlet
- L Light switch
- 2-L Two way light switch
- X Recessed downlight

Lot 09 - Typology K011 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



Print In Color



Drawing Set: Working Drawings - K011

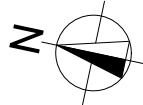
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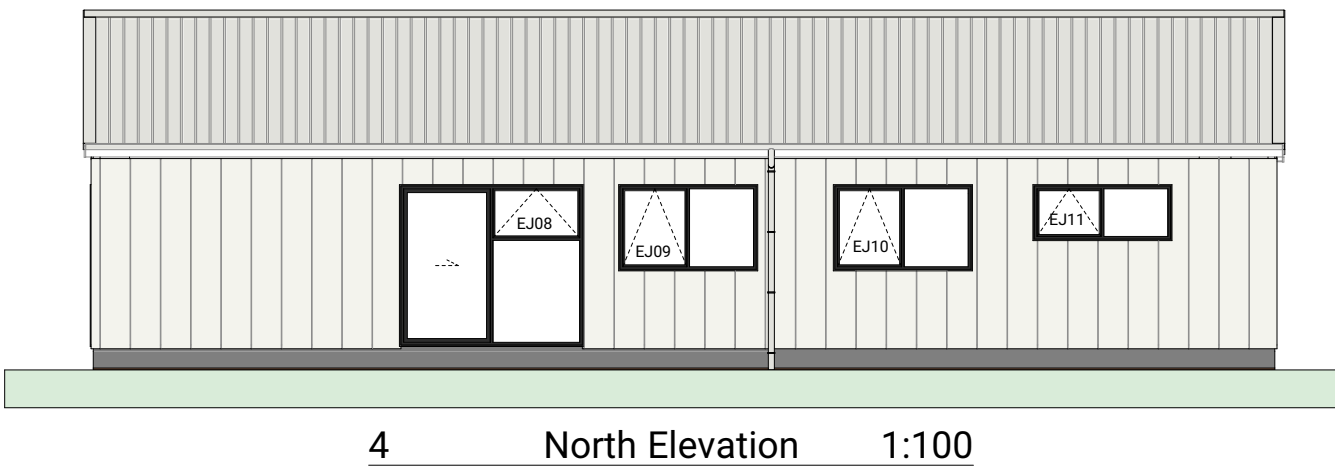
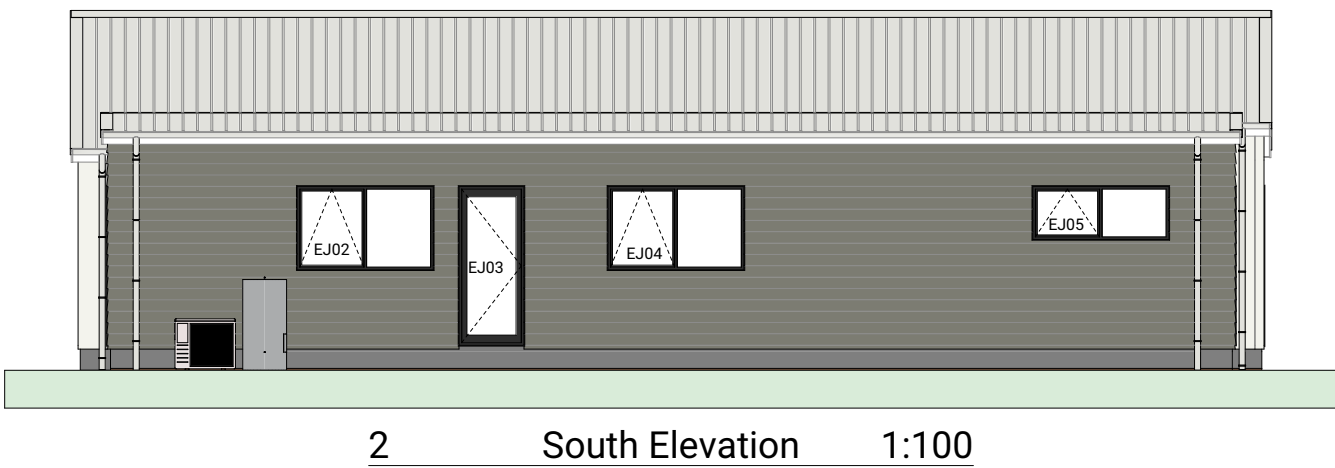
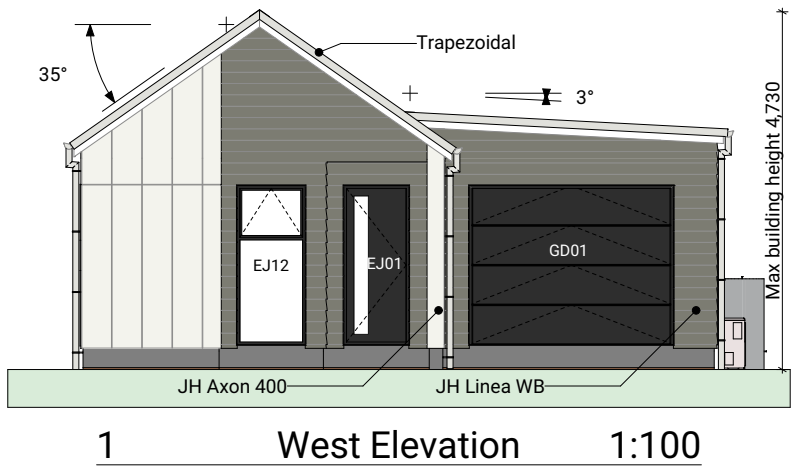
Scale: 1:100

Drawing Sheet: Electrical Plan

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Drawing No: 113





| 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 | Very high risk | 5 |
| Eaves width | Very high risk | 5 |
| Envelope complexity | Medium risk | 1 |
| Deck design | Low risk | 0 |
| Total Risk Score: | | 12 |

Lot 09 - Typology K011 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



Drawing Set: Working Drawings - K011

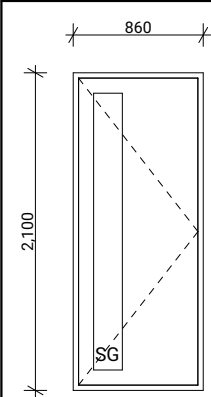
Drawn By: K Eyles

Scale: 1:100

Drawing Sheet: Elevations

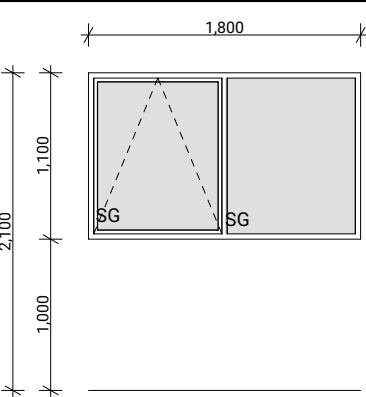
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Drawing No: 301



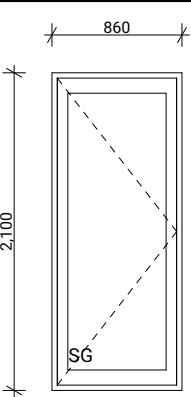
EJ01

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



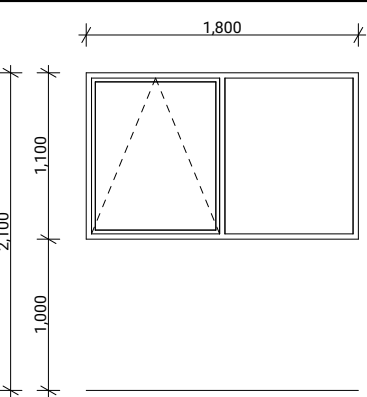
EJ02, EJ10

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



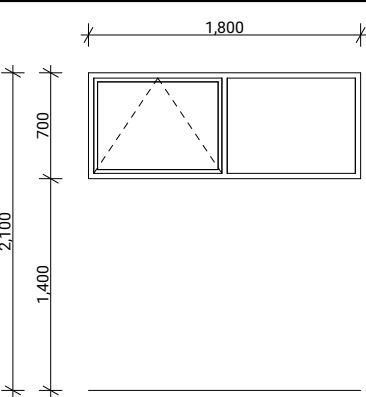
EJ03

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



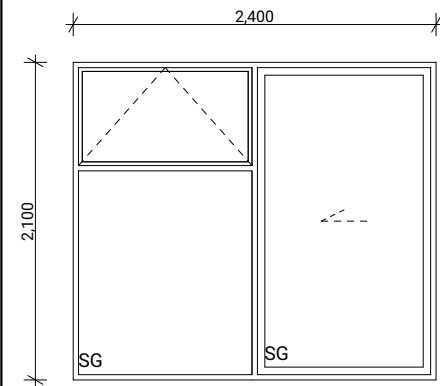
EJ04, EJ09

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



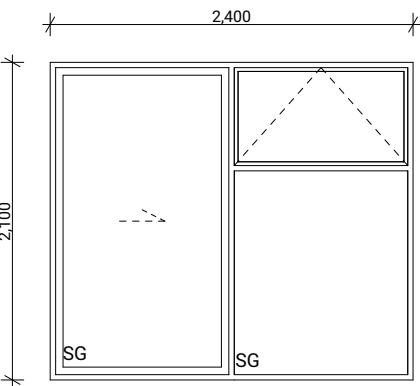
EJ05, EJ11

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



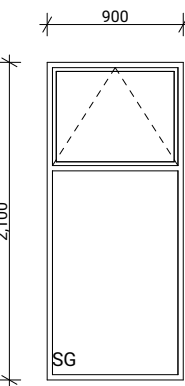
EJ06

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



EJ07, EJ08

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



EJ12

| | |
|----------|-------------------------------|
| Type | Awning 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

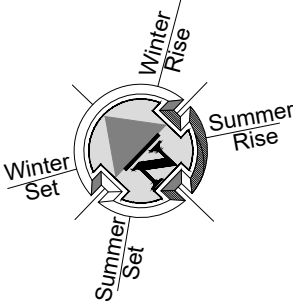
Aluminium joinery
Selected colour powder-coated thermally broken aluminium joinery. All head, jamb and sill liners to be 20mm H3.1 timber, painted

Glazing
Glazing weight to comply with NZS4223.
Glass to be Double pane: Low E3/Clear - Argon - Thermally improved Spacer (Ug 1.30)

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.



| LEGEND | |
|--------|---|
| | KARAEHE - GRASS |
| | RAIMA- CONCRETE. BRUSH FINISH |
| | ROAD. FINISH BY OTHERS |
| | KŌWHATU- STONES (PERMEABLE) |
| | EXISTING VEGETATION UNALTERED EXTENT SHOWN INDICATIVELY, ALLOW TO CONFIRM ON SITE. |
| | 4 HEDGE PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE |
| | 5 LOW PLANTING. READ IN CONJUNCTION WITH PLANTING PALETTE |
| | 6 PLANTING TO EFFLUENT FIELD. READ IN CONJUNCTION WITH PLANTING PALETTE |
| | PAVERS (SHOWN INDICATIVELY) |
| | 1.8M F 1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE |
| | 1.2M F 1.2M HIGH VISUALLY PERMEABLE TIMBER FENCE |
| | BARRIER BARRIER TO PREVENT FALLING. REFER DOCUMENTATION BY OTHERS FOR DETAILS. |
| | GATE 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 MESH FENCE |
| | EX F EXISTING FENCE READ IN CONJUNCTION WITH NOTES |
| | 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. |
| | HWC EXTERIOR HOT WATER CYLINDER. REFER ARCHITECTURAL DRAWINGS FOR DETAILS. |
| | 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. |
| | WASHING LINE - RETRACTABLE OR FOLD DOWN, FIXED TO FENCE OR POSTS. |
| | LAMP POST REFER DOCUMENTATION BY OTHERS FOR DETAILS |
| | MANHOLE COVER. SHOWN INDICATIVELY. REFER EFFLUENT TREATMENT DOCUMENTATION. |

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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.

OKATO SCHOOL
OKATO, TARANAKI

FOR COUNCIL
LANDSCAPE PLAN

| | | |
|-----------------------|------------------|-----------|
| REV: E | DATE: 25/06/2025 | SHEET No. |
| SCALES (A3): 1:150 | | L2.09 |