



# TE KATONGA NUI

LOT NUMBER	HOUSE SIZE	SECTION SIZE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS
9	125 SQM	634 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 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
Address	Ōkato School Development Taranaki	Stud Height	2.4m	Wall Cladding Type 2	JH Axon 400	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	HWC
Easements	N/A	Rebated Joinery	N/A	Fascia Type	Metal	Space Heating	Heatpump
Relevant Consent Notices	TBC	Wall Underlay	Thermakraft WaterGate Plus	CONSULTANTS		SITE/BUILDING INFORMATION	
Resource Consent #	Yes, refer to RC SUB23/48158 & LUC24/48481	Roof Underlay	Thermakraft Covertek 401	Topographical Survey	Envelope	Site Coverage	20%
Wind Zone	High NZBC	Wall Insulation	Pink batts R2.2 90mm	Structural Engineer	N/A	Floor Area	125m <sup>2</sup>
Corrosion Zone	C	Ceiling Insulation	Pink batts R4 195mm	Geotechnical Engineer	Initia Geotechnical Specialists	Minimum Floor Level (to u/s floor)	To NZBC
Earthquake Zone	1	Floor Insulation	N/A	Truss Manufacturer	ITM		
		Wet Area Membrane	N/A				



Artistic Impression Only  
Not to be used for construction

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



**PRIME DESIGNS**  
CREATIVE | FUNCTIONAL | ARCHITECTURE

Drawing Set: Working Drawings - K011

Drawn By: K Eyles

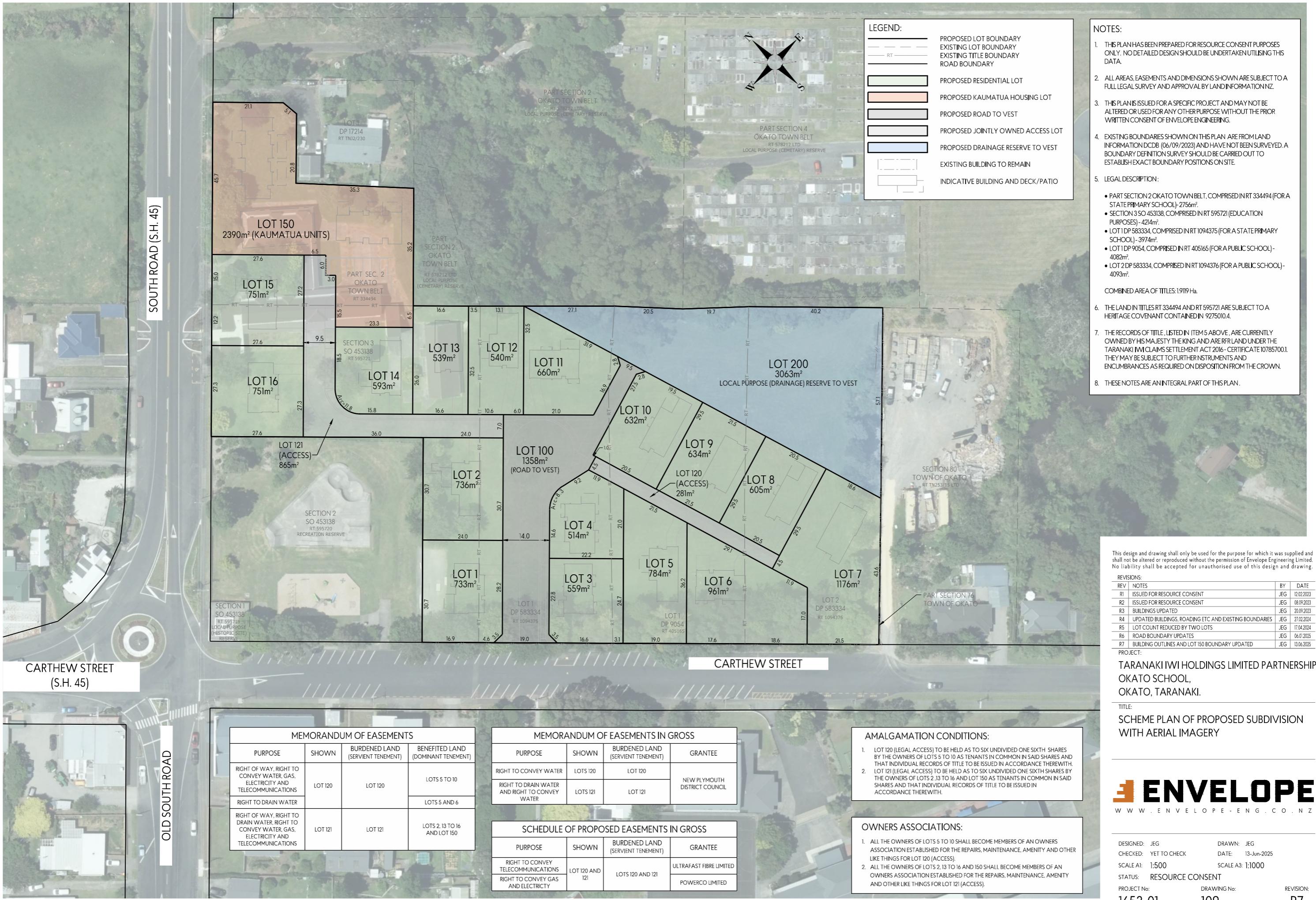
Scale:

Drawing Sheet: Project Specifications

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 Wgt Ltd.

Drawing No:

102





# 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 4880mm<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.

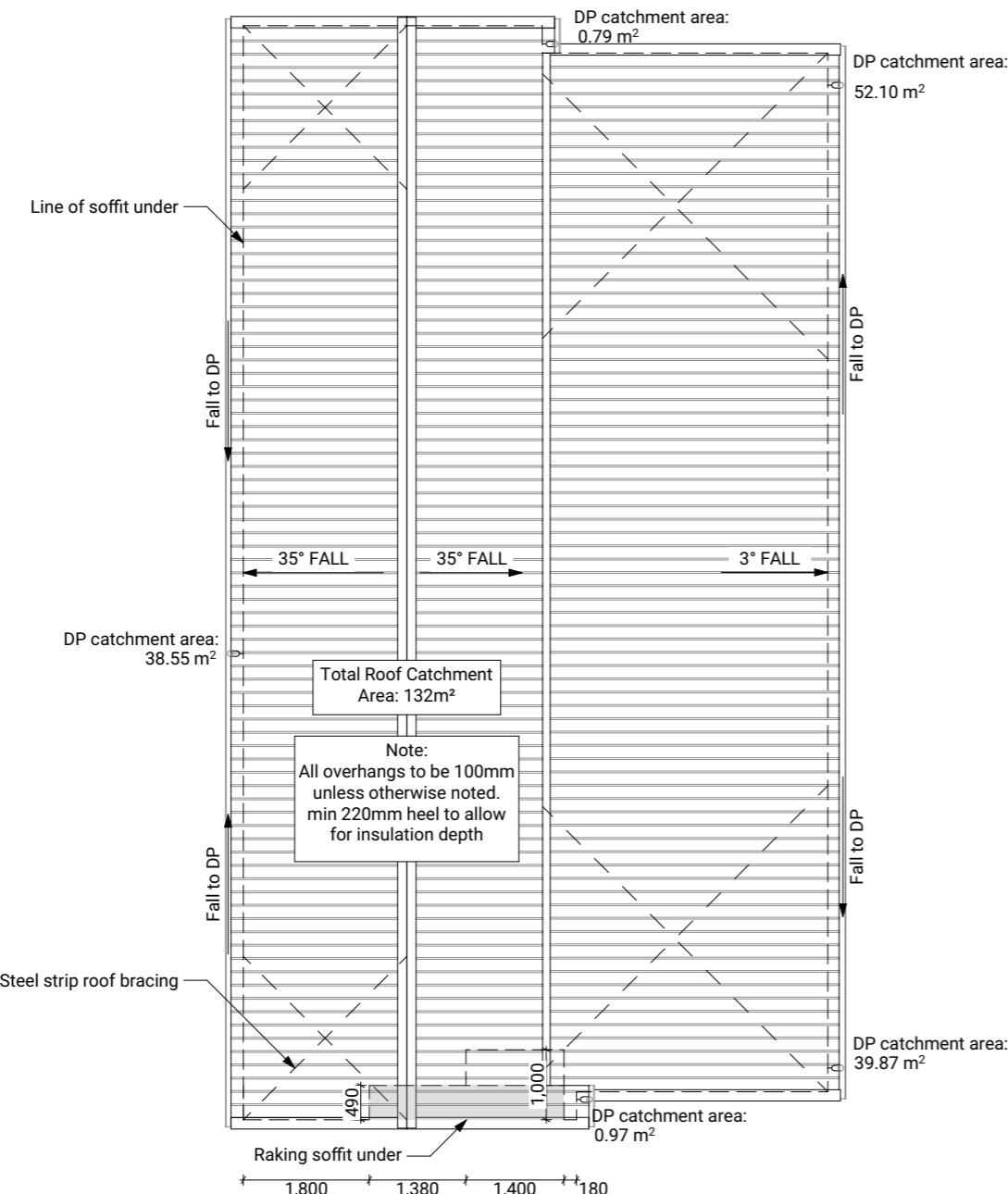
Gable Verge Overhang (450mm)

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 ctrs. Soffits jointed with proprietary uPVC joiners.



1

Roof Plan

1:100

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: Roof Plan

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



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 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

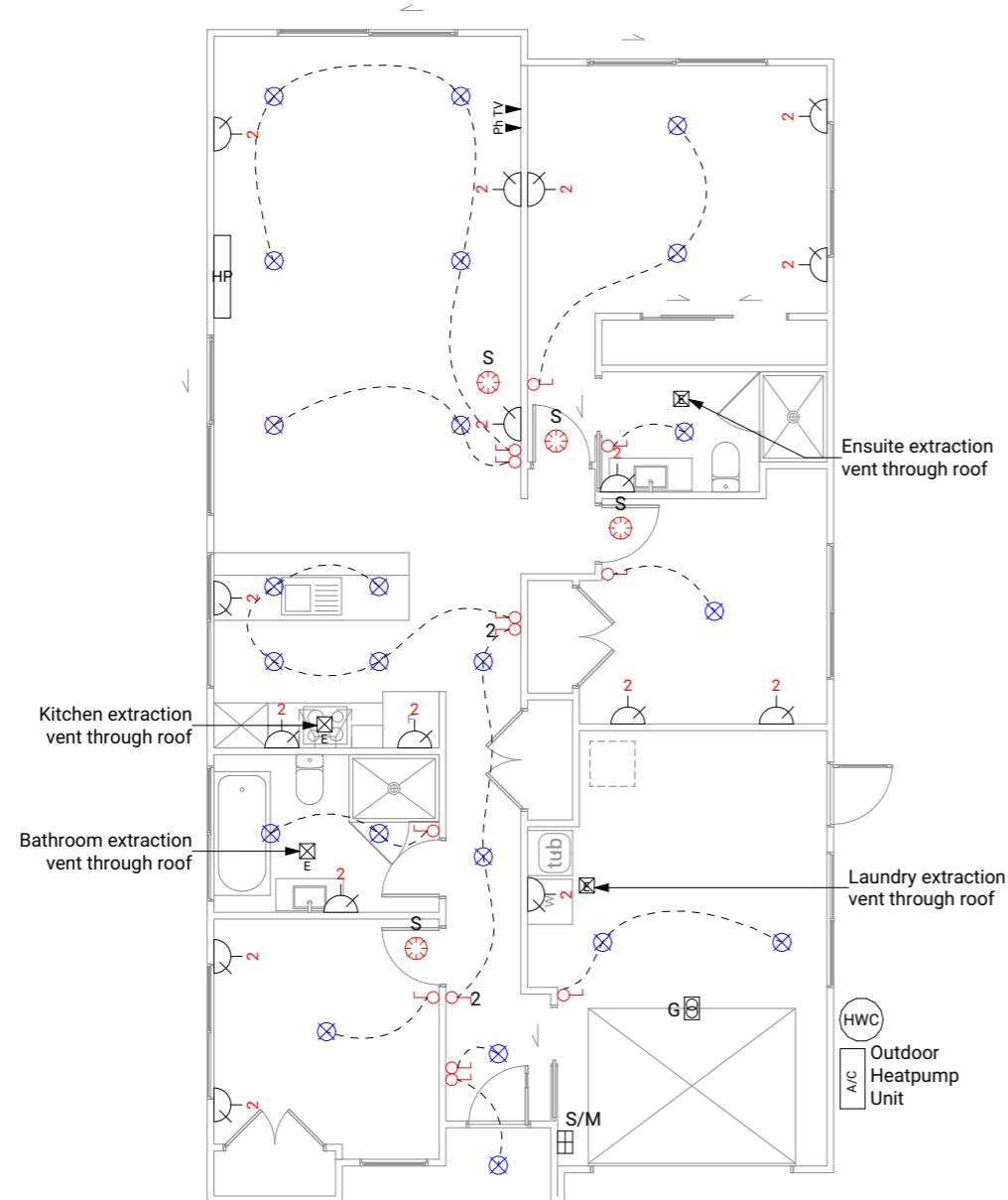
Smoke detectors to be installed to comply with NZBC F7/AS1, C/AS1, NZS 4514:2021 and be located on or near the ceiling, in all bedrooms, living spaces, hallways and landings within the building. Where the kitchen is separated from the living space and hallways by doors that can be closed a heat alarm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

Rangehood to be ducted and vented through soffit or wall.

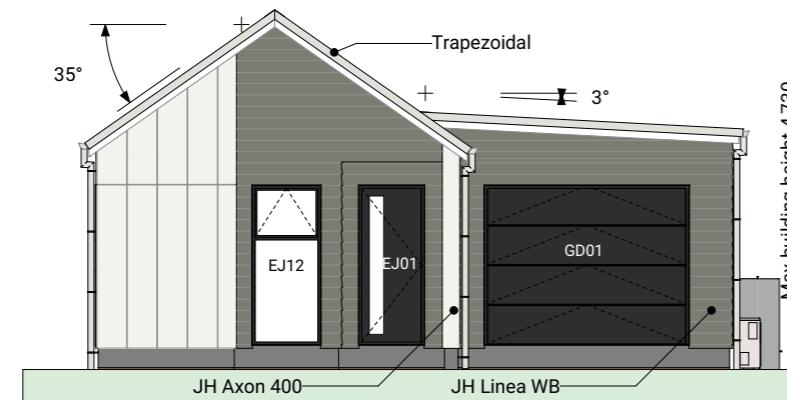
Dryer to be vented separately as per NZBC G4.



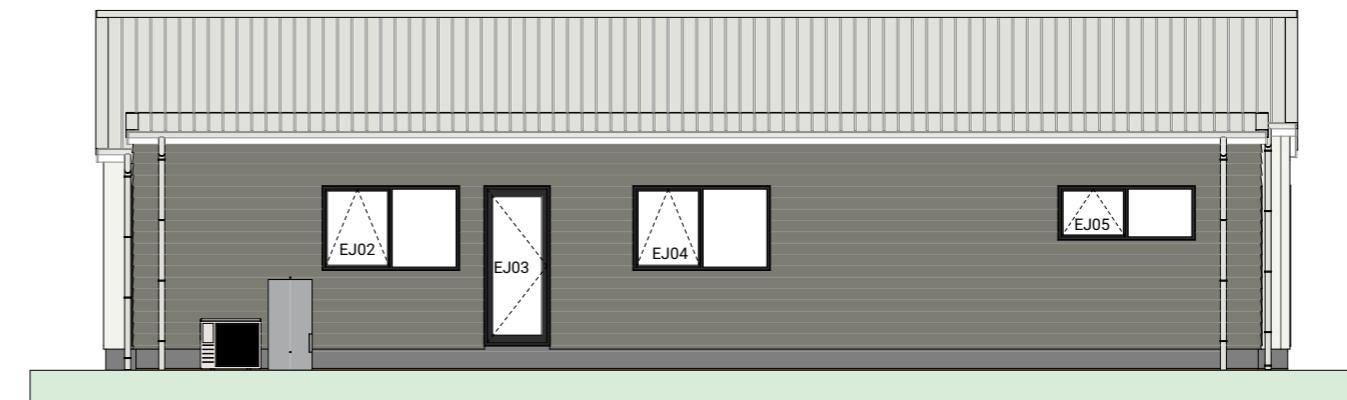
## Electrical Legend

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



1 West Elevation 1:100



2 South Elevation 1:100



3 East Elevation 1:100



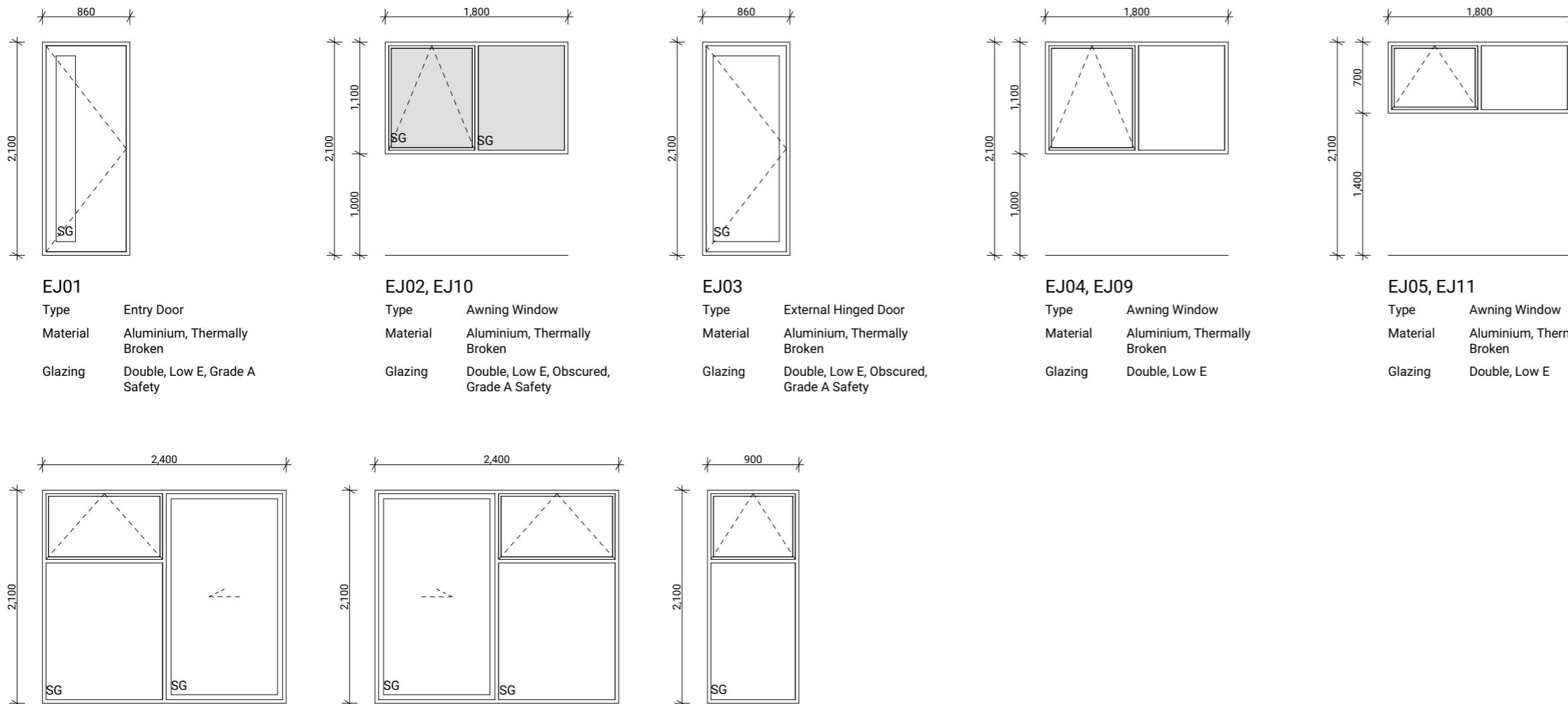
4 North Elevation 1:100

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	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	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 Wgt Ltd.
Drawn By:	K Eyles	
Scale:	1:100	
Drawing Sheet:	Elevations	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

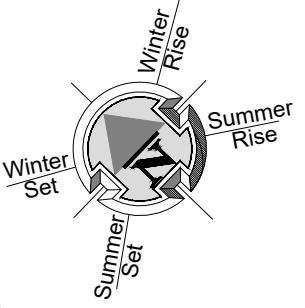
EJ12

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.

Lot 09 - Typology K011	Client: Taranaki Iwi Holdings LP	 Print In Color	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 Wgt Ltd.
Ōkato School Development	Job No: 24101		Drawn By: K Eyles	
Taranaki	Date: 4/07/2025		Scale: 1:50	
admin@primedesigns.co.nz	04 528 8405		Drawing Sheet: Window & Door Schedule	



LEGEND	
KARAEHE - GRASS	
RAIMA- CONCRETE. BRUSH FINISH	
ROAD. FINISH BY OTHERS	
KÖWHATU- 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.	
LB 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.	

**HOUSE OF ORANGE DESIGN LIMITED**

COPYRIGHT RETAINED BY HOUSE OF ORANGE DESIGN LTD.  
CONTACT IMMEDIATELY IF AN ERROR OR DISCREPANCY IS DISCOVERED.  
READ IN CONJUNCTION WITH THE SUBDIVISION, ARCHITECTURAL & ENGINEERING DRAWINGS.  
REFER DRAWINGS BY OTHERS FOR RETAINING WALLS, BARRIERS WITH FALLS OVER 1M, STAIRS,  
DECKS & SITE DRAINAGE. LANDSCAPE PLANS ARE INDICATIVE AND ARE SUBJECT TO CHANGE.  
ALLOW TO CONFIRM ALL LAYOUTS BEFORE CONSTRUCTION COMMENCES. FLOOR PLANS AND  
SITE PLANS SUPPLIED BY OTHERS. WE DO NOT TAKE LIABILITY FOR ITS ACCURACY.

OKATO SCHOOL  
OKATO, TARANAKI

FOR COUNCIL  
LANDSCAPE PLAN

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