

Proposed New Dwelling for:

Callavate

At: 25 Raranga Road, Te Kauwhata
Lot: 712 DP: 571030

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3D Perspectives are indicative only



Plans must be read in conjunction with:

- Engineering Assessment and Design Report by Titus Civil Consulting Engineers (ref. 15339)
- Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)
- Buildable Truss Layout by Wecks ITM (ref. #200-3 Truss Reference)
- Topographical Survey Plan by Pilbrow Surveying Limited (dated 12 February 2024)

- Scope of Work:**
- Proposed New Single Storey Dwelling:
- 3 Bedrooms
 - 2 Bathrooms
 - Open Plan Kitchen, Dining, Living
 - Internal Access Garage
- Colorsteel Trimrib roofing by Roofing Industries
- Colorsteel Trimrib vertical wall cladding by Roofing Industries on 20mm H3.1 Hermpac Vertibat cavity batten system
- Hermpac 18.5mm vertical cedar shiplap weatherboard on 20mm H3.1 Hermpac Vertibat cavity batten system

CALLAVATE

elevating new beginnings

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Plans Drawn By: **DRAFTING WAIKATO LTD.**

DRAFTING WAIKATO Ltd

New Homes | Additions & Alterations

DW

Jeff Cunningham

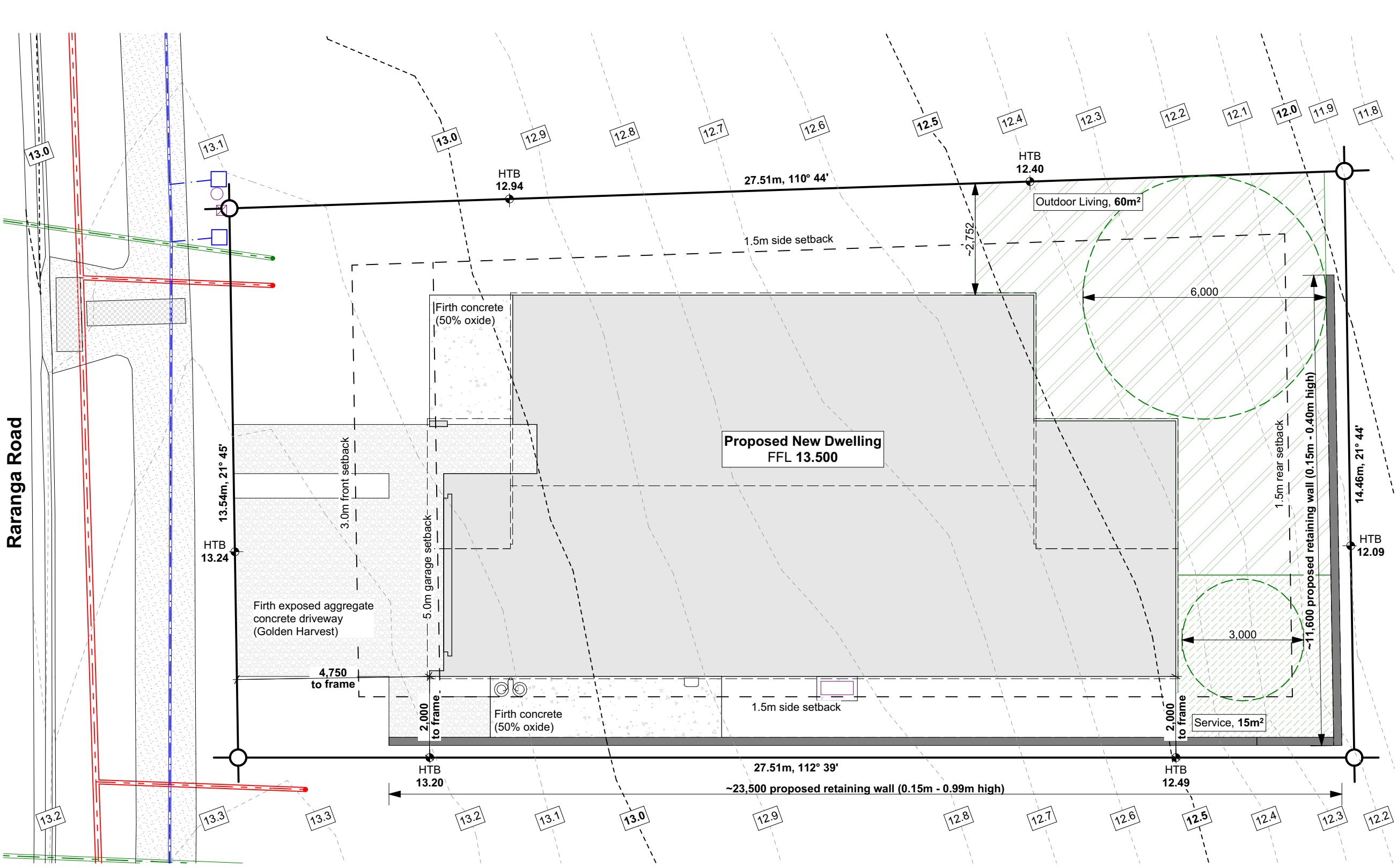
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Version:	ENG	
Publish Date:	4/08/2025	
Reference:	25-028	Sheet: 100



Site Information:
Legal Description:
Lot 712, DP 571030
Site Area:
385m²
Property Location:
25 Raranga Road
Lakeside
Te Kauwhata
Council:
Waikato District Council
Zone:
GRZ (Medium Density)

Proposed New Dwelling:	
Total Area over Frame:	150.66m²
Stand Alone Wing Wall:	0.06m²
Roof Area:	158.83m²
Porch Area:	2.92m²

Building Coverage:	
Total Area over Frame:	150.66m²
Stand Alone Wing Wall:	0.06m²
Porch Area:	2.92m²

Building Coverage:	
Max.	153.64m² 39.90% 40% (154.0m²)

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 - Topographical Survey Plan by Pilbrow Surveying Limited (dated 12 February 2024)

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Proposed New Dwelling for:
Callavate

Sheet Title:
Site Plan

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Version:	ENG	Wind Zone:	High	Snow Loading:	N0	Scale:	1:100	Drawn By:	DW
Publish Date:	4/08/2025	Earthquake Zone:	1	Exposure Zone:	B	Reference:	@ A3 25-028	Sheet:	101

Wall Framing - General:
- All wall framing SG8 H1.2 unless specified otherwise
- All top plates shall be 2/90x45 continuous unless specified otherwise
- 2 rows of nogs for stud heights up to 3.6m for internal walls, refer to Cladding Systems for external wall nog crs

Wall Framing - Single Storey Walls:
Load bearing external walls:
Up to 2.4m stud: 90x45 studs @ 600crs
>2.4m - 3.0m stud: 2/90x45 studs @ 600crs
>3.0m - 3.6m stud: 2/90x45 studs @ 300crs
Load bearing internal walls:
Up to 3.0m stud: 90x45 studs @ 600crs
>3.0m - 3.6m stud: 2/90x45 studs @ 600crs
Non load bearing internal walls:
Up to 3.0m stud: 90x45 studs @ 600crs

Wall Cladding:
Wall Cladding Systems:
- Colorsteel Trimrib vertical wall cladding by Roofing Industries on 20mm H3.1 Hermpac Vertibat cavity batten system, **with nogs evenly spaced @ 1200crs max, 2 rows minimum)**
- Hermpac 18.5mm vertical cedar shi lap weatherboard on 20mm H3.1 Hermpac Vertibat cavity batten system, **with nogs evenly spaced @ 480crs max.**

Air Barrier:
- Thermakraft Watergate Plus building wrap
Exterior Joinery:
- All dimensions are given as **trim** sizes (W x H)
- Site measure all openings prior to joinery manufacture
- Head heights = **2,165mm** unless specifically noted otherwise
- ThermalHEART powdercoated aluminium thermally broken joinery
- 19mm H3.1 timber liners
- 60x10 single bevel architraves
- All bathroom & WC windows, & all windows with sills >1000mm from adjacent ground level shall have restrictor stays

Glazing:
- Install glazing in accordance with NZS 4223

Type of Glazing	Double pane
U _g	1.30
Spacer Type	Thermally improved
IGU	Glass: Low E ₃ /Clear Gas: Argon
Frame	Thermally broken Aluminium Frame
R Value =	R0.46

- Clear double glazing generally (R0.46)
- Obscure glazing to all bathrooms & WC's
- Safety glass to locations shown on Door & Window Schedule (ref. sheet 701) in accordance with Table 1, NZS 4223.3:2016
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be safety glass in accordance with NZS 4223.3:2016 (ref. Table A4)
- All balustrade screens shall be safety glass in accordance with NZS 4223.3:2016

Insulation:
Walls - General:
- 90mm R2.8 Pink Batts Ultra wall insulation to walls (including garage)
Ceilings - General:
- 225mm R5.0 Pink Batts Superbatts ceiling insulation to ceiling (including garage)
Ceilings - Perimeter:
- 180mm R3.6 Pink Batts Classic ceiling insulation to ceiling perimeter (≤460mm wide) to ceiling (including garage) where space <275mm
Garage Door Insulation:
- 35mm R0.85 35mm Expol Garage Door Insulation Kit for flat panel garage doors

Linings:
Walls - General:
- 10mm Standard GIB lining to walls
- 10mm GIB Aqualine lining to wet area walls
Walls - Tiled:
- 10mm GIB Aqualine lining to tiled walls (tile weighs less than 26kg/m²)
- 13mm GIB Aqualine lining to tiled walls (tiles weighs up to 40kg/m²)
Ceilings - General:
- 70x35 SG8 H1.2 ceiling battens @ 600crs max.
- 13mm Standard GIB lining to ceilings
- 13mm GIB Aqualine lining to wet area ceilings

General:
Smoke Alarms:
⑤ = Smoke Alarm (Interconnected)
- Type 1 domestic smoke alarm system shall be in accordance with NZS 4514
- Smoke alarms may be wired-in or wireless with a long-life (minimum 10 years), non-removable, sealed battery
Mechanical Ventilation:
ⓔ = Extractor Fan
RH = Rangehood
- Shall be in accordance with NZBC clause G4/AS1, section 1.2.5
- Mechanical extract fans must have a flowrate not less than 25 L/s for showers and baths & 50 L/s for cooktops

Lighting:
- All downlights shall be CA rated, refer to specification.
Food Preparation Surfaces:
- All food preparation surfaces shall comply with NZBC clause G3/AS1, section 1.1.3
Floor Surfaces:
- All floor surfaces on accessible routes & any vinyl or tiled surface shall comply with NZBC clause D1/AS1, section 2.1, such that they shall have a coefficient of friction μ, of not less than 0.4 when tested in accordance with AS/NZS 3661.1.
- Spaces containing sanitary fixtures or sanitary appliances shall have floor finishes that comply with NZBC E3/AS1, section 3.1, in open plan spaces this surface shall extend 1.5m from all sanitary fixtures and sanitary appliances

Interior Joinery:
- Door panels shall be standard 1980mm high, unless specifically noted otherwise, & panel widths are as shown on Floor Plans
- 60x10 single bevel architraves

Hot Water:
- Rinnai A26 Gas Infinity
- All hot water pipes shall be insulated with 13-25mm thick closed cell elastomeric thermal lagging

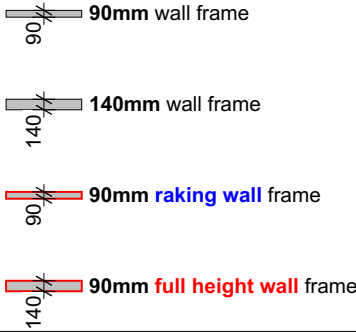
Elevations



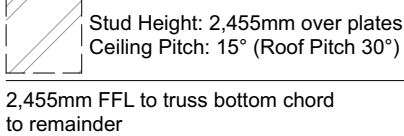
Proposed New Dwelling:	
Total Area over Frame:	150.66m ²
Stand Alone Wing Wall:	0.06m ²
Roof Area:	158.83m ²
Porch Area:	2.92m ²

Wall Framing Legend:

Wall Framing - Single Storey Walls

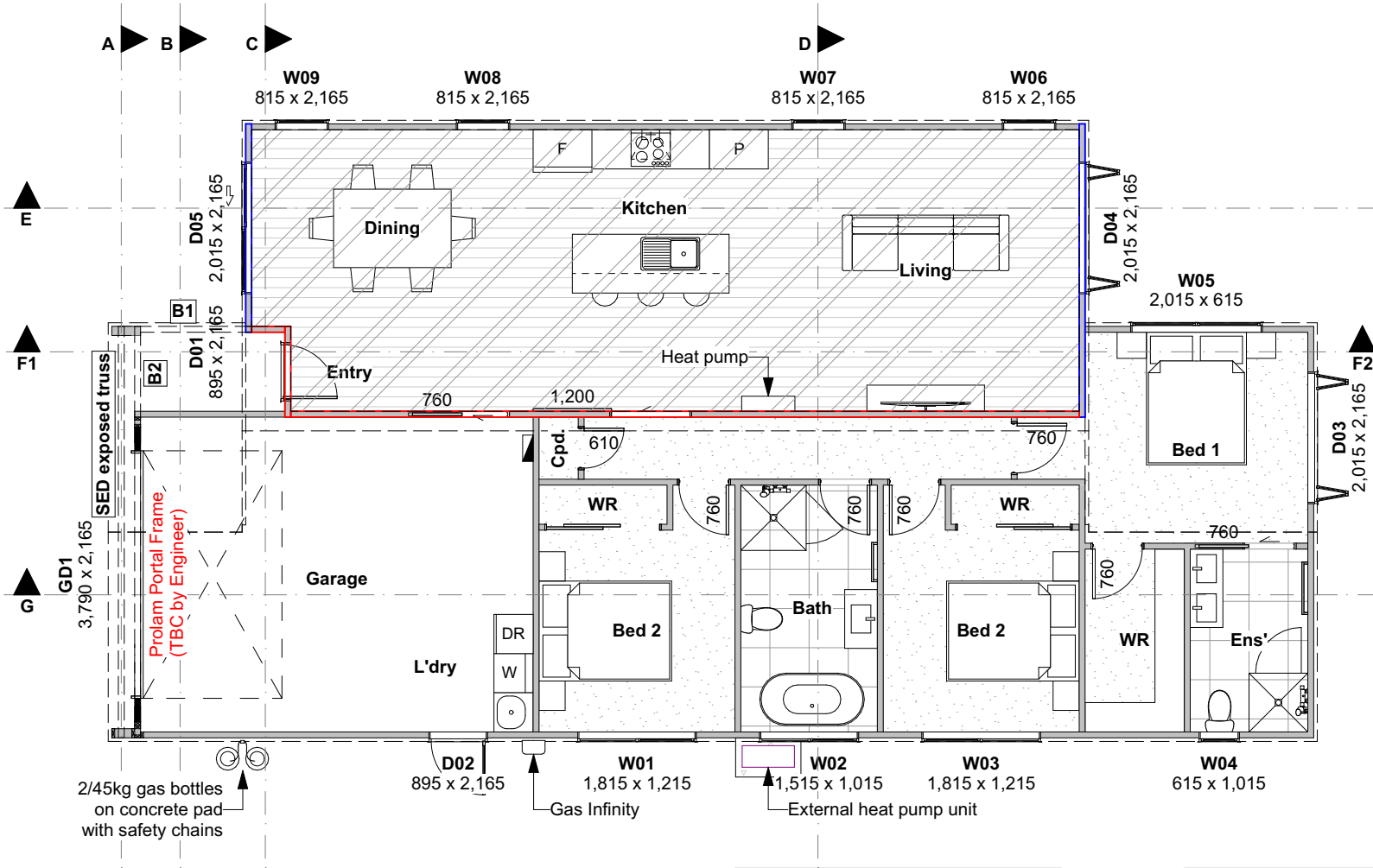


Ceiling Legend:



Flooring Key:

Concrete	
Carpet	
Tiles	
Vinyl	
Planking	



Bathroom:
1600 free standing bath
1000x1000 tiled shower, recessed
900 single basin vanity
Standard WC
Towel rail

Ensuite:
900x900 tiled shower, recessed
1200 double basin vanity
Standard WC
Towel rail

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Proposed New Dwelling for:

Callavate

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Sheet Title:

Floor Plan

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

25-028

Drawn By:

DW

Sheet:

201

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Proposed New Dwelling for:

Callavate

At: Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata

Sheet Title:

Floor Plan Dimensions

Elevations



Proposed New Dwelling:

Total Area over Frame: 150.66m²
Stand Alone Wing Wall: 0.06m²

Roof Area: 158.83m²
Porch Area: 2.92m²

Beam Key:

B1: #6-1 B1 Beam

B2: #6-2 B2 Beam

Wall Framing Legend:

Wall Framing - Single Storey Walls

90mm wall frame

140mm wall frame

90mm raking wall frame

90mm full height wall frame

Ceiling Legend:

Stud Height: 2,455mm over plates
Ceiling Pitch: 15° (Roof Pitch 30°)

2,455mm FFL to truss bottom chord
to remainder

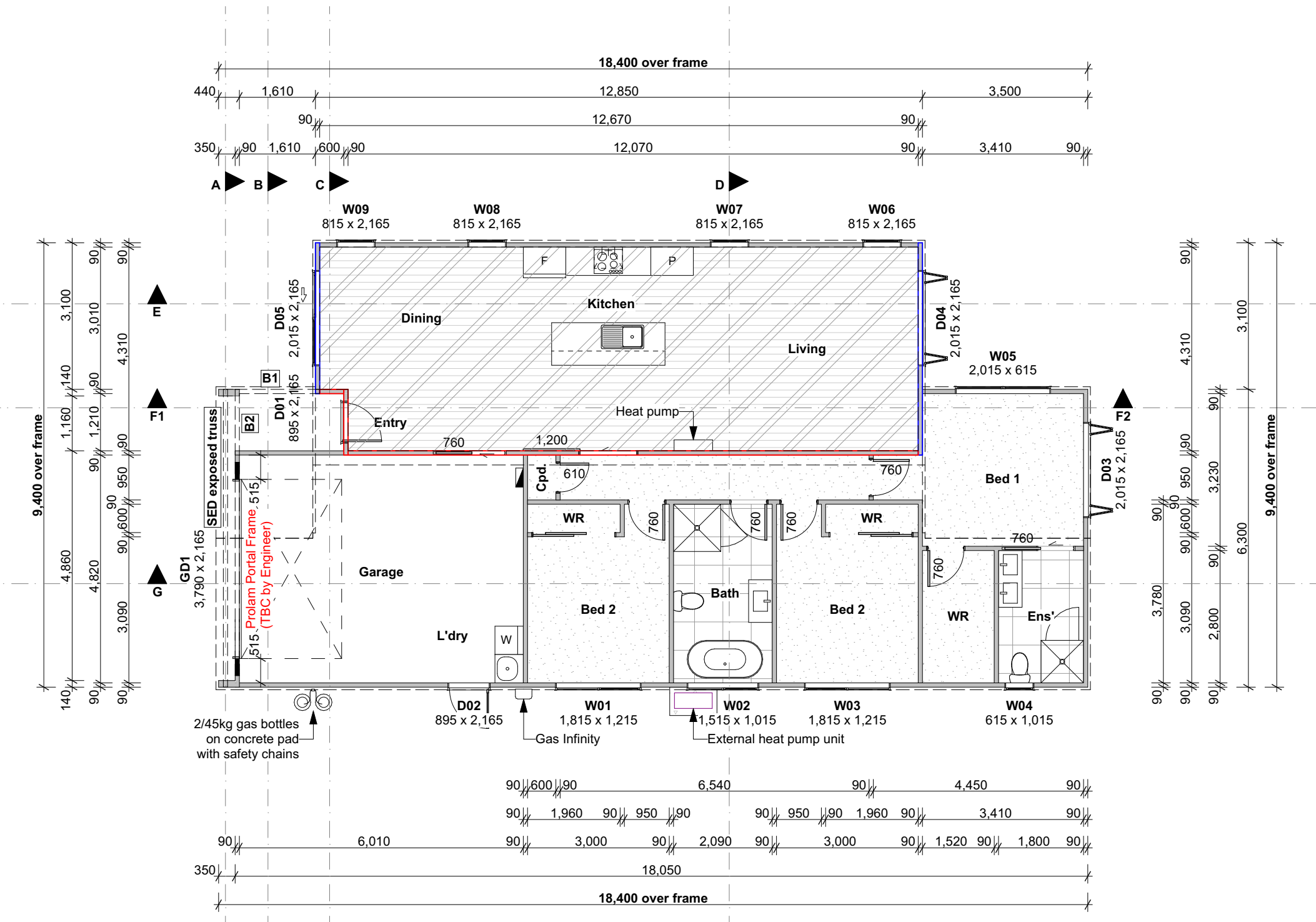
Flooring Key:

Concrete

Carpet

Tiles

Vinyl
Planking



Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

25-028

Drawn By:

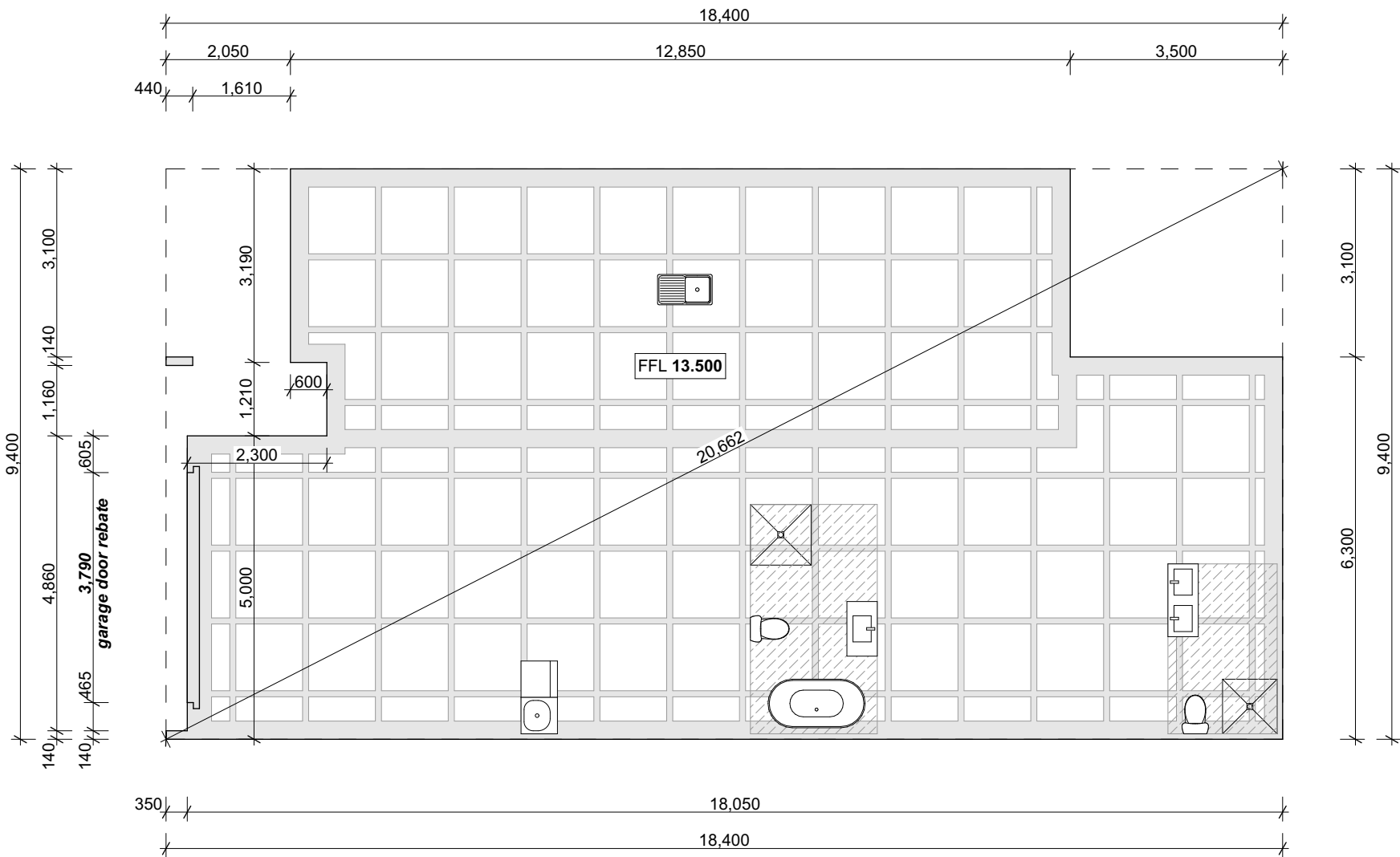
DW

Sheet:

202

Plans must be read in conjunction with:

- Engineering Assessment and Design Report by Titus Civil Consulting Engineers (ref. 15339)
- Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)
- Buildable Truss Layout by Weeks ITM (ref. #200-3 Truss Reference)



Note:

- Selected DPM:
 - Thermakraft Thermathene Black 250um
- Selected DPC:
 - Thermakraft Supercourse 500 DPC
 - Selected DPC separation layer required between all concrete & timber

Note:

- All dimensions are to **slab edge** unless specified otherwise
- Design criteria for ground conditions to be confirmed prior to construction
- Ground preparation shall be undertaken in accordance with site specific geotechnical report recommendations
- All construction shall be in strict accordance with the New Zealand Building Code
- Contractor **must** check and verify all dimensions, setouts, and levels on site, **prior** to commencing contract, and shall immediately notify Drafting Waikato Ltd of any discrepancies or errors
- No claims will be recognised if Drafting Waikato Ltd is not alerted to any discrepancy or error immediately

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Proposed New Dwelling for:

Callavate

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Sheet Title:

Foundation Plan

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

25-028

Drawn By:

DW

Sheet:

203

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Proposed New Dwelling for:

Callavate

At: Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata

Sheet Title:

Roof Framing Plan

Beam Key:

B1: #6-1 B1 Beam
B2: #6-2 B2 Beam

Wall Framing Legend:

Wall Framing - Single Storey Walls

90mm wall frame
140mm wall frame
90mm raking wall frame
90mm full height wall frame

Ceiling Legend:

Stud Height: 2,455mm over plates
Ceiling Pitch: 15° (Roof Pitch 30°)
2,455mm FFL to truss bottom chord to remainder

Plans must be read in conjunction with:

- Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)

- Buildable Truss Layout by Weeks ITM (ref. #200-3 Truss Reference)

Roof Framing:

- Refer to Buildable Truss Layout by Weeks ITM (ref. #200-3 Truss Reference) for truss fixing & location

Purlins: 70x45 SG8 H1.2, typical
- Intermediate Spacings: 900crs max.
- End Spacings: 600crs max.

MiTek - Cantilever Purlins:

- 70x45 SG8 H1.2 cantilever purlins @ 900crs max. (End Spacings: 600crs max.)
= 300mm max. cantilever

Note: Cantilever purlins to extend over at least 3 supports and be fixed in accordance with MiTek Structural Fixings On-Site Guide 2024

Stringer Key & Fixing:

S1: ??? Fixing: ???
S2: ??? Fixing: ???

Stringer Fixing:
Fixing Type K - 3.93kN =
2/90x3.15 dia. nails + 1 BOWMAC StudLok SL125 (Green) @ stud crs (600crs max.) Min. stringer size 90x45 SG8 H1.2

Note:
- Refer Sheet ??? for MiTek StudLok Stringer to Stud Fixing
- Stringer size & fixing as per MiTek Studlok Stringer to Stud Fixing Schedule (2024)

Roof Bracing:

Pair of Lumberlok Strip Brace fixed in accordance with MiTek Structural Fixings On-Site Guide 2024

Top Plate Fixings:

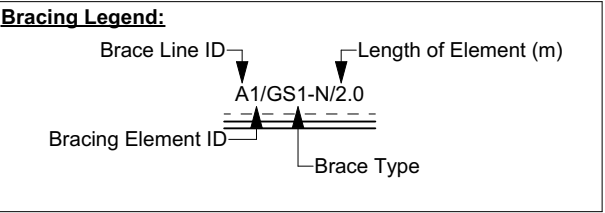
- Top plate fixing as per alternative fixing from Lumberlok or Bowmac
All top plate fixings = Stud-Lok SL
- Refer Sheet ??? for Stud to Top Plate Fixing

Jack Stud to Top Plate Fixings:

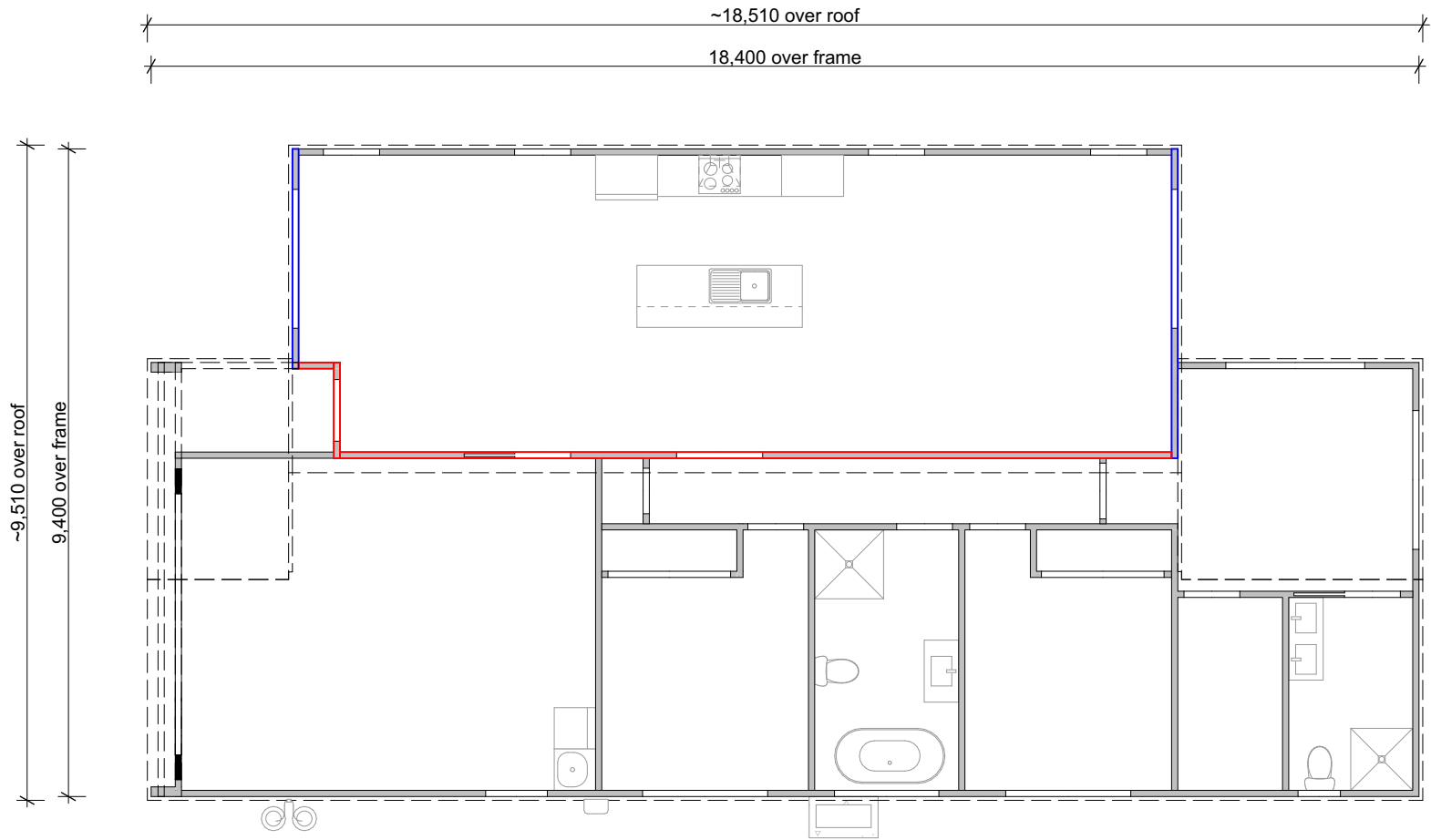
- Jack stud to top plate & lintel fixing as per alternative fixing from Lumberlok or Bowmac
- Refer Sheet ??? for Jack Stud to Top Plate & Lintel Fixing

Lintel Fixings:

- Lintel fixing as per alternative fixing from Lumberlok
Type 'E' - 1.4kN = As per figure 8.12
Type 'F' - 4.0kN = As per figure 8.12
Type 'G' - 7.5kN = As per figure 8.12
Type 'H' - 13.5kN = As per figure 8.12
- Refer Sheet ??? for Lintel Fixing Details



Brace Type Legend:	
GS1-N	Any 10mm or 13mm GIB Standard plasterboard to one side only, no additional hold-downs
BL1-H	10mm or 13mm GIB Braceline to one side only, additional hold-downs required
BLP-H	10mm or 13mm GIB Braceline to one side of the frame plus minimum 7mm structural plywood manufactured to AS/NZ 2269.0:2012 to the other side, additional hold-downs required
EP1	Ecoply one side, additional hold-downs required
EPBS	Ecoply Barrier one side, no additional hold-downs



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Proposed New Dwelling for:

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At: **Lot 712, 25 Raranga Road,
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Sheet Title:

Bracing Plan

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

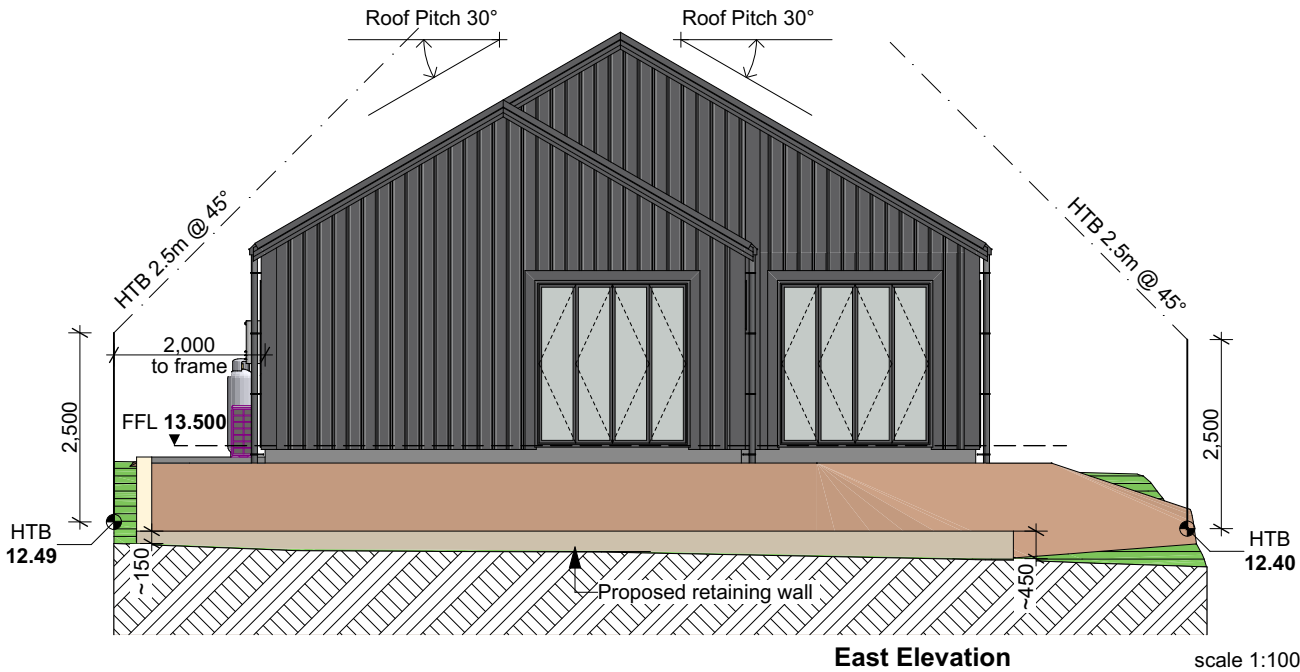
25-028

Drawn By:

DW

Sheet:

206



BUILDING ENVELOPE RISK MATRIX		
Worst Case Scenario		
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

Roofing:
Roof Cladding: Colorsteel Trimrib roofing by Roofing Industries
Roof Pitch: 30°
Fascia/Barge: Colorsteel 150mm Multifit fascia by Roofing Industries
Spouting: Colorsteel 150mm OG spouting by Roofing Industries
Downpipes: DN80 uPVC

Wall Cladding:
Wall Cladding Systems:
- Colorsteel Trimrib vertical wall cladding by Roofing Industries on 20mm H3.1 Hermpac Vertibat cavity batten system
- Hermpac 18.5mm vertical cedar shiplap weatherboard on 20mm H3.1 Hermpac Vertibat cavity batten system

Exterior Joinery:
- Site measure all openings prior to joinery manufacture
- ThermalHEART powdercoated aluminium thermally broken joinery
- All bathroom & WC windows, & all windows with sills >1000mm from adjacent ground level shall have restrictor stays

Glazing:
- Install glazing in accordance with NZS 4223
- Clear double glazing generally (R0.46)
- Obscure glazing to all bathrooms & WC's
- Safety glass to locations shown on Door & Window Schedule (ref. sheet 701) in accordance with Table 1, NZS 4223.3:2016
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be safety glass in accordance with NZS 4223.3:2016 (ref. Table A4)

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Proposed New Dwelling for:

Callavate

Sheet Title:

Elevations

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

25-028

Drawn By:

DW

Sheet:

301

DRAFTING WAIKATO Ltd

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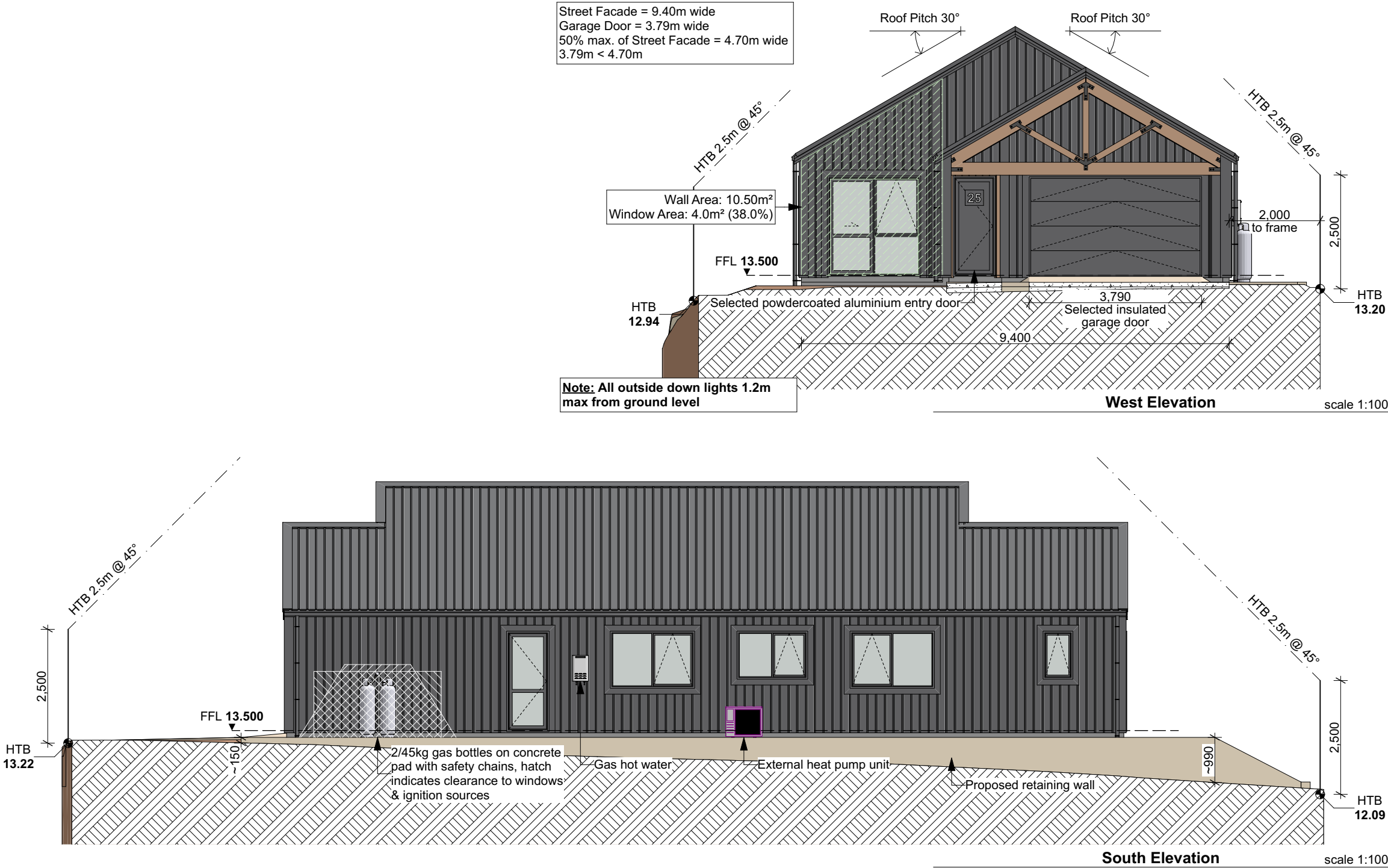
Email: jeff@draftingwaikato.co.nz

Web: www.draftingwaikato.co.nz



BUILDING ENVELOPE RISK MATRIX		
Worst Case Scenario		
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

- Roofing:**
Roof Cladding: Colorsteel Trimrib roofing by Roofing Industries
Roof Pitch: 30°
Fascia/Barge: Colorsteel 150mm Multifit fascia by Roofing Industries
Spouting: Colorsteel 150mm OG spouting by Roofing Industries
Downpipes: DN80 uPVC
- Wall Cladding:**
Wall Cladding Systems:
- Colorsteel Trimrib vertical wall cladding by Roofing Industries on 20mm H3.1 Hermpac Vertibat cavity batten system
- Hermpac 18.5mm vertical cedar shiplap weatherboard on 20mm H3.1 Hermpac Vertibat cavity batten system
- Exterior Joinery:**
- Site measure all openings prior to joinery manufacture
- ThermalHEART powdercoated aluminium thermally broken joinery
- All bathroom & WC windows, & all windows with sills >1000mm from adjacent ground level shall have restrictor stays
- Glazing:**
- Install glazing in accordance with NZS 4223
- Clear double glazing generally (R0.46)
- Obscure glazing to all bathrooms & WC's
- Safety glass to locations shown on Door & Window Schedule (ref. sheet 701) in accordance with Table 1, NZS 4223.3:2016
- All glazing within 2000mm of FFL in wet areas, & all shower screens/doors, shall be safety glass in accordance with NZS 4223.3:2016 (ref. Table A4)



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Proposed New Dwelling for:

Callavate

Sheet Title:

Elevations

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

DRAFTING WAIKATO Ltd
New Homes | Additions & Alterations

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Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Earthquake Zone:

1

Snow Loading:

N0

Exposure Zone:

B

Scale:

1:100

Reference:

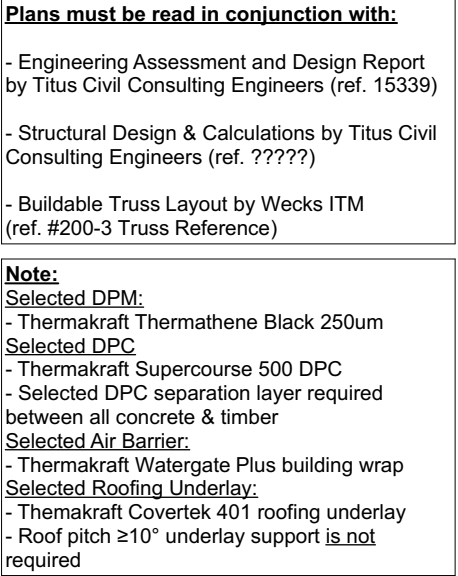
25-028

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Sheet:

302



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Proposed New Dwelling for Callavate

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Sheet Title:

Section A & B

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Snow Loading:

NO

Earthquake Zone:

1

Exposure Zone

B

Scale:

1:50

Drawn By:

OW

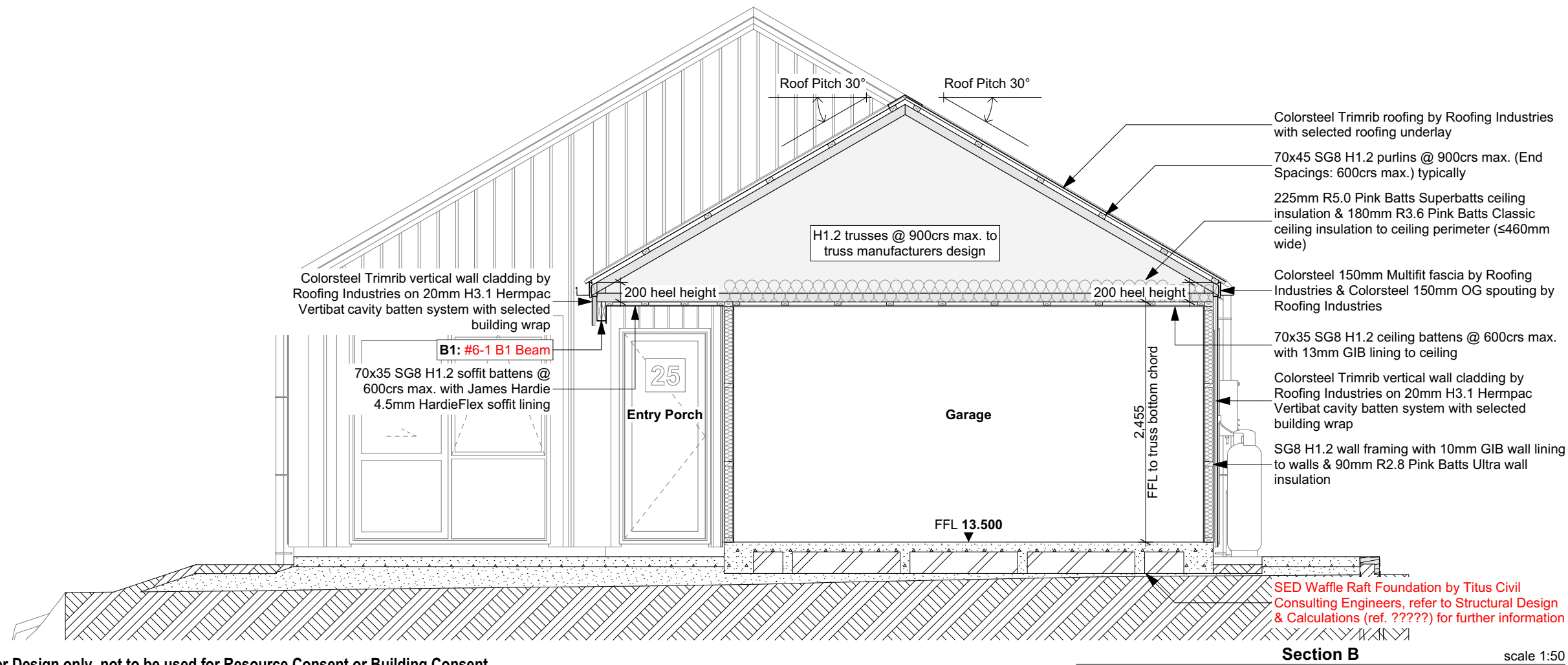
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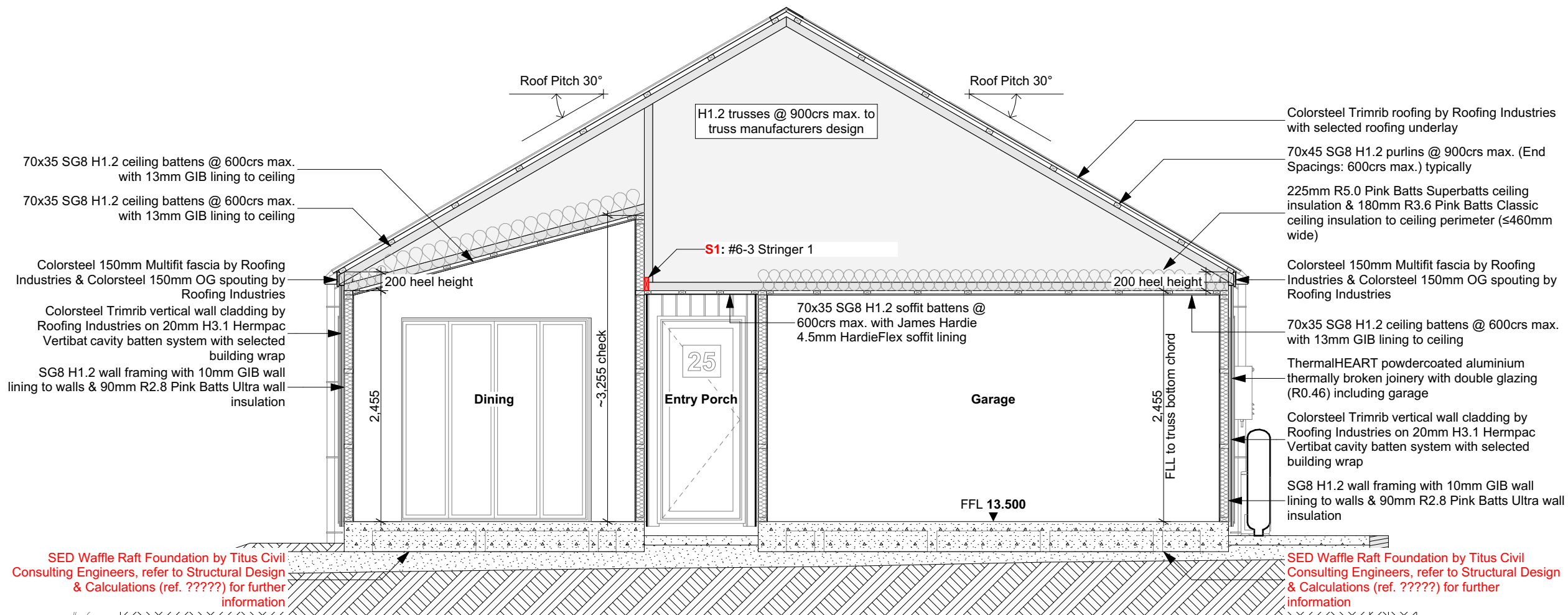
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25-028

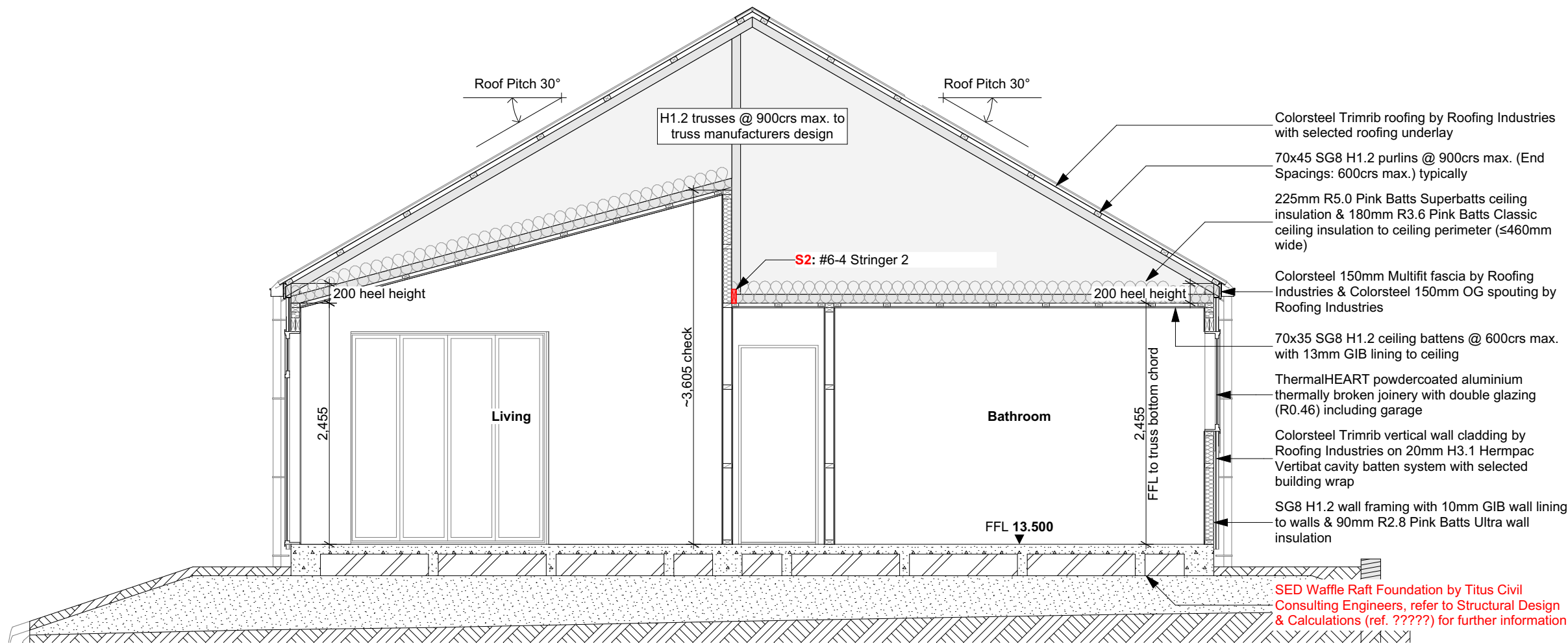
401



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Section C scale 1:50



Section D scale 1:50

- Plans must be read in conjunction with:
- Engineering Assessment and Design Report by Titus Civil Consulting Engineers (ref. 15339)
 - Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)
 - Buildable Truss Layout by Wecks ITM (ref. #200-3 Truss Reference)

- Note:**
- Selected DPM:**
- Thermakraft Thermathene Black 250um
- Selected DPC**
- Thermakraft Supercourse 500 DPC
 - Selected DPC separation layer required between all concrete & timber
- Selected Air Barrier:**
- Thermakraft Watgate Plus building wrap
- Selected Roofing Underlay:**
- Themakraft Covertek 401 roofing underlay
 - Roof pitch $\geq 10^\circ$ underlay support is not required

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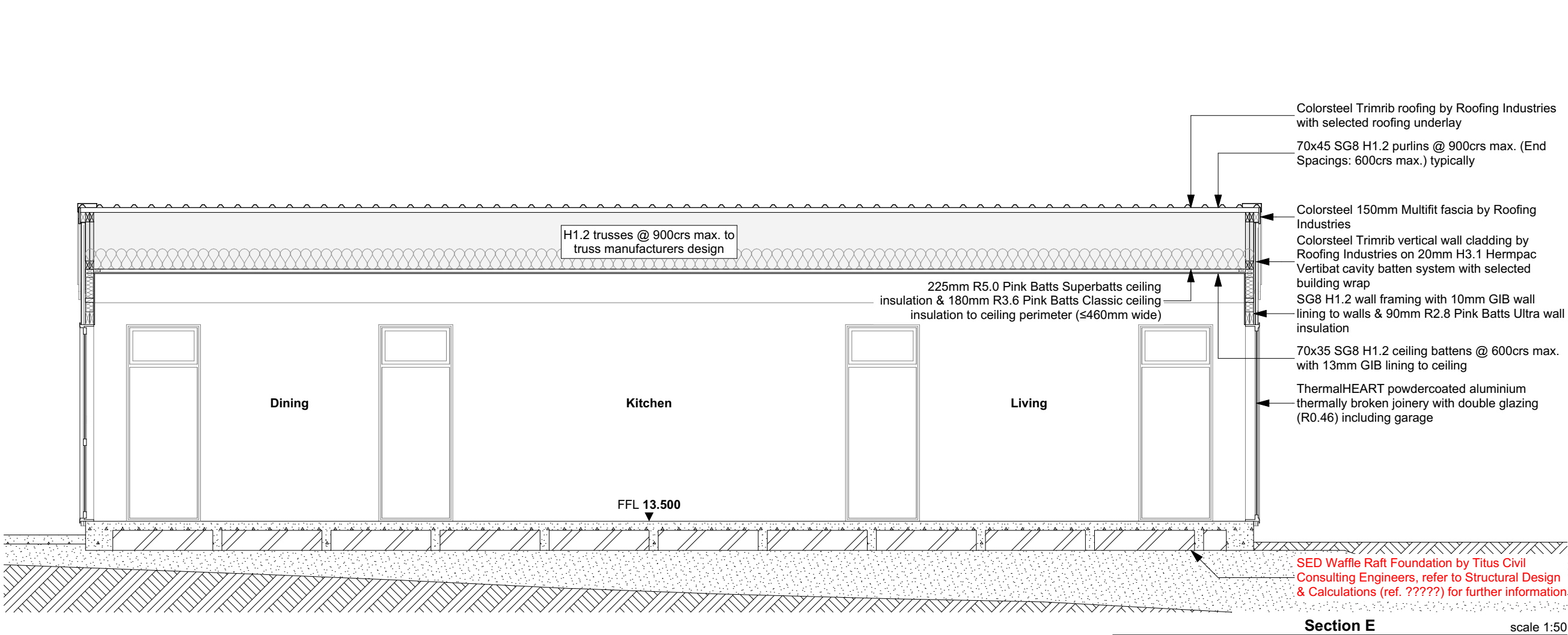
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Proposed New Dwelling for:
Callavate

At: **Lot 712, 25 Raranga Road, Lakeside, Te Kauwhata**

Sheet Title:		Section C & D	
Version:		ENG	
Publish Date:		4/08/2025	
Wind Zone:	High	Snow Loading:	N0
Earthquake Zone:	1	Exposure Zone:	B
Scale:	1:50	Drawn By:	DW
Reference:	25-028	Sheet:	402



Plans must be read in conjunction with:

- Engineering Assessment and Design Report by Titus Civil Consulting Engineers (ref. 15339)
- Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)
- Buildable Truss Layout by Wecks ITM (ref. #200-3 Truss Reference)

Note:

Selected DPM:

- Thermakraft Thermathene Black 250um

Selected DPC

- Thermakraft Supercourse 500 DPC

- Selected DPC separation layer required between all concrete & timber

Selected Air Barrier:

- Thermakraft Watergate Plus building wrap

Selected Roofing Underlay:

- Themakraft Covertex 401 roofing underlay
- Roof pitch ≥10° underlay support is not required

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Proposed New Dwelling for:

Callavate

At: **Lot 712, 25 Raranga Road,
Lakeside, Te Kauwhata**

Sheet Title:

Section E & F1

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Snow Loading:

N0

Earthquake Zone:

1

Exposure Zone:

B

Scale:

1:50

Drawn By:

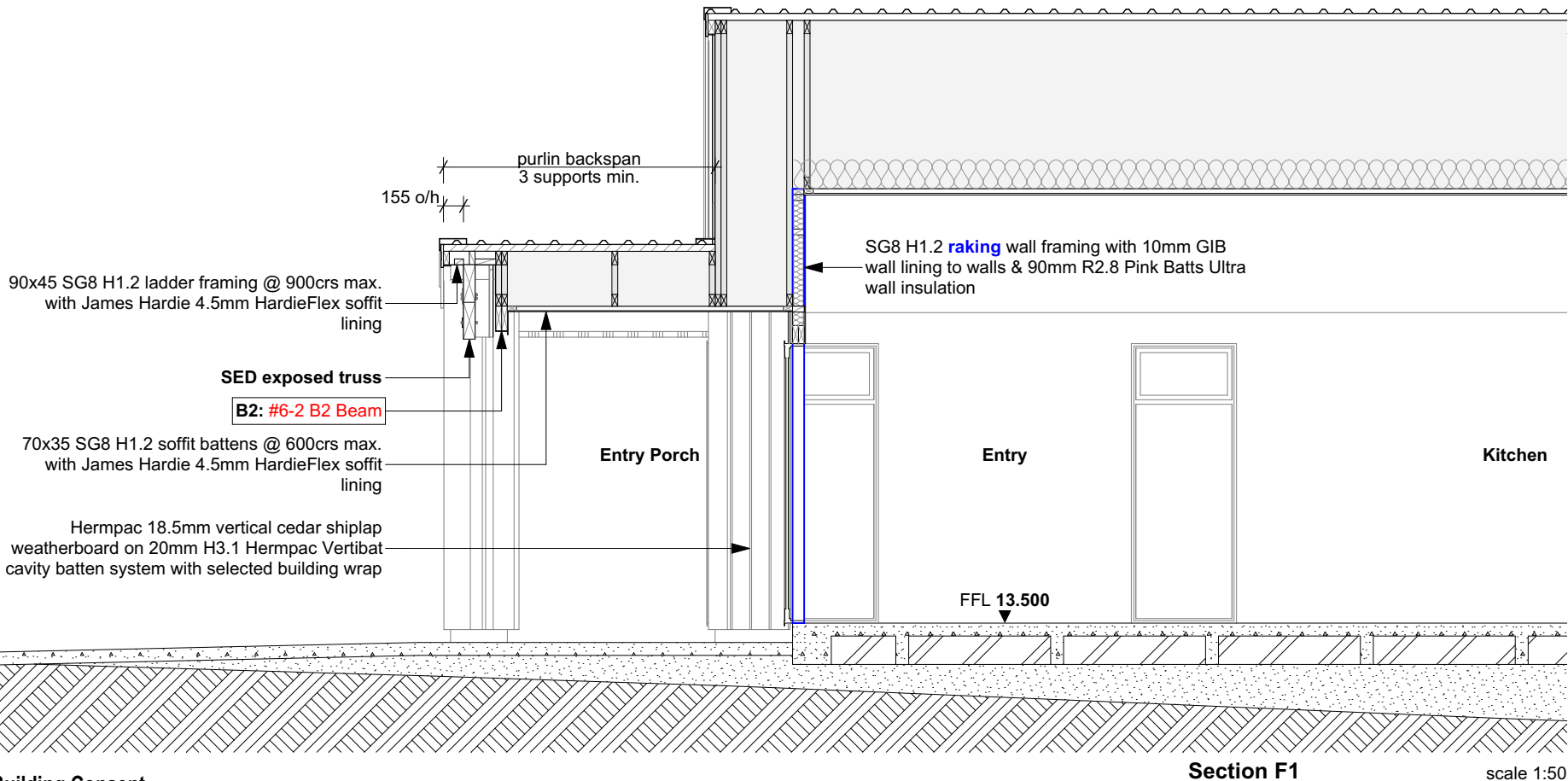
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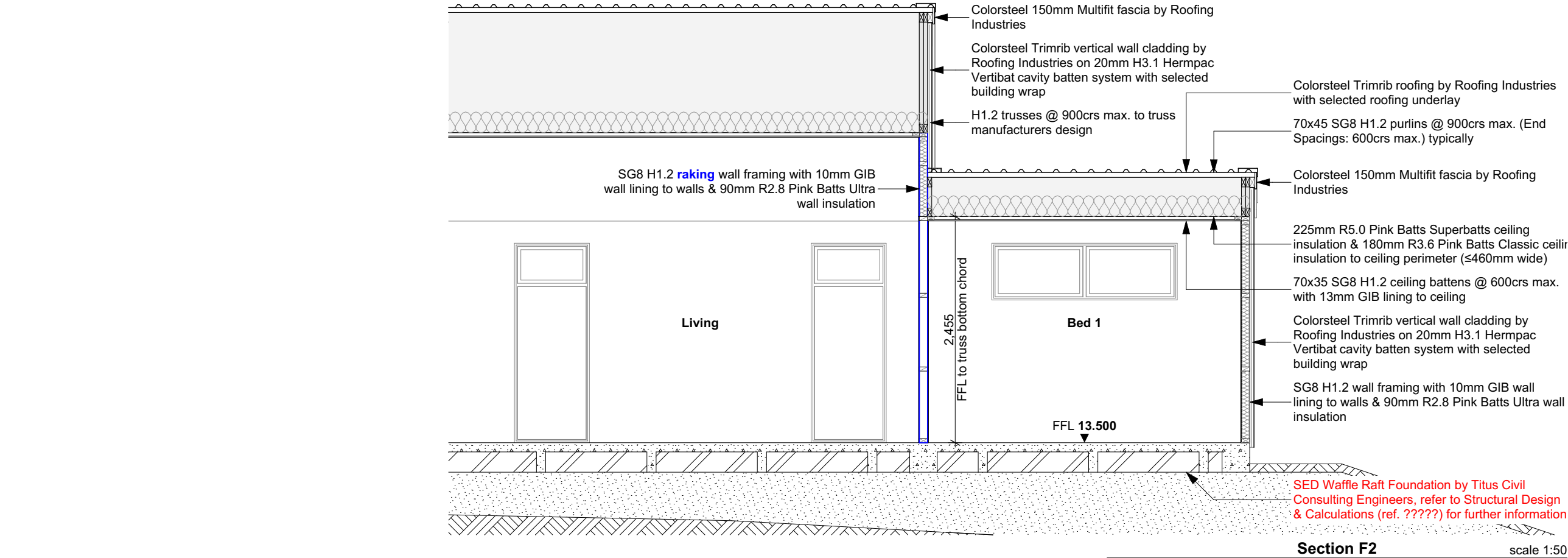
Reference:

@ A3
25-028

Sheet:

403





Plans must be read in conjunction with:

- Engineering Assessment and Design Report by Titus Civil Consulting Engineers (ref. 15339)
- Structural Design & Calculations by Titus Civil Consulting Engineers (ref. ?????)
- Buildable Truss Layout by Weeks ITM (ref. #200-3 Truss Reference)

Note:

- Selected DPM:**
- Thermakraft Thermathene Black 250um
- Selected DPC**
- Thermakraft Supercourse 500 DPC
 - Selected DPC separation layer required between all concrete & timber
- Selected Air Barrier:**
- Thermakraft Watergate Plus building wrap
- Selected Roofing Underlay:**
- Themakraft Covertex 401 roofing underlay
 - Roof pitch ≥10° underlay support is not required

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At: **Lot 712, 25 Raranga Road,
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Sheet Title:

Section F2 & G

Version:

ENG

Publish Date:

4/08/2025

Wind Zone:

High

Snow Loading:

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Earthquake Zone:

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Exposure Zone:

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Scale:

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Drawn By:

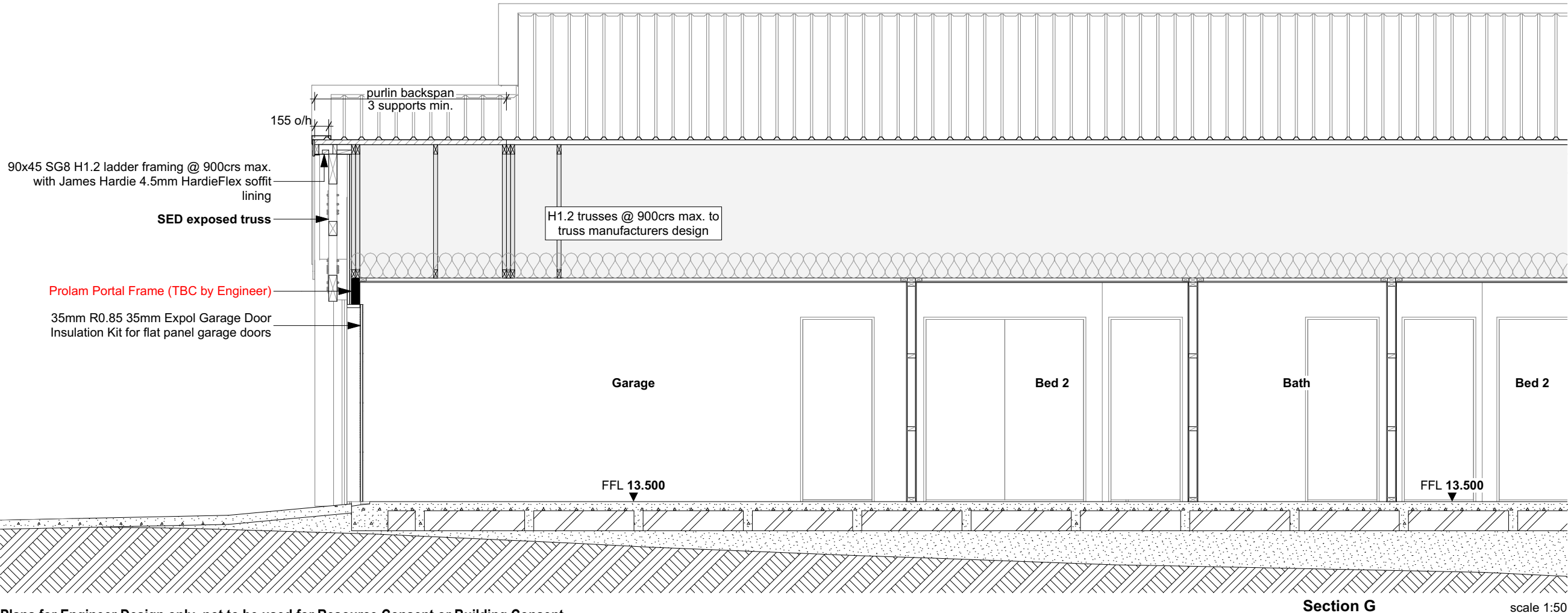
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Reference:

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25-028

Sheet:

404



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