



SHEET SHEET TITLE

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16 GREY STREET  
 KIHIKIHI  
 NEW DWELLING

Waipa District Council  
 Approved Building Consent  
 Consent Number: 260296  
 (Subject to conditions of  
 Building Consent)

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

INDEX

SCALE:

DATE: 14/04/2026

PROJECT DESCRIPTION:

16 GREY ST  
 NEW DWELLING

SITE ADDRESS:  
 16 GREY STREET  
 KIHIKIHI

LOT / DP:  
 LOT 2 DPS 1289

WIND ZONE: MEDIUM	EQ ZONE: 1	EXPOSURE ZONE: B
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DRAWINGS PROVIDED BY:

COOPER BY DESIGN

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SHEET: 1

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REAR SITE AREA: 376m<sup>2</sup>  
 COVERED AREA: 185m<sup>2</sup> / 49.2%  
 PERMEABILITY: 104m<sup>2</sup> / 27.6%

TOTAL SITE AREA: 1012m<sup>2</sup>  
 COVERED AREA: 347m<sup>2</sup> / 34.2%  
 PERMEABILITY: 456m<sup>2</sup> / 45%

**SPECIFIC PAGE NOTES:**

- LOCATE & CONFIRM ALL BOUNDARY PEG POSITIONS PRIOR TO SET OUT.
- ALL SET OUT DIMENSIONS ARE FROM BOUNDARY TO FOUNDATION PERIMETER
- ALL EROSION AND SEDIMENT CONTROLS MAY CONSIST OF BUT ARE NOT LIMITED TO THE FOLLOWING:
  - EARLY STORMWATER DRAINAGE CONNECTION
  - MATERIAL STOCKPILES
  - INSTALL PERIMETER CONTROLS
  - REDUCE SEDIMENT RUN-OFF
  - CONCRETE WASH-OFF CONTAINED ON SITE
  - ONE CONSTRUCTION AREA WITH WEATHER SHELTER
- **CONSTRUCTION AND DEMOLITION HAZARDS (NZBC F5.3.2 & F5.3.3):** CONSTRUCTION ACTIVITIES WILL BE UNDERTAKEN SO THAT IT PREVENTS INJURY TO PERSONS AND DAMAGE TO PROPERTY. THE SITE WILL BE SECURED WITH FENCING AND SIGNAGE FOR THE DURATION OF CONSTRUCTION. PUBLIC ACCESS WILL BE RESTRICTED. PROTECTIVE BARRIERS WILL BE PROVIDED WHERE REQUIRED TO PREVENT HAZARDS FROM FALLING MATERIALS OR CONSTRUCTION ACTIVITIES.
- ALL WORK WILL COMPLY WITH NZBC CLAUSE F5 AND HEALTH AND SAFETY AT WORK (CONSTRUCTION) REGULATIONS 2016.

**REVISIONS:**

RFI

**SHEET TITLE:**

SITE PLAN

**SCALE:** 1:150 @ A3

**DATE:** 13/05/2026

**PROJECT DESCRIPTION:**

16 GREY ST  
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<b>WIND ZONE:</b>	<b>EQ ZONE:</b>	<b>EXPOSURE ZONE:</b>
MEDIUM	1	B

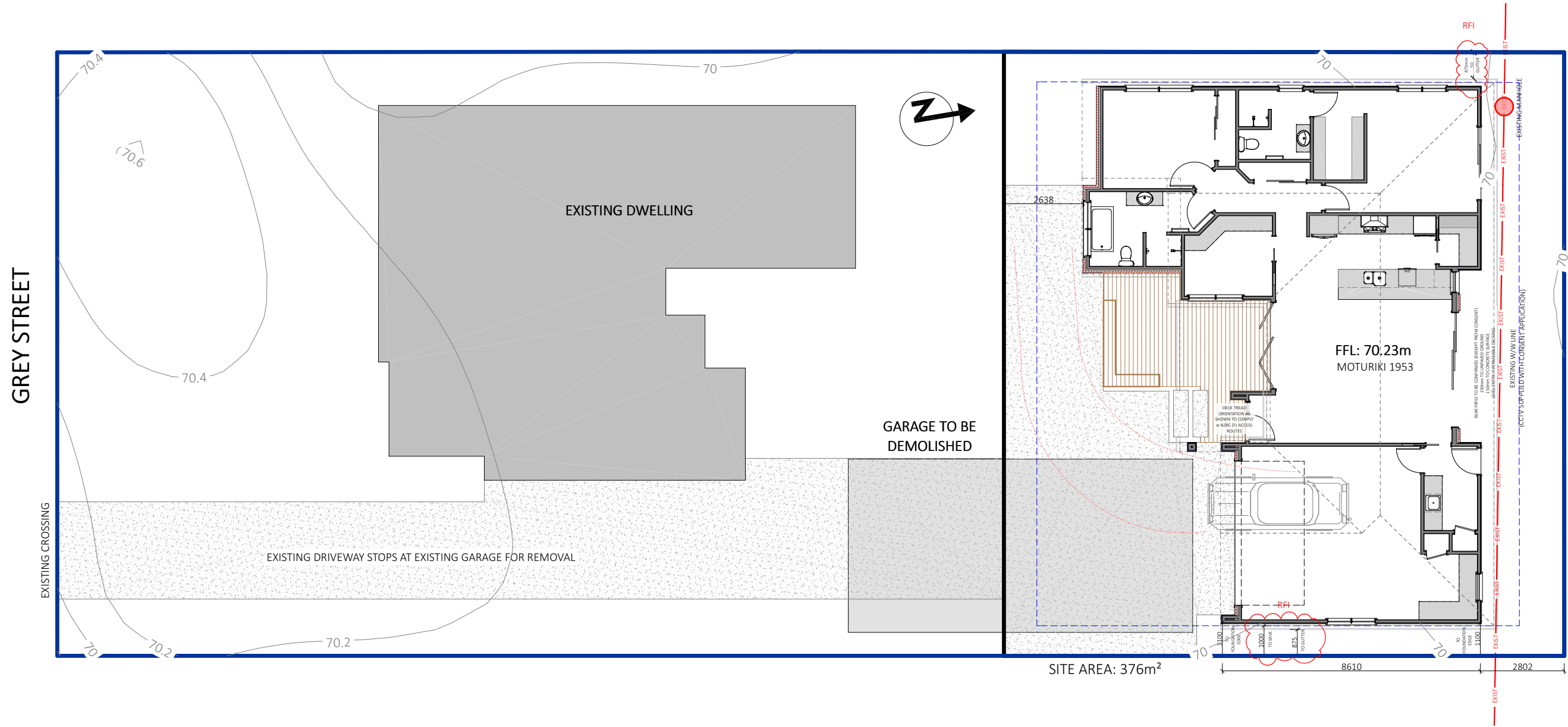


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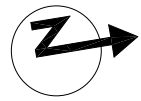
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**SHEET:** 2



GREY STREET

EXISTING CROSSING



100mm DAL STORM WATER DRAIN, 1:100 FALL		
100mm SANITARY DRAIN, 1:60 FALL		
FIXTURE	ABB	SIZE
TERMINAL VENT	TV	80
INSPECTION POINT	IP	80
GULLY TRAP	GT	80
DOWN PIPE	DP	80
FIXTURE SIZE/GRADIENT		
VANITY/HAND BASIN	40 AT 1:40	
SHOWER/BATH	40 AT 1:40	
KITCHEN SINK	40 AT 1:40	
TOILET	100 AT 1:60	
LAUNDRY TUB	65 AT 1:40	

**SPECIFIC PAGE NOTES:**

**DRAINAGE NOTES**

- SW/W/W TO BE READ IN CONJUNCTION W/ 'SUSTAIN R' REPORTS SUPPLIED. ANY PROPOSED CHANGES MUST BE CONFIRMED W/ THE ENGINEER.
- DRAINS ARE DIAGRAMMATIC ONLY AND SHALL BE CONFIRMED ON SITE AND RECORDED IN AN AS-LAID
- JUNCTIONS BETWEEN DISCHARGE PIPES MUST BE AT 45 DEG. OR SWEEP.
- ALL PIPE WORK IS TO BE HIDDEN IN WALL, CEILING OR FLOOR FRAMING. NO PIPE WORK IS TO BE EXPOSED.
- THE DRAINLAYER SHALL PROVIDE A PRODUCER STATEMENT UPON COMPLETION.
- ENSURE ALL PIPES BELOW GROUND LEVEL HAVE 600mm COVER TO VEHICLE ACCESS AREAS AND 300mm COVER ELSEWHERE PIPES PENETRATING CONCRETE ELEMENTS SHALL BE WRAPPED WITH A FLEXIBLE MATERIAL OR SLEEVED
- ALL SANITARY PLUMBING IN ACCORDANCE W/ NZS 3500

**HOT WATER SUPPLY TYPE:**  
EMERALD HOT WATER HEATPUMP 270L (600x600mm)

**HOT WATER SUPPLY PIPEWORK:** POLYBUTYLENE 20mm, AND COMPLIANT W/ NZS 4350:1996

**PIPE MATERIAL:**  
**HOT AND COLD WATER PIPES:** PVC PIPE  
INSULATE PIPEWORK OUTSIDE OF THE BUILDING ENVELOPE, OR BURY BELOW LEVEL AFFECTED BY FREEZING

**HOSE TAPS:** SHALL BE FITTED W/ A PERMANENTLY ATTACHED HOSE CONNECTION VACUUM BREAKER

ENSURE ALL PIPES BELOW GROUND LEVEL HAVE 600mm COVER TO VEHICLE ACCESS AREAS AND 300mm COVER ELSEWHERE  
PIPES PENETRATING CONCRETE ELEMENTS SHALL BE WRAPPED WITH A FLEXIBLE MATERIAL OR SLEEVED

**REVISIONS:**

**SHEET TITLE:**  
**SERVICES PLAN**

**SCALE:** 1:100 @ A3

**DATE:** 14/04/2026

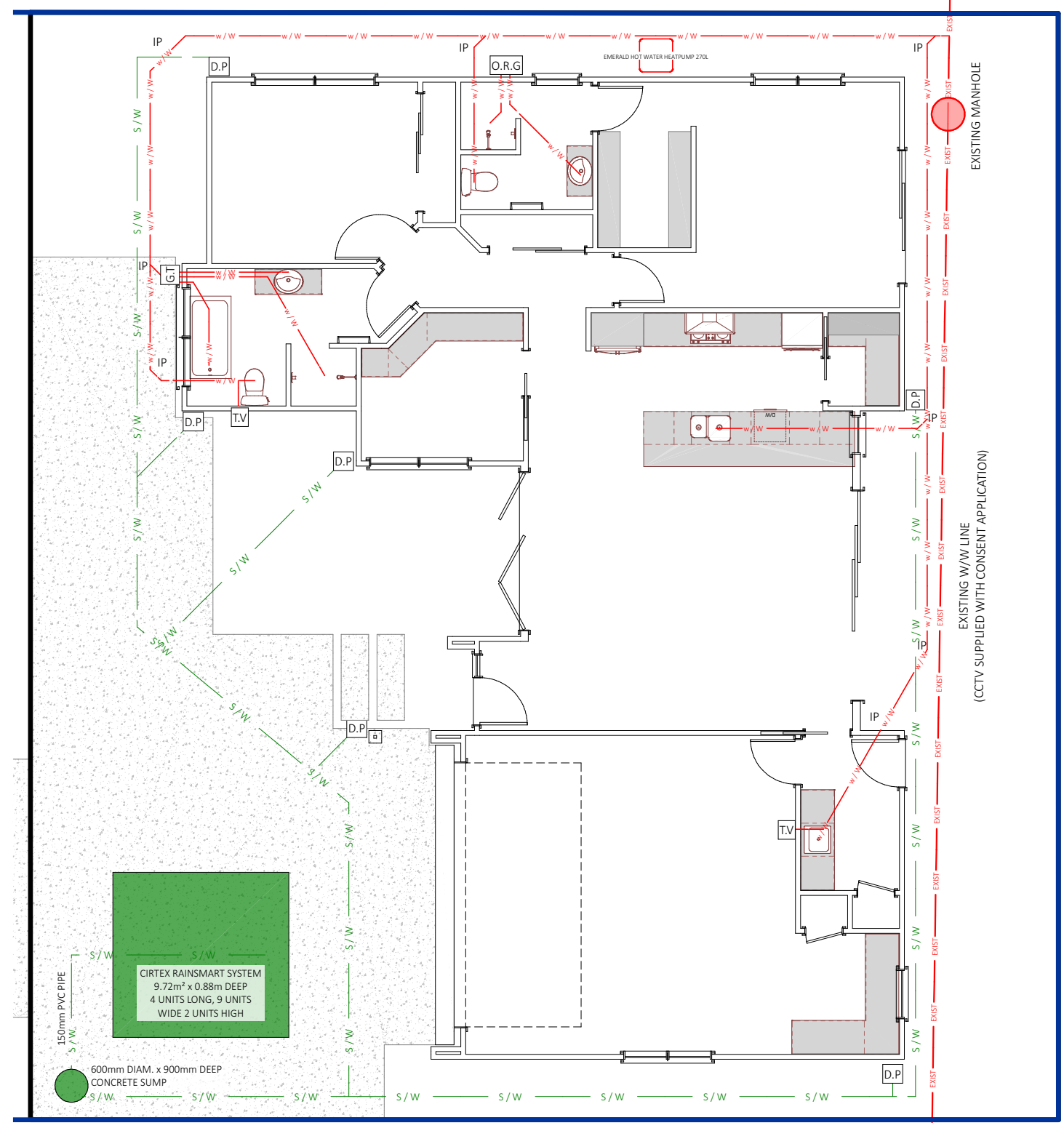
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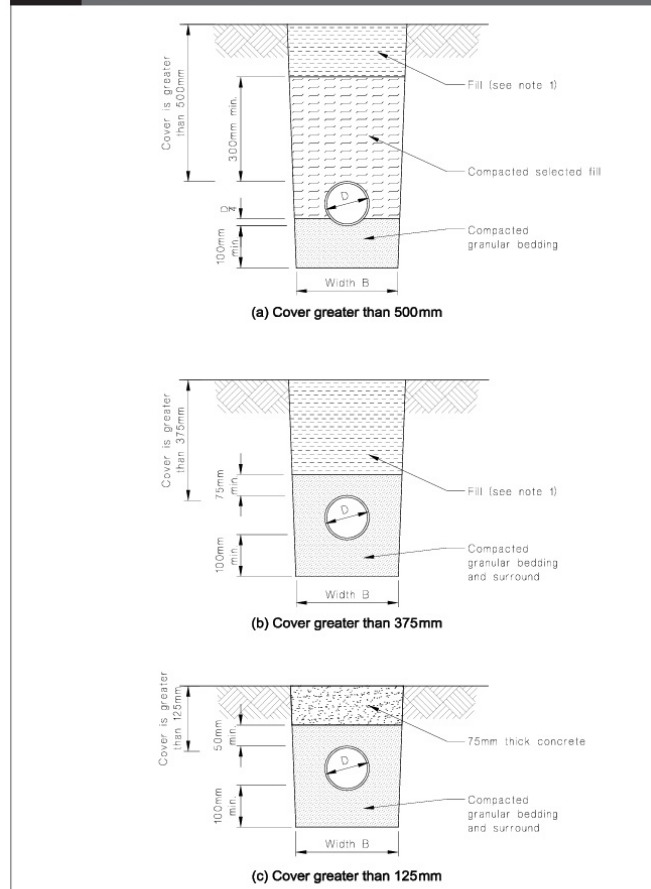
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IN ACCORDANCE WITH THE ORDER OF PREFERENCE OUTLINED IN SECTION 5.2.9 OF THE REGIONAL INFRASTRUCTURE TECHNICAL SPECIFICATION V2, THIS PROPOSAL HAS:

- OBTAINED CCTV PRIOR TO CONSTRUCTION WHICH HAS BEEN SUPPLIED WITH THIS APPLICATION
- CONSIDERED THE BEST LOCATION ON SITE FOR THIS ADDITIONAL DWELLING TO ENSURE CLEARANCE OF THE WASTEWATER MAIN
- IN ADDITION TO THE ABOVE WE HAVE MOVED THE DWELLING FURTHER SOUTH TO GIVE MORE CLEARANCE TO THE PIPE AND MANHOLE
- AN ENGINEER DESIGNED FOUNDATION HAS BEEN SUPPLIED WITH THIS CONSENT TO ENSURE NO LOADS ARE PLACED ONTO THE PIPE. THEY HAVE PREPARED THIS AFTER THE CCTV HAS BEEN COMPLETED

**Figure 13: Bedding and backfilling**  
Paragraphs 3.9.2, 3.9.4 and 3.9.5



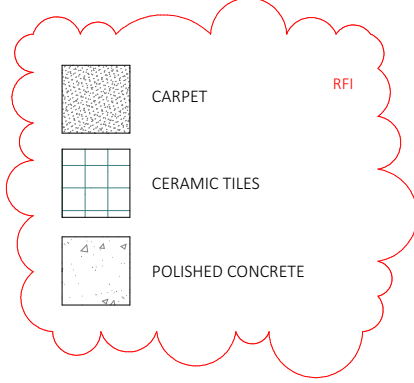
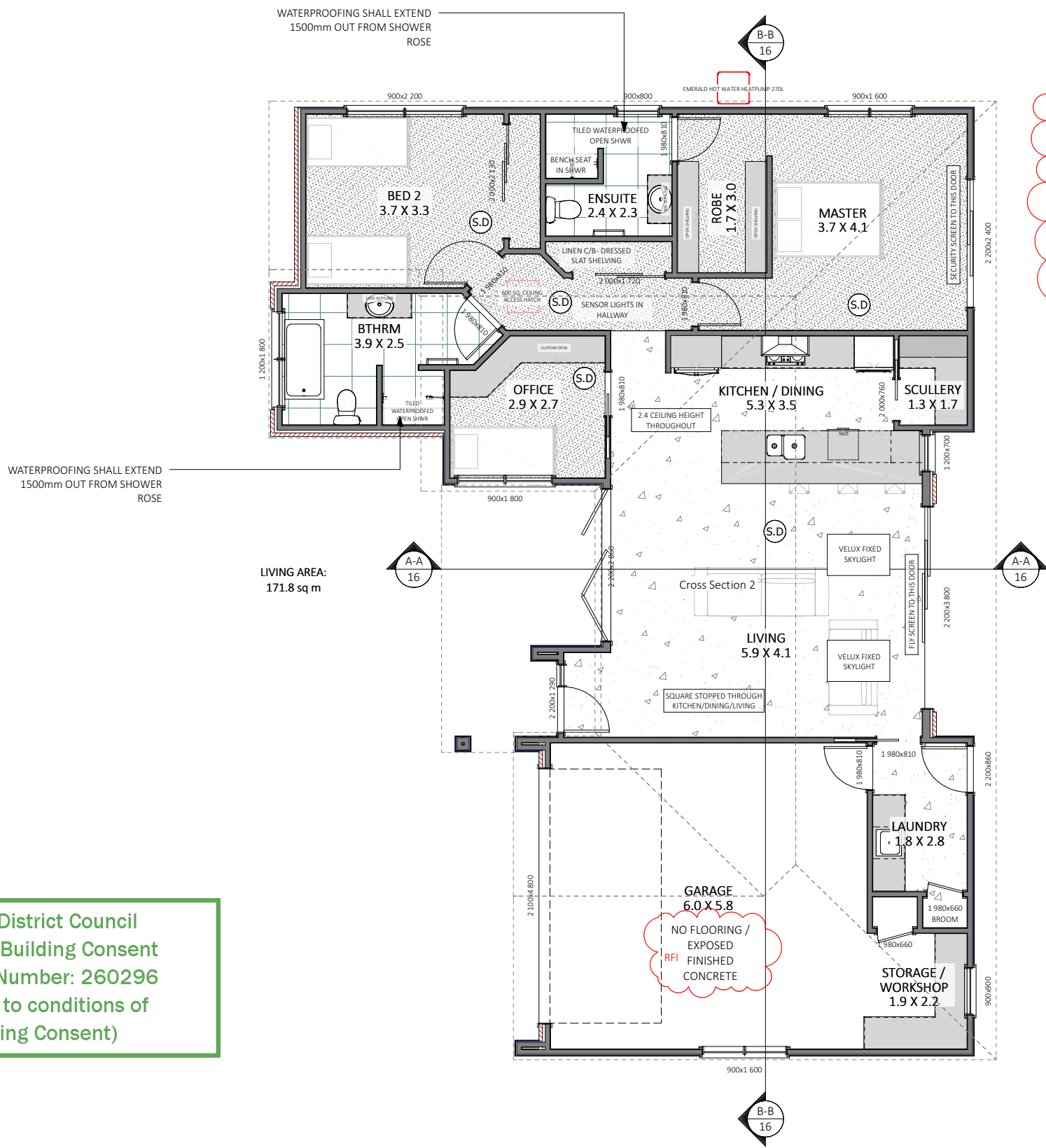
**NOTE:**  
1 Fill shall be:  
- Ordinary fill where drains are located below gardens and open country.  
- Compacted selected fill where the drains are located below residential driveways and similar areas subjected to light traffic.



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**SPECIFIC PAGE NOTES:**

NZBC E3 WET AREA WALL NOTES:

- ALL WALLS LINED w 10mm GIB AQUALINE
- TILED SHOWERS- FULLY WATERPROOFED IN ENCLOSURES UP TO 1.8m HIGH SPLASHBACK
- VANITIES- 150mm TILED SPLASHBACK
- BATH- 150mm TILED SPLASHBACK
- LAUNDRY TUB- 150mm TILED SPLASHBACK
- KITCHEN SINK- TILED SPLASHBACK UP TO WINDOW SILL (JAMB LINER H3.1)
- ALL JUNCTIONS SEALED w COMPLIANT WET AREA SEALANT INCLUDING TILED FLOORS TO WALL JUNCTION

**S.D.**

WIRELESS INTERCONNECTED SMOKE DETECTORS COMPLIANT w NZS 4514:2021 'ORCA' SPECIFICATION SUPPLIED

**REVISIONS:**

RFI

**SHEET TITLE:**

FLOOR PLAN

**SCALE:** 1:100 @ A3

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MEDIUM	1	B



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**SHEET:** 4

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SPECIFIC PAGE NOTES:

- FRAMING NOTES:**
- 2.4 FRAMING - 90x45 SG8 H1.2 STUDS @ 600c/c FOR DURAGROOVE AND 400c/c FOR BRICKWORK (REFER TO DIMENSION PLAN FOR LOCATION OF OTHER 140mm WALL)
  - NOGS @ 800c/c

DIMENSIONS SHOWN ARE FRAME TO FRAME

REVISIONS:

SHEET TITLE:

**DIMENSION PLAN**

SCALE: 1:100 @ A3

DATE: 14/04/2026

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MEDIUM	1	B

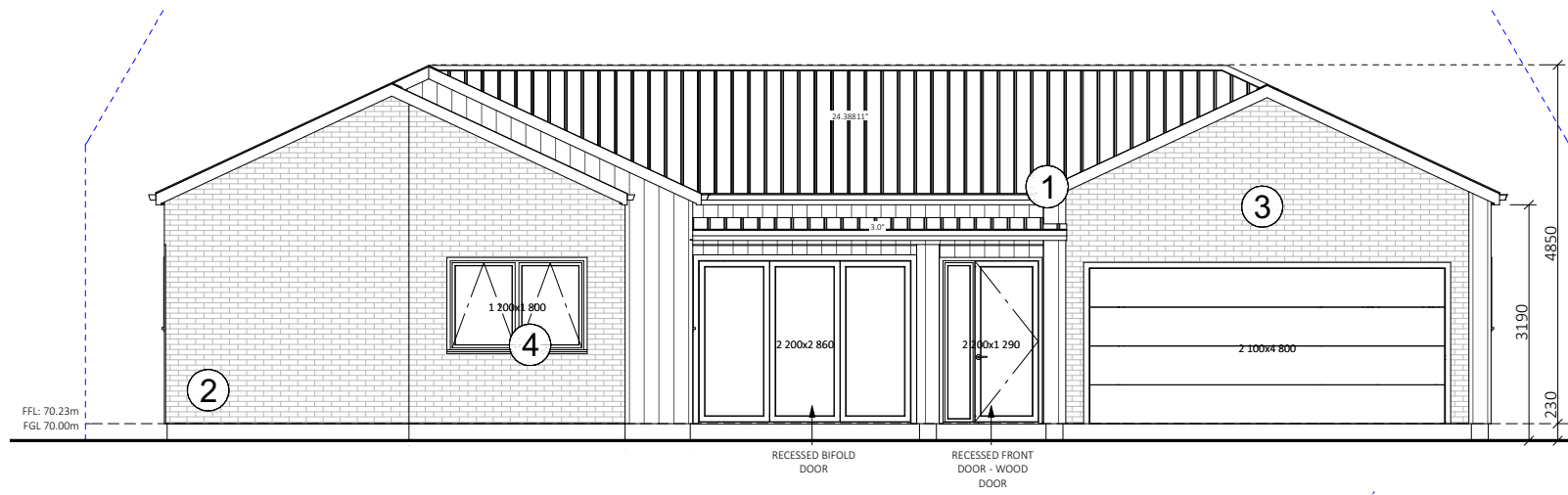


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SHEET: 5



ELEVATION ONE

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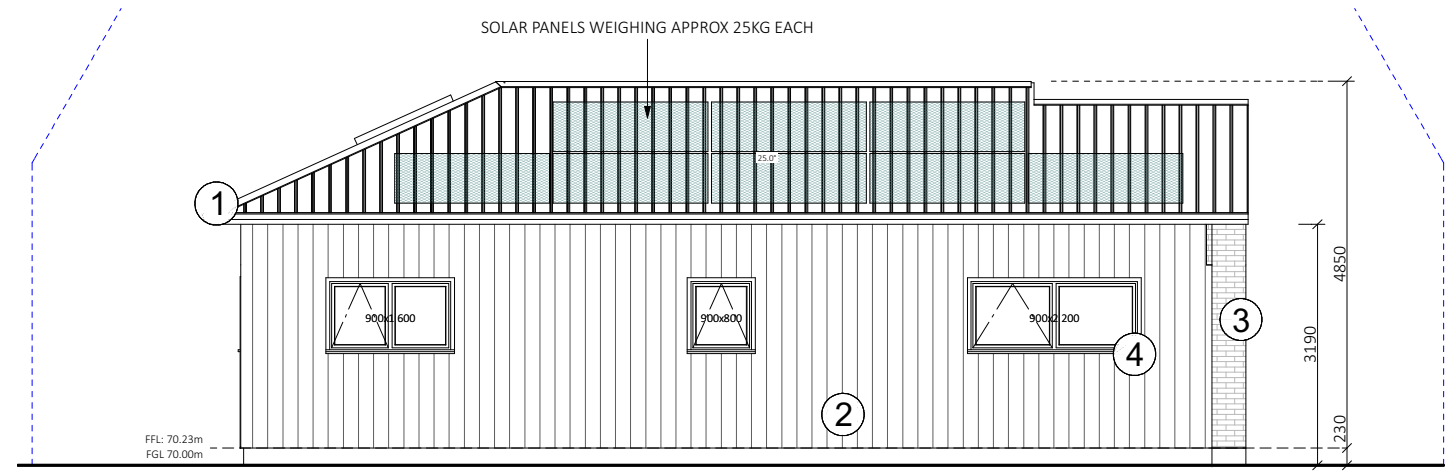
- 1 TRIMFORM COLORSTEEL MAXAM 0.4BMT ROOFING IRON
- 2 1/4 ROUND PVC GUTTERS
- 3 RECTANGULAR COLOURSTEEL DOWNPIPES
- 4 150mm MULTILINE FASCIA

BGC DURAGROOVE SMOOTH WIDE (150mm) CLADDING OVER 20mm CAVITY

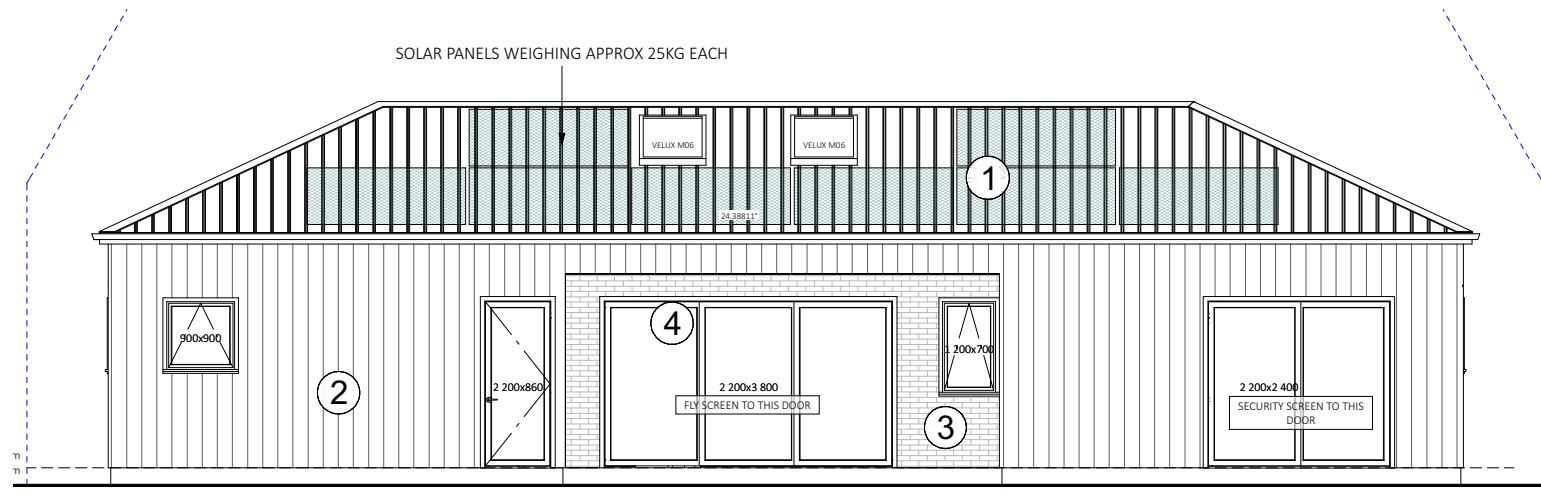
70mm BRICK OVER 50mm CAVITY

ALUMINIUM POWDERCOATED R0.46 GLAZING (R0.26 TO GARAGE)  
SAFETY GLASS TO NZS4223

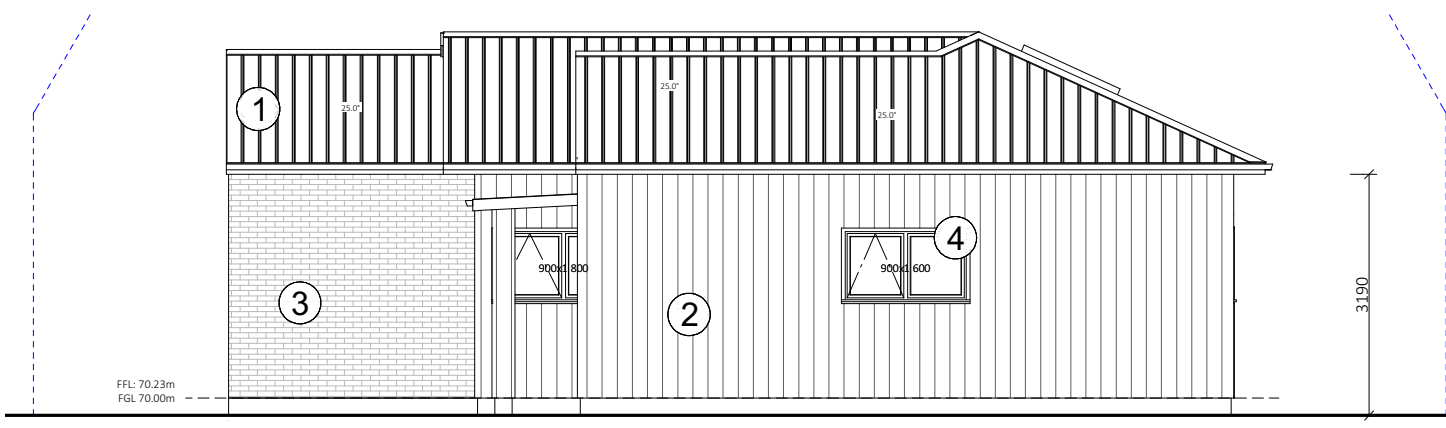
- 1
- 2
- 3
- 4



ELEVATION TWO



ELEVATION THREE



ELEVATION FOUR

SPECIFIC PAGE NOTES:

BRICK SHELF ANGLES FIXED TO FRAMING:  
USE 100x75x6 GALV. SHELF ANGLES FIXED w 75x10 COACH SCREWS @ 450c/c.  
KEEP ANGLE 5mm SHORT OF OPENING WIDTH AT EACH END

RISK MATRIX ASSESSMENT  
ALL ELEVATIONS - HIGHEST RISK SCORE SHOWN

WIND ZONE	NO. OF STOREYS	ROOF/WALL INTERSECTION	EAVES WIDTH	ENVELOPE COMPLEXITY	DECK DESIGN
0	0	1	2	1	0
TOTAL: 4					

REVISIONS:

SHEET TITLE:

ELEVATIONS

SCALE: 1:100 @ A3

DATE: 14/04/2026

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MEDIUM	1	B



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SHEET: 6



**WAFFLE RAFT NOTES:**

- FOR ALL FLOOR PLAN DIMENSIONS, REBATE LOCATIONS & PLUMBING LOCATIONS REFER TO ARCHITECTS DRAWINGS
- REFER TO ARCHITECTS DRAWINGS FOR ALL PLUMBING AND ELECTRICAL DUCT LOCATIONS IN SLAB.
- REMOVE TOPSOIL AND REPLACE IT WITH COMPACTED BACKFILL TO CREATE A LEVEL COMPACTED SURFACE. RAFT SLAB TO SIT ON TOP OF COMPACTED SURFACE.
- REFER TO ARCHITECTS DRAWINGS FOR ALL SET OUT DIMENSIONS, RECESSES, LOAD BEARING WALLS AND SERVICE POSITIONS. DO NOT SCALE FROM THIS DRAWING.
- 4 X 600MM HD12 BARS TO BE PLACED AROUND ANY PIPE PENETRATIONS IN THE RAFT SLAB. ALL PENETRATIONS ARE TO AVOID SLAB THICKENINGS AND RIBS. RIBS MAY BE MOVED UP TO 50MM TO AVOID PIPE LOCATIONS. REFER BACK TO TITUS CIVIL IF PENETRATIONS ARE AFFECTED BY MAIN FOUNDATION STEEL (HD12 OR HD16) LOCATIONS.
- THIS SPECIFIC RAFT FLOOR HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
- FGL IS FINISHED GROUND LEVEL AFTER THE REMOVAL OF ANY EXISTING TOPSOIL.
  - INTERNAL SLAB THICKENING AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
  - ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- CONCRETE STRENGTH FOR SLAB AND FOUNDATION TO BE 25MPa
- MINIMUM COVER FOR REINFORCING:
 

9.1	AGAINST GROUND - 75mm
9.2	AGAINST DPM - 50mm
9.3	AGAINST FORMWORK - 50mm
- MINIMUM SPLICING FOR REINFORCEMENT:
  - HD12 BAR - 650mm
  - SE62 MESH - 250mm
- POD LAYOUT SHOWN INDICATIVE ONLY. CONTRACTOR TO DETERMINE POD LAYOUT AS PER FIRTH RIBRAFT SPECIFICATIONS

**FOUNDATION SUBGRADE PREPARATION**

THE FOUNDATION SUBGRADE SHALL BE AS PER THE SITE SPECIFIC SOILS GEOTECHNICAL INVESTIGATION REPORT

ENGINEER TO INSPECT REMOVAL OF ALL TOPSOILS AS PER SOILS REPORT AND ITS REPLACEMENT WITH A SUITABLE IMPORTED GRANULAR FILL MATERIAL (COMPACTED IN LAYERS NOT EXCEEDING 150MM).

INSPECTIONS OF THE SUBGRADE AND COMPACTED FILL WILL BE REQUIRED AND CERTIFIED. ALL COMPACTION SHOULD BE TO A 'GOOD GROUND' EQUIVALENT.

**PS4 INSPECTIONS REQUIRED**

- SUBGRADE
- TOP OF SANDPAD
- PRE-POUR STEEL INSPECTION

**NOTE:**

- SAWCUTS SHALL BE LOCATED AT 6m CRS (MAX.) AND MUST BE CARRIED OUT BY AN EXPERIENCED CONCRETE CUTTING CONTRACTOR.
- REFER DETAIL I FOR SHOWER RECESS SPECIFICATIONS (IF REQUIRED).

**LEGEND:**

- BEAM B1 - 350mm WIDE & 310mm DEEP BEAM WITH 2/HD12 TOP & 2/HD12 BOTTOM WITH R10 LINKS @ 200mm CRS.
- BEAM B2 - 350mm WIDE & 310mm DEEP BEAM WITH 3/HD16 TOP & 2/HD16 BOTTOM WITH R10 LINKS @ 200mm CRS.
- BEAM B3 (RIBS) - 100mm WIDE & 310mm DEEP BEAM WITH 1/HD12 TOP & BOTTOM WITH R6 LINKS @ 200mm CRS.
- 150mmØ H5 TREATED PILE EMBEDDED IN 400Ø FOOTING, PILE DEPTH VARIES BETWEEN 2.2m & 2.8m (REFER SECTION A-A, FD-04) PROVIDE 100mm BOTTOM COVER.
- 150mmØ H5 TREATED PILE EMBEDDED IN 400Ø x 1000mm FOOTING, (REFER SECTION A-A, FD-04) PROVIDE 100mm BOTTOM COVER.

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300mm WIDE PERIMETER BEAM  
REFER DETAIL C1 & C2

2/HD12 BARS AT RE-ENTRANT CORNERS, 1200mm  
LONG @ 200crs. NEVER ACROSS SAW CUTS.

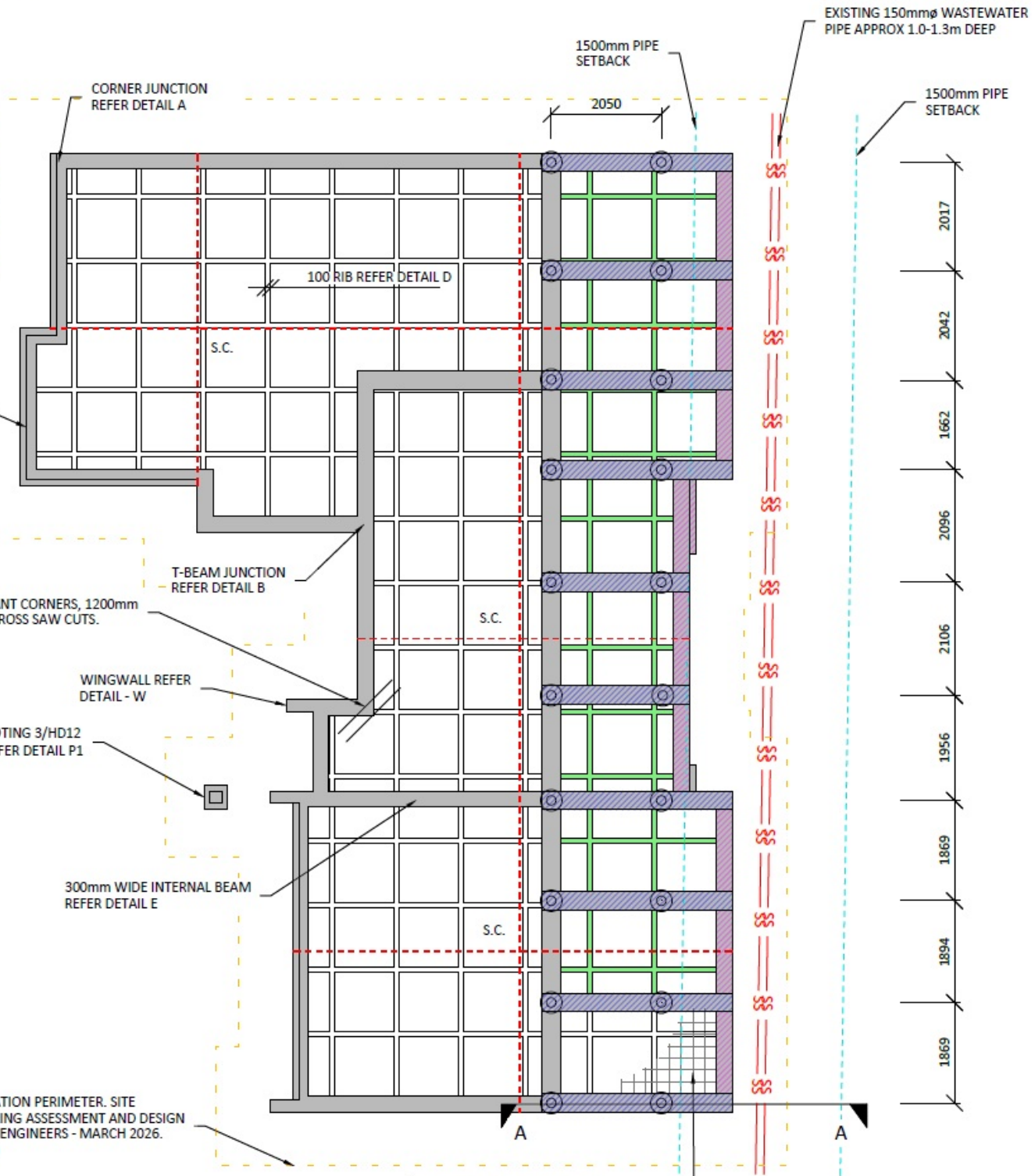
WINGWALL REFER  
DETAIL - W

500x500 PAD FOOTING 3/HD12  
E/W BOTTOM, REFER DETAIL P1

300mm WIDE INTERNAL BEAM  
REFER DETAIL E

SANDPAD OFFSET 1.0m FROM FOUNDATION PERIMETER. SITE  
PREPARATION AS PER 17717-ENGINEERING ASSESSMENT AND DESIGN  
REPORT- REV.A, BY TITUS CONSULTING ENGINEERS - MARCH 2026.  
ULTIMATE BEARING CAPACITY : 300KPa

90mm THICK SLAB SE62 MESH  
(40mm CHAIR)  
REFER NOTE 8. FOR CONCRETE STRENGTH



**SPECIFIC PAGE NOTES:**

**REVISIONS:**

**SHEET TITLE:**

S.E.D FOUNDATION PLAN

SCALE: N.T.S / A3

DATE: 14/04/2026

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16 GREY ST  
NEW DWELLING

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KHIKIHI

LOT / DP:  
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WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
MEDIUM	1	B



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SHEET: 8

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DESIGNED	CHECKED
NP	PM
DRAWN	APPROVED
NP	PM

CLIENT  
**KINGSTON GROUP**

PROJECT  
**NEW DWELLING**  
**16 GREY STREET**  
**KHIKIHI**

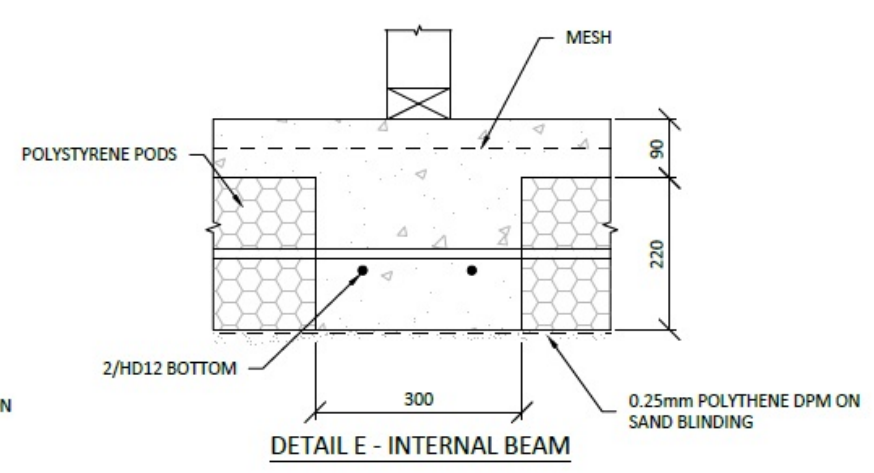
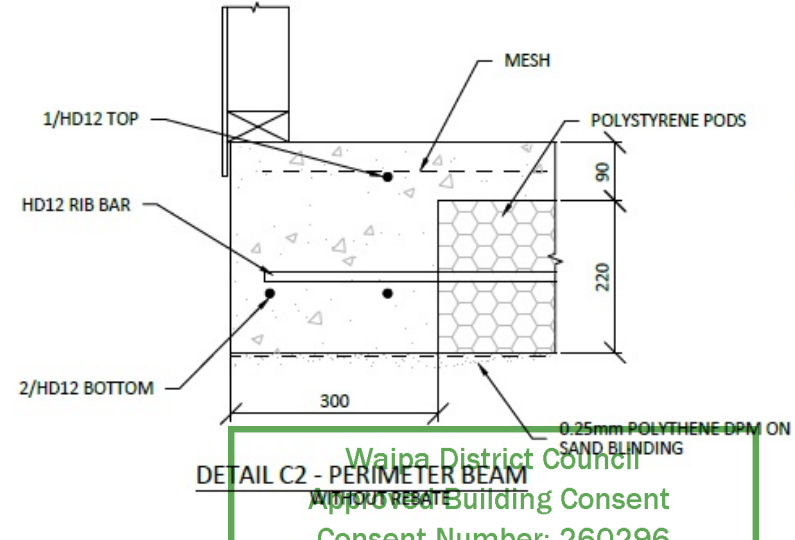
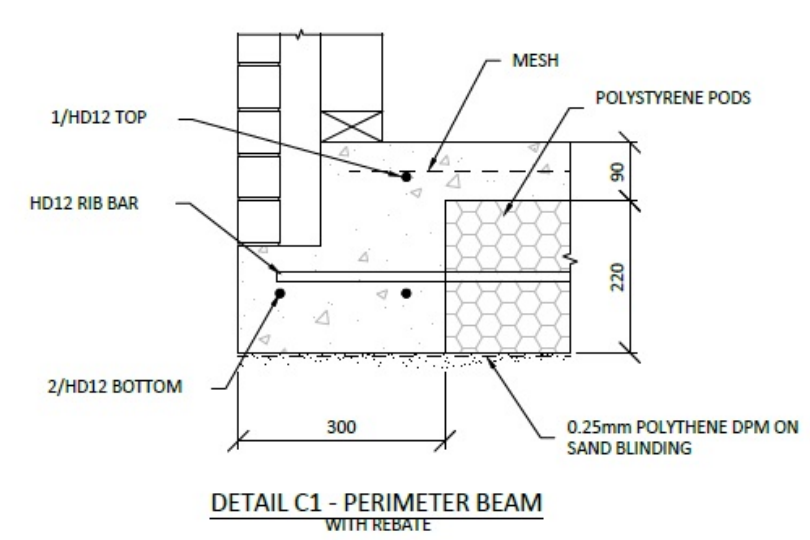
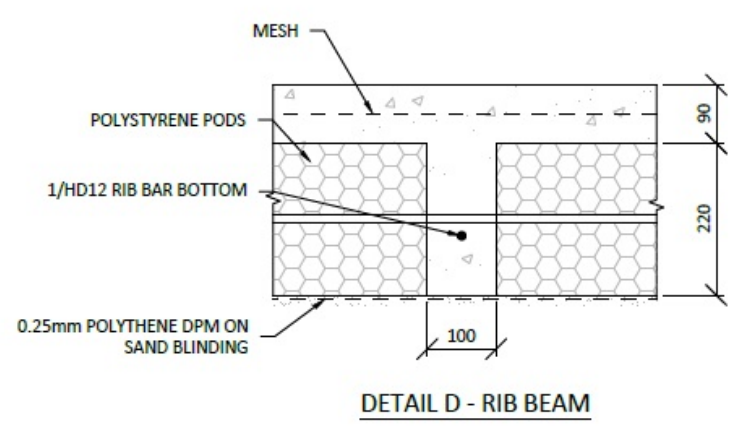
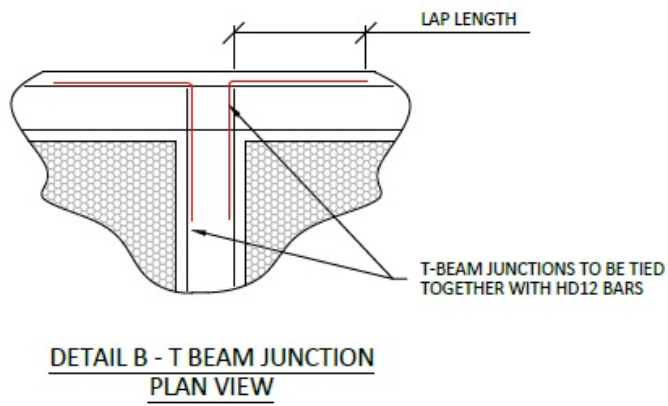
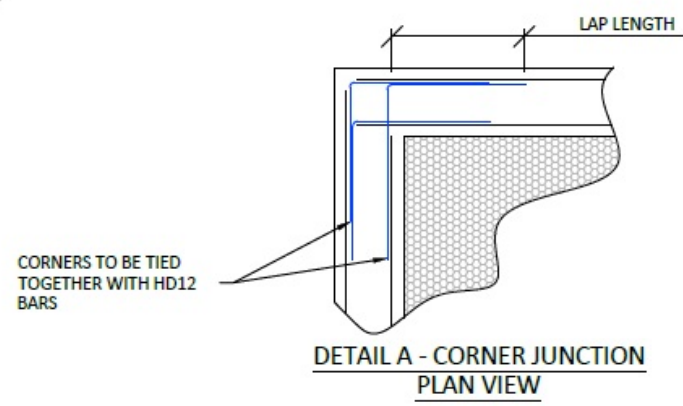
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**FOUNDATION LAYOUT**

STATUS  
**FOR APPROVAL**

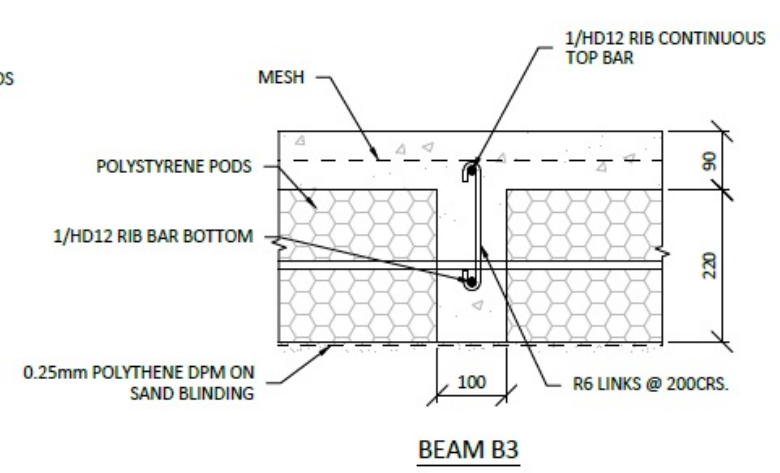
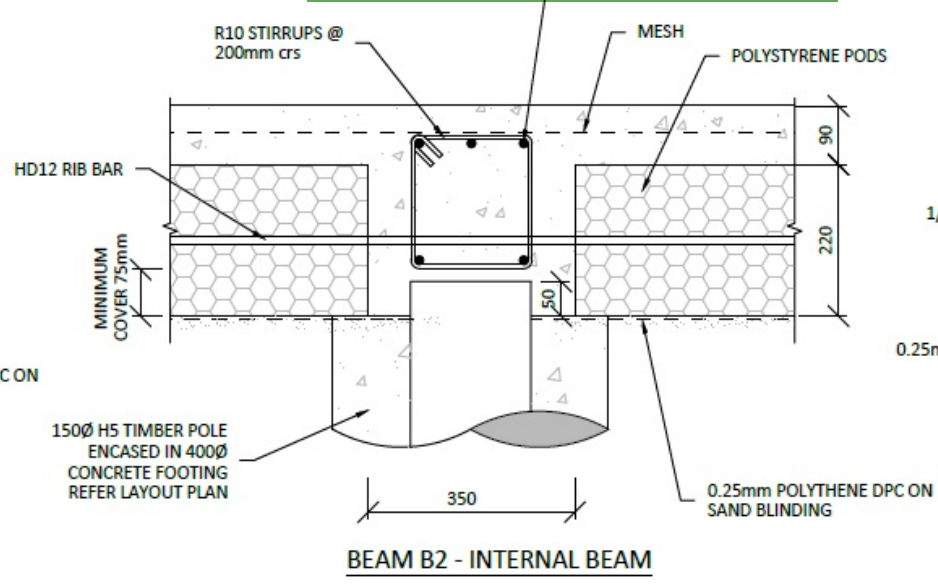
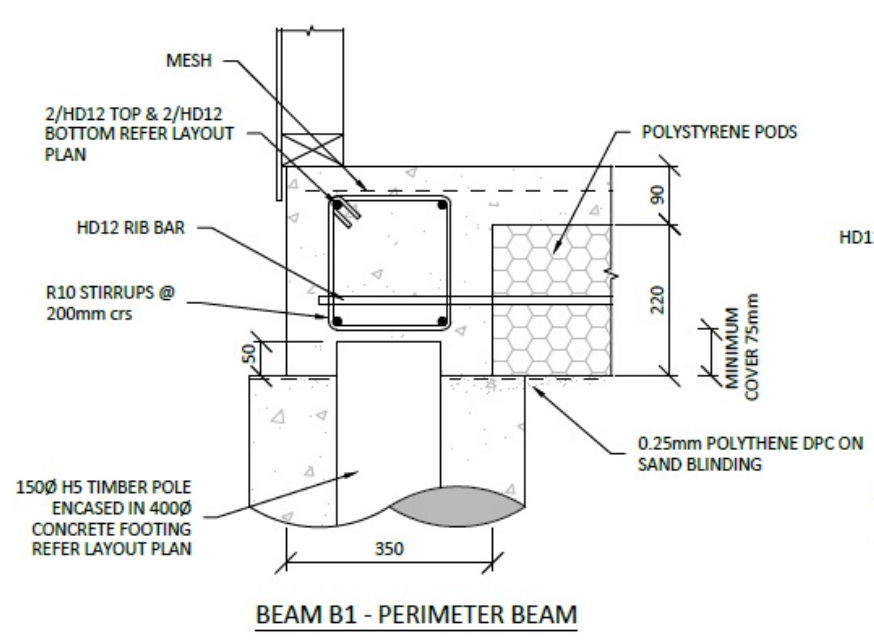
FINAL AS APPROVED BY COUNCIL

DATE: 09/04/2026 SCALE (ORIGINAL SIZE A3): 1:100

DRAWING NUMBER: 17717 - FD - 01 REVISION: A



Waipa District Council  
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DESIGNED	NP	CHECKED	PM
DRAWN	NP	APPROVED	PM

CLIENT  
**KINGSTON GROUP**

PROJECT  
**NEW DWELLING**  
**16 GREY STREET KIHIKIHI**

DRAWING  
**TYPICAL DETAILS SHEET 01**

STATUS <b>FOR APPROVAL</b>	
FINAL AS APPROVED BY COUNCIL	
DATE 09/04/2026	SCALE (ORIGINAL SIZE A3) NTS
DRAWING NUMBER 17717 - FD - 02	REVISION A

REVISIONS:

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SHEET TITLE:  
**S.E.D FOUNDATION DETAILS**

SCALE: N.T.S / A3

DATE: 14/04/2026

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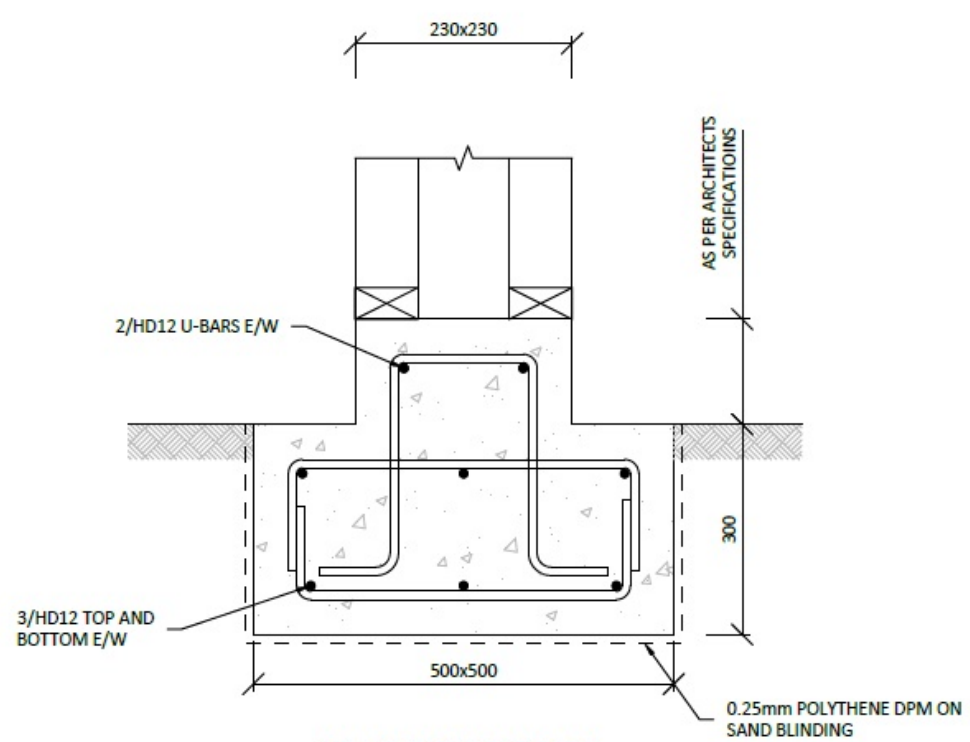
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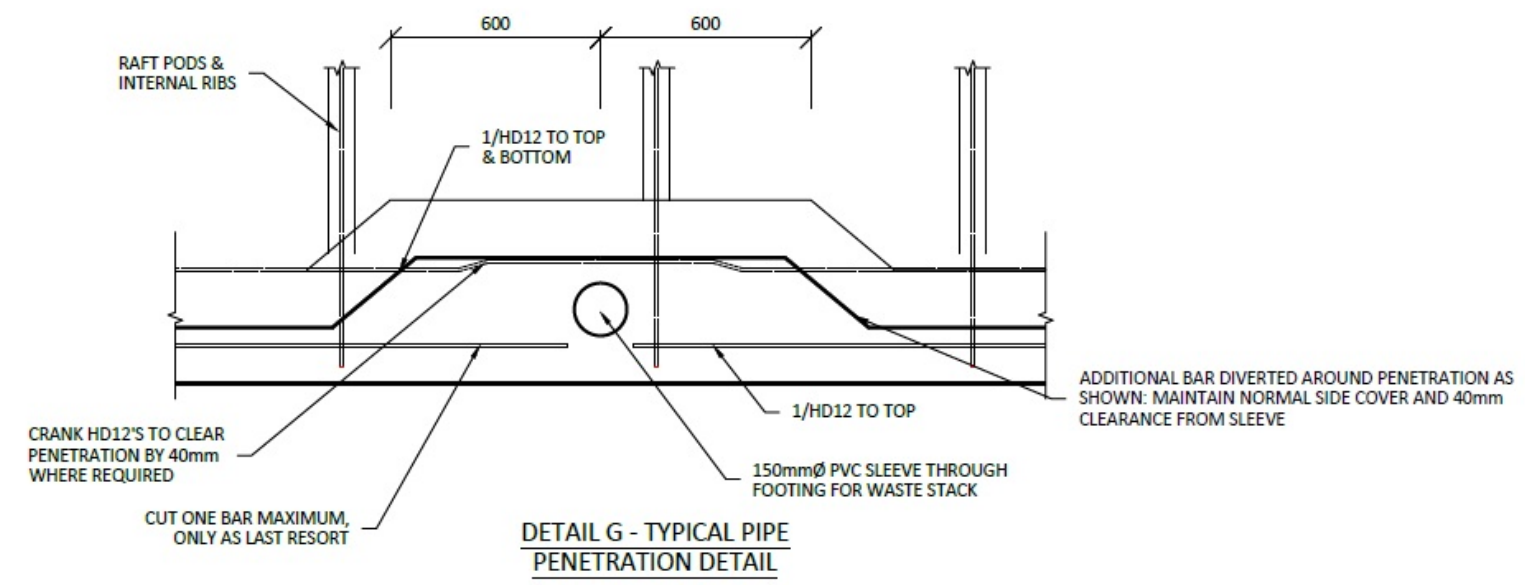
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ph: 0277142079

SHEET: 9

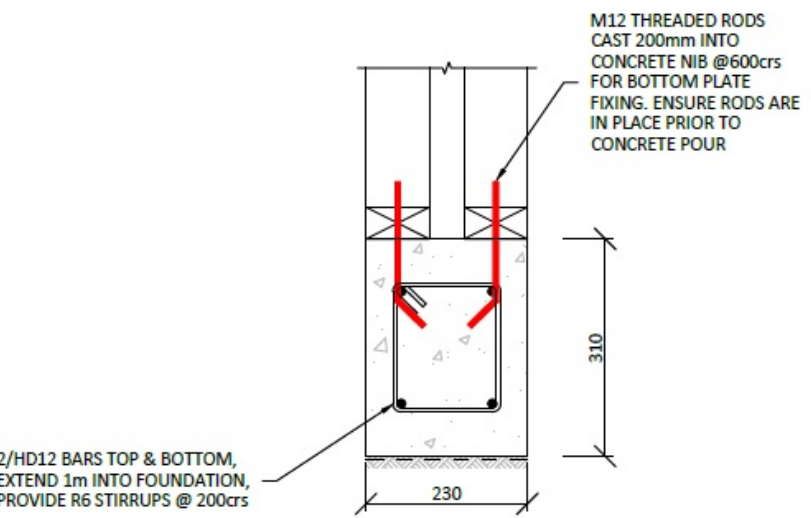
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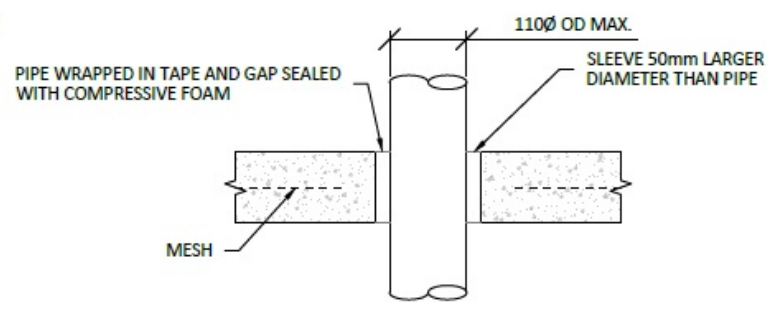
**P1- PAD FOOTING DETAIL**



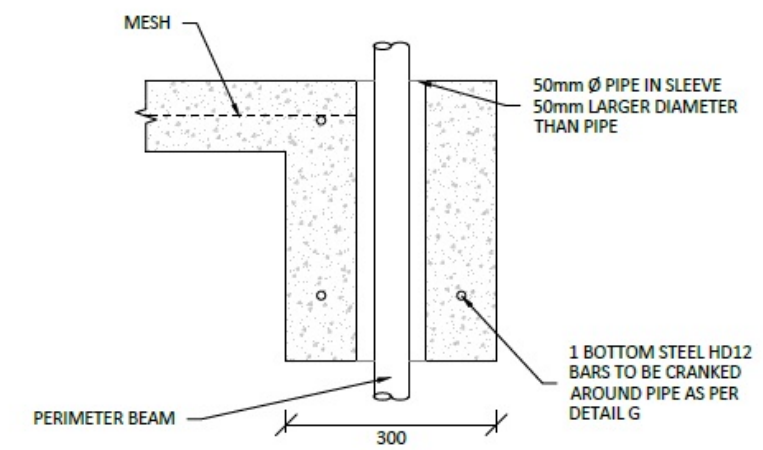
**DETAIL G - TYPICAL PIPE PENETRATION DETAIL**



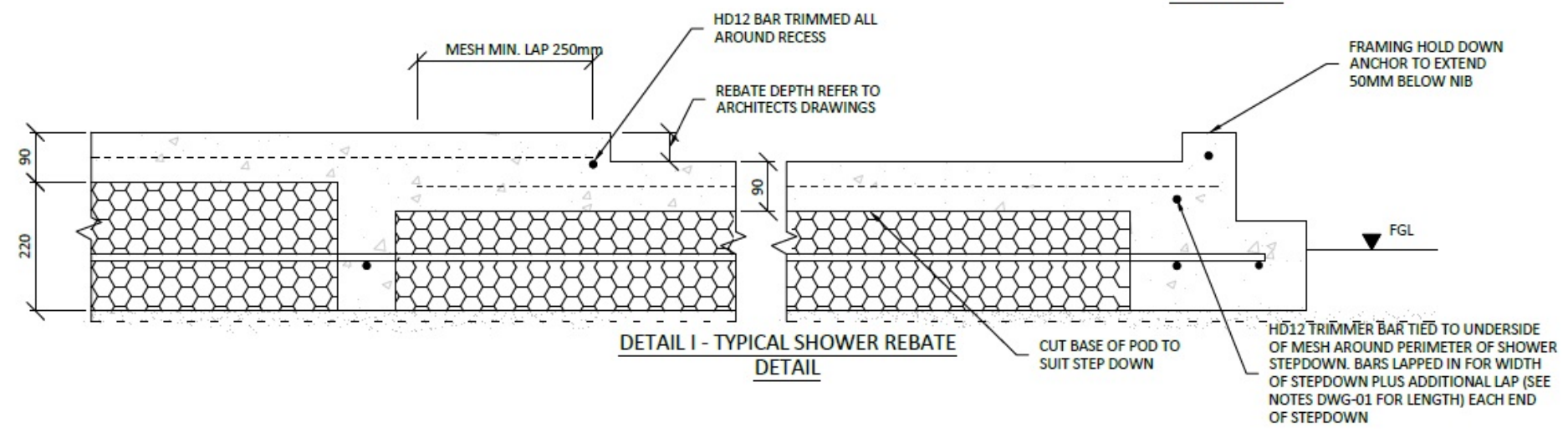
**WINGWALL TYPE W**



**DETAIL K - SMALL VERTICAL PENETRATION THROUGH SLAB**



**DETAIL N - VERTICAL PENETRATION THROUGH EDGE BEAM**



**DETAIL I - TYPICAL SHOWER REBATE DETAIL**

Waipa District Council  
 Approved Building Consent  
 Consent Number: 260296  
 (Subject to conditions of  
 Building Consent)

PRINTED: 2026-04-13 16:05:50  
 CAD FILE: G:\Shared drives\16 Grey Street, Kihikihi, Kingston Group\DWG\16 Grey Street\16 Grey Street.dwg

REVISIONS:

SHEET TITLE:

**S.E.D FOUNDATION DETAILS**

SCALE: N.T.S / A3

DATE: 14/04/2026

PROJECT DESCRIPTION:

**16 GREY ST  
NEW DWELLING**

SITE ADDRESS:

16 GREY STREET  
KIHIKIHI

LOT / DP:

LOT 2 DPS 1289

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

MEDIUM 1 B



DRAWINGS PROVIDED BY:

COOPER BY DESIGN

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 ph: 0277142079

SHEET: 10



Level 3, 169 London Street, Hamilton,  
 3204  
 07 242 0017  
 www.tituscivil.co.nz  
 office@tituscivil.co.nz

DESIGNED	CHECKED
NP	PM
DRAWN	APPROVED
NP	PM

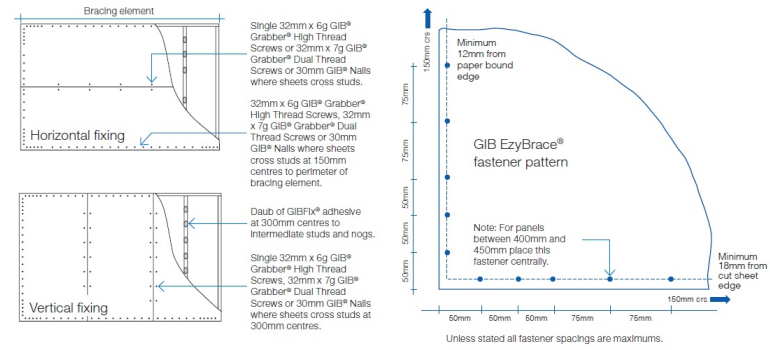
CLIENT  
**KINGSTON GROUP**

PROJECT  
**NEW DWELLING**  
**16 GREY STREET  
 KIHIKIHI**

DRAWING  
**TYPICAL DETAILS  
 SHEET 02**

STATUS		<b>FOR APPROVAL</b>	
FINAL AS APPROVED BY COUNCIL			
DATE	09/04/2026	SCALE (ORIGINAL SIZE A3)	NTS
DRAWING NUMBER	17717 - FD - 03	REVISION	A

### GS1 FIXING

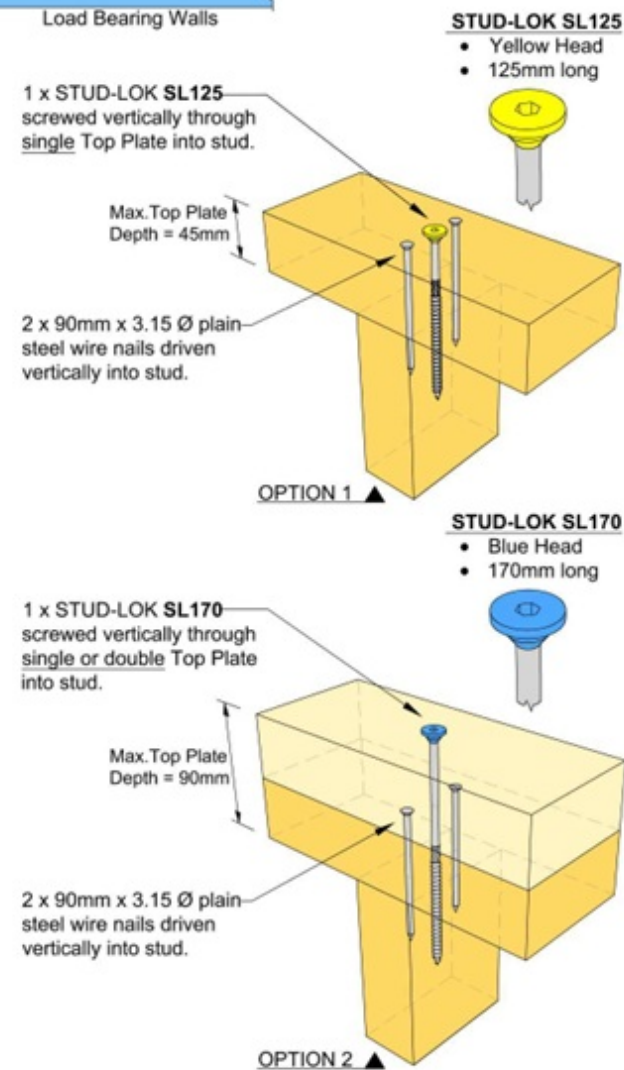


### STUD TO TOP PLATE FIXING

APPLIES TO ALL EXTERNAL WALLS AND INTERNAL WALLS SHADED IN BLUE

#### TYPE B - 4.7 kN

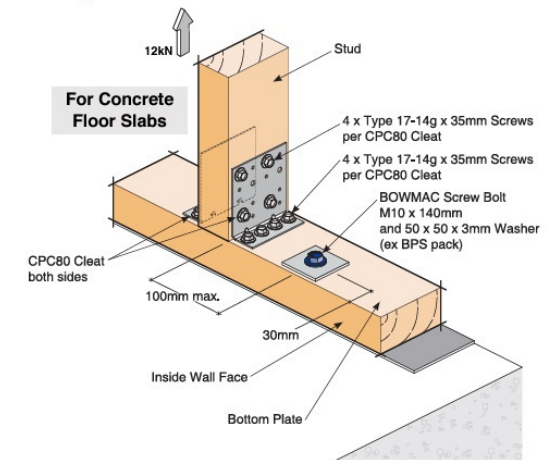
Load Bearing Walls



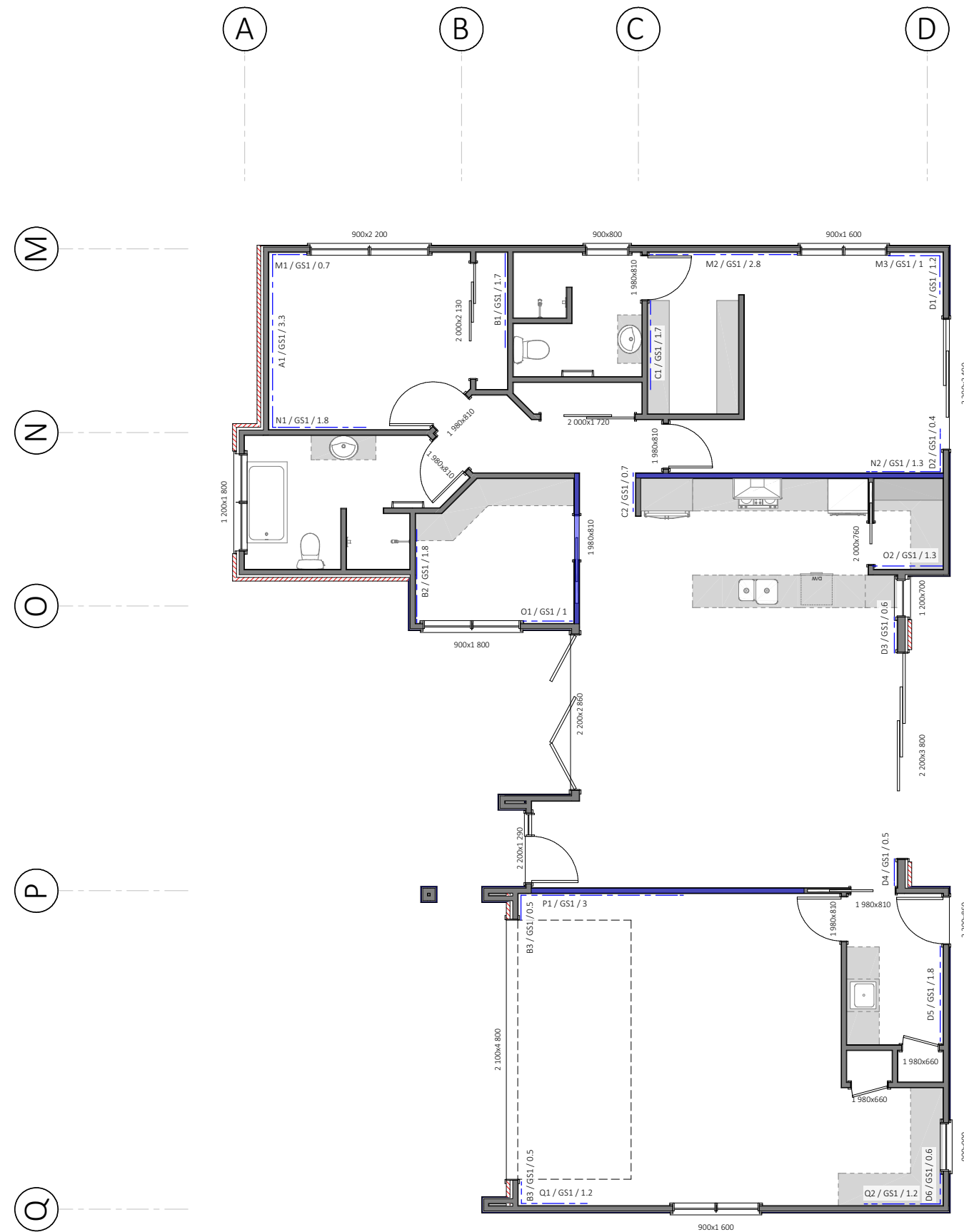
(Alternative to NZS 3604:2011 Section 8)

### 12kN STUD TO BOTTOM PLATE FIXING

- Ideal as retro fit fixing after lining/cladding is installed
- Two fixings per stud as shown



Code: SBP  
 Material: CPC80 1.55mm G300 Z275 Galvanised Steel  
 Packed: 2 x CPC80 Cleats  
 16 x Type 17-14g x 35mm Hex Head Galvanised Screws



Waipa District Council  
 Approved Building Consent  
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 (Subject to conditions of Building Consent)

SPECIFIC PAGE NOTES:

BRACING LENGTHS DO NOT ALWAYS INDICATE THE FULL LENGTH OF AVAILABLE WALL. FRAMING SHALL BE BUILT OFF A DWG FILE OR ADDITIONAL DIMENSIONS IF REQUIRED.

CONSULT WITH THE DESIGNER PRIOR TO ANY BRACING CHANGES

REVISIONS:

SHEET TITLE:

BRACING AND FIXINGS PLAN

SCALE: 1:100 @ A3

DATE: 14/04/2026

PROJECT DESCRIPTION:

16 GREY ST  
 NEW DWELLING

SITE ADDRESS:

16 GREY STREET  
 KIKIKIHI

LOT / DP:

LOT 2 DPS 1289

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

MEDIUM	1	B
--------	---	---



DRAWINGS PROVIDED BY:

COOPER BY DESIGN

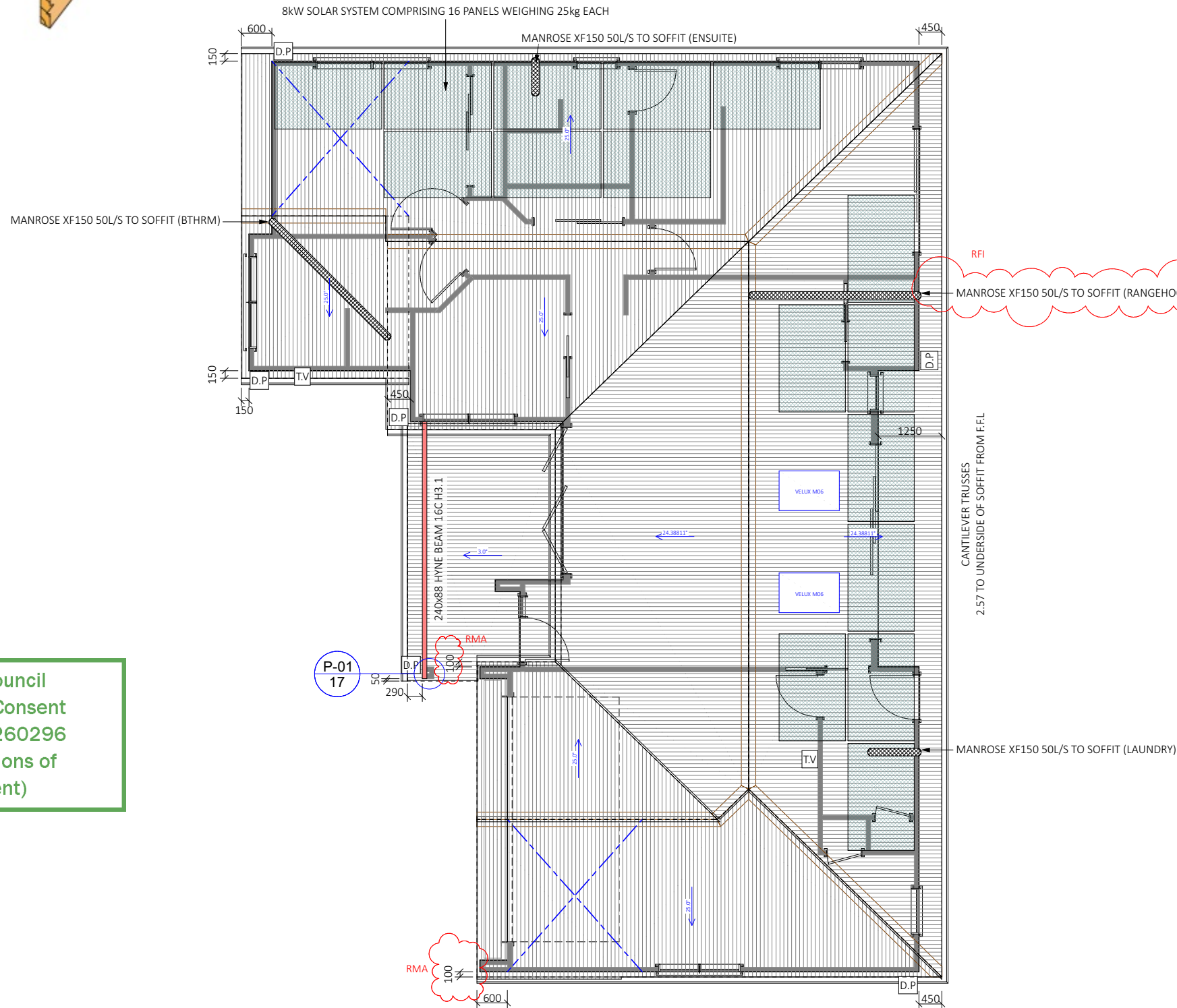
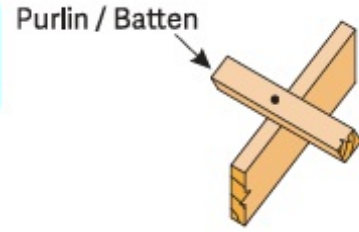
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 ph: 0277142079

SHEET: 11

PURLIN FIXING

**FIXING TYPE C**  
2.4kN

1 BLUE SCREW



Waipa District Council  
Approved Building Consent  
Consent Number: 260296  
(Subject to conditions of  
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SPECIFIC PAGE NOTES:

TOTAL ROOF SURFACE AREA  
= 223m<sup>2</sup>

TRIMFORM COLORSTEEL  
MAXAM 0.4BMT ROOFING IRON,  
OVER  
COVERTEK 401 ROOFING PAPER

TV - 80mm TERMINAL VENT  
LOCATION

DP - RECTANGULAR COLORSTEEL  
DOWNPIPE  
1per 85m<sup>2</sup> OF ROOF  
SURFACE AREA

INDICATIVE 150dia DUCTING  
ROUTE. 50L/s

1x PAIR OF TENSIONED  
CROSSED LUMBERLOK STRIP  
BRACE, OVER TOP CHORD/  
RAFTERS INSTALLED @ 45° ± 5°  
TO THE RAFTER PURLIN LINE

REVISIONS:

RMA  
RFI

SHEET TITLE:

ROOF PLAN

SCALE: 1:100 @ A3

DATE: 14/05/2026

PROJECT DESCRIPTION:

16 GREY ST  
NEW DWELLING

SITE ADDRESS:  
16 GREY STREET  
KIHIKIHI

LOT / DP:  
LOT 2 DPS 1289

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
MEDIUM	1	B



DRAWINGS PROVIDED BY:

COOPER BY DESIGN

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ph: 0277142079

SHEET: 12





S.D

WIRELESS INTERCONNECTED  
SMOKE DETECTORS COMPLIANT w  
NZS 4514:2021  
'ORCA' SPECIFICATION SUPPLIED

REVISIONS:

SHEET TITLE:

**BASIC LIGHTING PLAN**

SCALE: 1:100 @ A3

DATE: 14/04/2026

PROJECT DESCRIPTION:

**16 GREY ST  
NEW DWELLING**

SITE ADDRESS:  
16 GREY STREET  
KIHIKIHI

LOT / DP:  
LOT 2 DPS 1289

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
MEDIUM	1	B



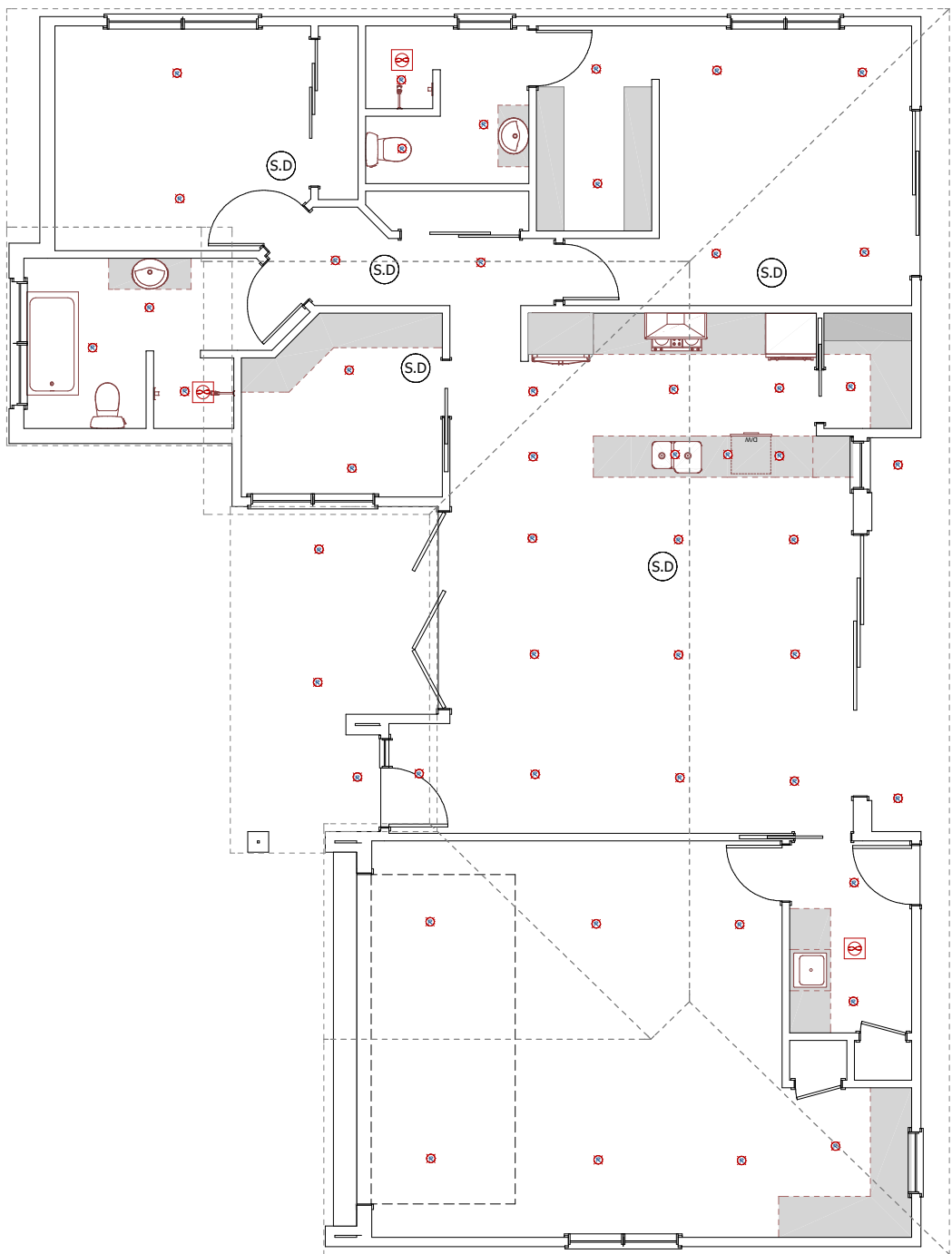
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ph: 0277142079

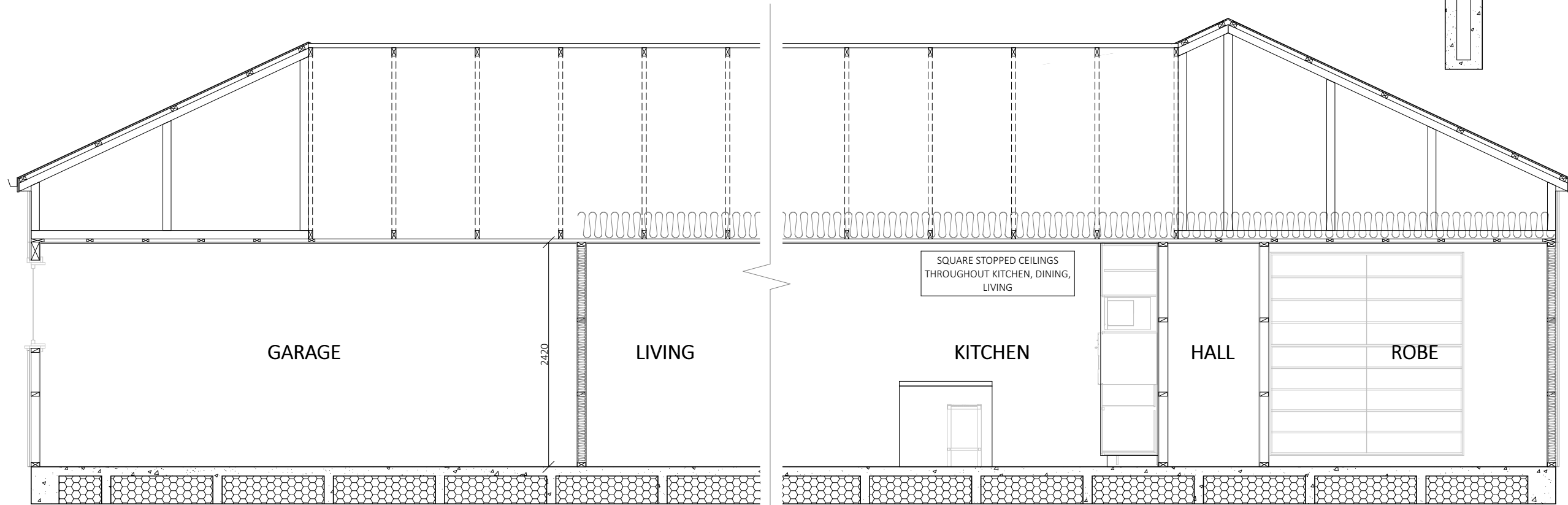
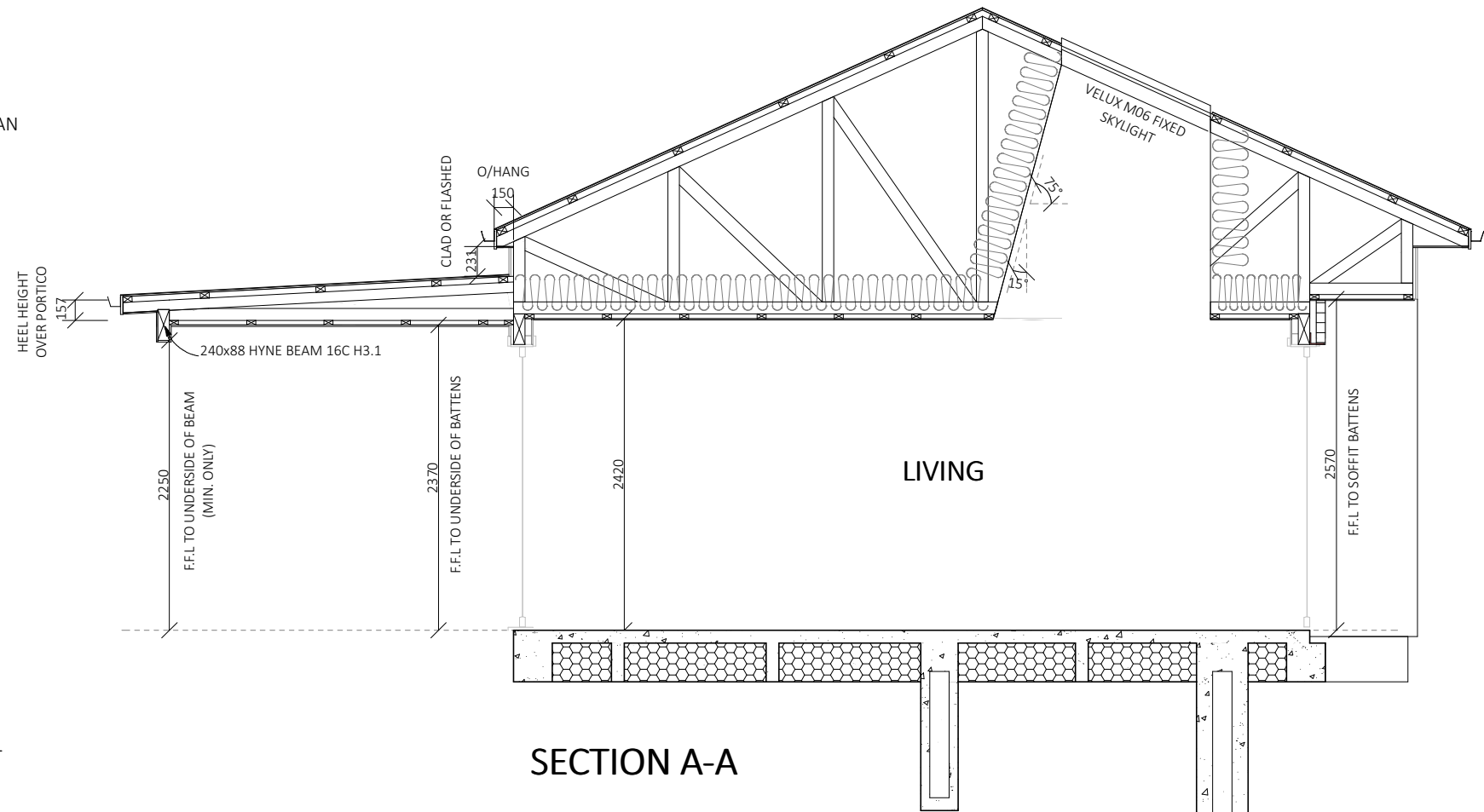
SHEET: 15

Waipa District Council  
Approved Building Consent  
Consent Number: 260296  
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- ① TRIMFORM COLORSTEEL MAXAM 0.4BMT ROOFING IRON  
150mm MULTILINE FASCIA, 1/4 ROUND COLORSTEEL GUTTER  
NOTE VELUX SKYLIGHT POSITIONS ON ROOF PLAN
- ② COVERTEK 401 ROOFING PAPER OVER 70x45 SG8 H1.2 PURLINS @ 900c/c, OR 600c/c ON END SPAN
- ③ GANGNAIL TRUSSES INSTALLED TO MITEK SPECIFICATIONS @ 900c/c MAX
- ④ USE R7.0 CEILING ECO CEILING INSULATION EXCLUDING GARAGES
- ⑤ 13mm GIB PLASTERBOARD TO ALL CEILINGS. USE GIB AQUALINE IN WET AREAS.  
FIXED TO 70x35 SG8 H1.2 CEILING BATTENS @ 600c/c
- ⑥ 4.5mm HARDIES ECLIPSA EAVES LINING TO EXTERNAL SOFFITS
- ⑦ POWDERCOATED ALUMINIUM JOINERY, R0.46 GLAZING THROUGHOUT (R0.26 GARAGE).
- ⑧ BGC DURAGROOVE CLADDING, OVER 50x25mm H3.1 CAVITY BATTENS  
70mm BRICK OVER 50mm CAVITY SPACE  
TEKTON BREATHABLE BUILDING PAPER
- ⑨ UP TO 2.4 STUDS- 90x45 SG8 H1.2 STUDS @ 600c/c, NOGS @ 800c/c
- ⑩ 10mm GIB PLASTERBOARD TO ALL WALLS. USE GIB AQUALINE IN WET AREAS
- ⑪ USE R2.6 ECO INSULATION TO 90mm WALLS  
USE R3.2 ECO INSULATION TO 140mm WALLS  
INSULATE INTERNAL GARAGE WALLS. EXCLUDE EXTERNAL GARAGE WALLS
- ⑫ S.E.D WAFFLE RAFT 25MPa 90mm SLAB w PILES ADJACENT TO WASTEWATER LINE. REFER TO FULL SUPPLIED S.E.D DETAILS

NOTES: SQUARE STOPPED THROUGHOUT KITCHEN/DINING/LIVING SPACES



SECTION B-B

Waipa District Council  
Approved Building Consent  
Consent Number: 260296  
(Subject to conditions of  
Building Consent)

SPECIFIC PAGE NOTES:

BRICK TIES AS SPECIFIED IN CLAY BRICK AND PAVER MANUAL PROVIDED FOR UP TO 2 STOREY BRICK VENEER CONSTRUCTION : 85mm GALV. BRICK TIES FIXED @ 400c/c HORIZONTALLY, AND 400c/c VERTICALLY, WITHIN 200mm OF EDGE OF ALL OPENINGS, 1ST ROW WITHIN 200mm OF SHELF ANGLES, AND 1ST ROW WITHIN 400mm OF FOUNDATION REBATE

WEEP HOLES IN BRICKWORK: AT BOTTOM COURSE OF BRICK IN ALL SITUATIONS, IN EVERY THIRD PERPEND

BRICK SHELF ANGLES FIXED TO FRAMING: (EXCL. GARAGE DOOR) RFI USE 100x75x6 GALV. SHELF ANGLES FIXED w 75x10 COACH SCREWS @ 450c/c. KEEP ANGLE 5mm SHORT OF OPENING WIDTH AT EACH END

INNOVA DURAGROOVE FIXING

Fixing Duragroove™ and Duragrip™ to Cavity Battens	Fixing Duragroove™ and Duragrip™ to Solid Masonry
CS 304 Stainless Steel Bolt	100mm
CS 304 Stainless Steel Nut	100mm
CS 304 Stainless Steel Washer	100mm
CS 304 Stainless Steel Spacer	200mm
CS 304 Stainless Steel Plate	100mm

All Duragroove™ and Duragrip™ must be fixed to the cavity space between the masonry leaves. The intermediate battens must have a minimum thickness of 50mm. A term board must be used to fill the gap between the battens and the masonry leaves.

REVISIONS:

RFI

SHEET TITLE:

SECTION A-A AND B-B

SCALE: 1:50 @ A3

DATE: 13/05/2026

PROJECT DESCRIPTION:

16 GREY ST  
NEW DWELLING

SITE ADDRESS:  
16 GREY STREET  
KIHIKIHI

LOT / DP:  
LOT 2 DPS 1289

WIND ZONE: MEDIUM	EQ ZONE: 1	EXPOSURE ZONE: B
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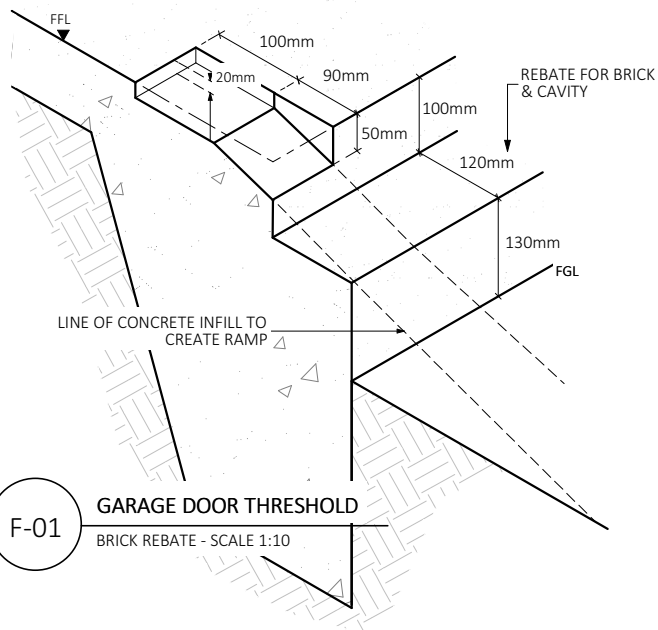


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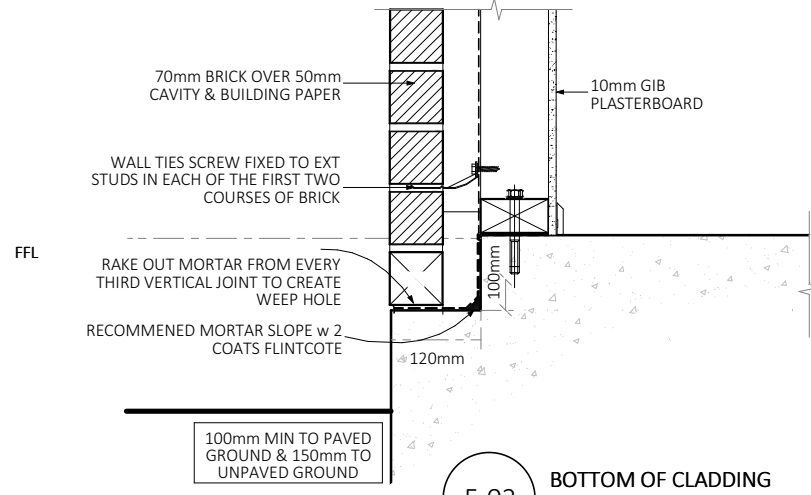
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em: danielle@cooperbydesign.co.nz  
ph: 0277142079

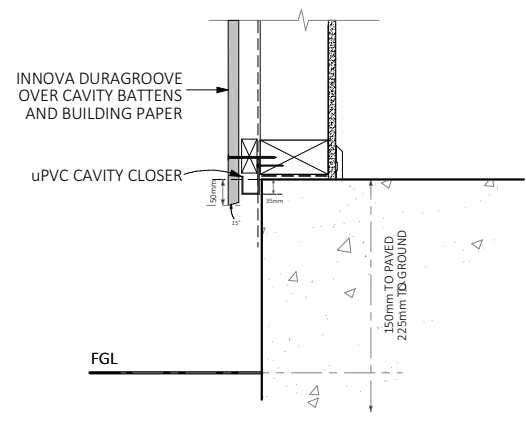
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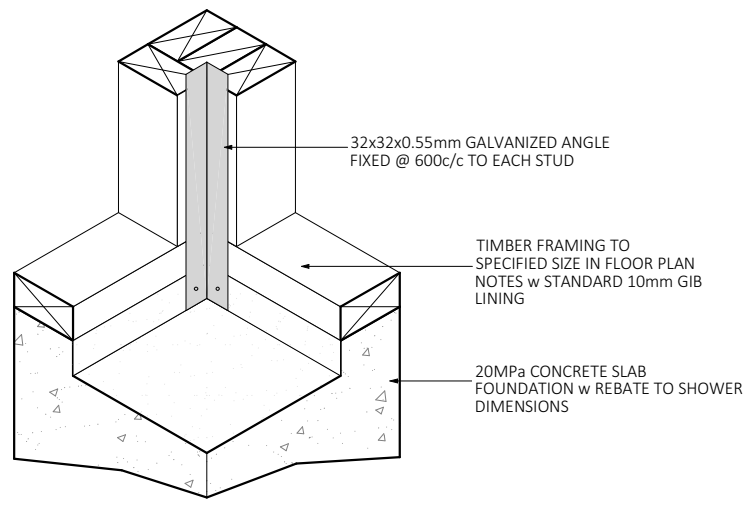
**F-01 GARAGE DOOR THRESHOLD**  
BRICK REBATE - SCALE 1:10



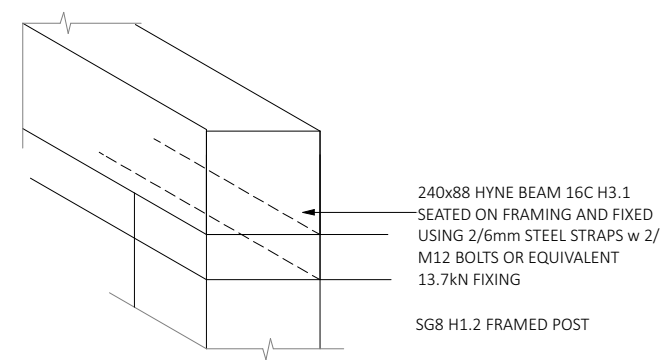
**F-02 BOTTOM OF CLADDING**  
BRICK - SCALE 1:10



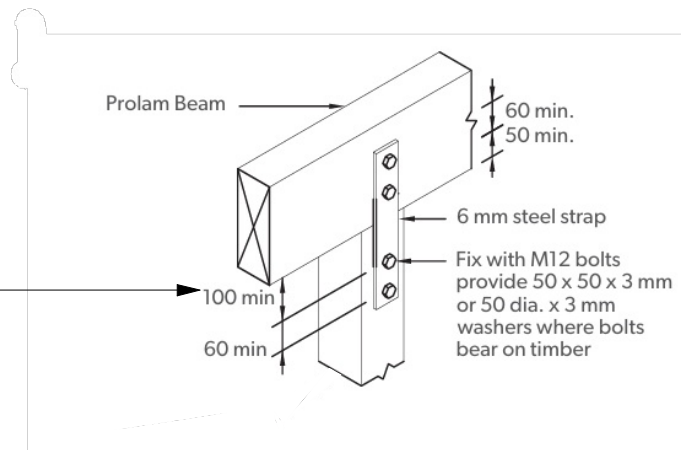
**F-03 BASE OF WALL DETAIL**  
INNOVA - SCALE 1:10



**F-04 INTERNAL SHOWER CORNER**  
SCALE 1:10



**P-01 POST CONNECTION DETAILS**  
SCALE 1:10



NOTE -  
(1) Capacity 6.8 kN for 1 bracket.  
(2) Capacity 13.7 kN for 2 brackets.

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**Consent Number: 260296**  
**(Subject to conditions of**  
**Building Consent)**

THE FOUNDATION PLAN IS SPECIFICALLY ENGINEER DESIGNED. REFER TO PLANS SUPPLIED FOR FULL DETAILS. THESE ARE SUPPLEMENTARY

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:

**FOUNDATION & BEAM  
FIXING DETAILS**

SCALE: 1:10 @ A3

DATE: 14/04/2026

PROJECT DESCRIPTION:

**16 GREY ST  
NEW DWELLING**

SITE ADDRESS:

16 GREY STREET  
KIHIKIHI

LOT / DP:

LOT 2 DPS 1289

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

MEDIUM	1	B
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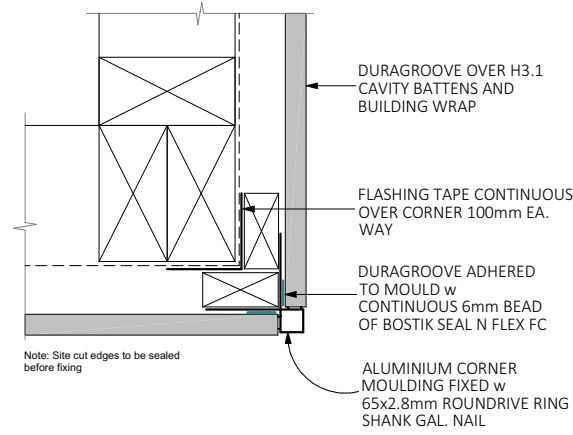


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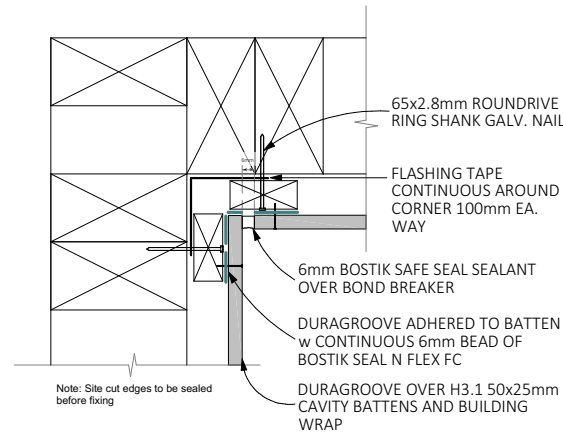
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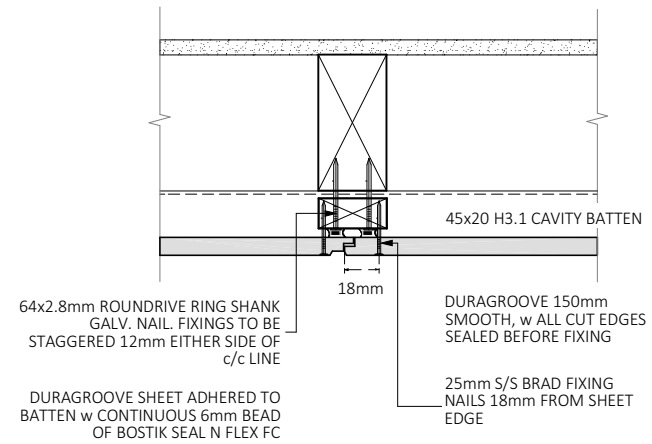
SHEET: 17



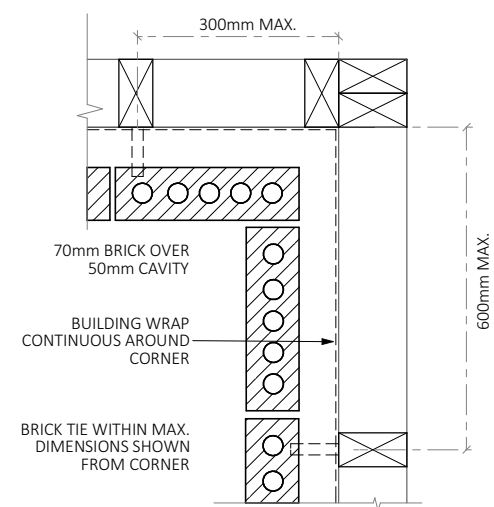
**C-01** EXTERNAL CORNER DETAIL  
INNOVA - SCALE 1:5



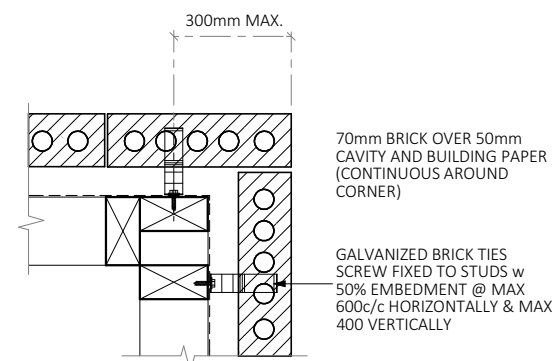
**C-02** INTERNAL CORNER DETAIL  
INNOVA - SCALE 1:5



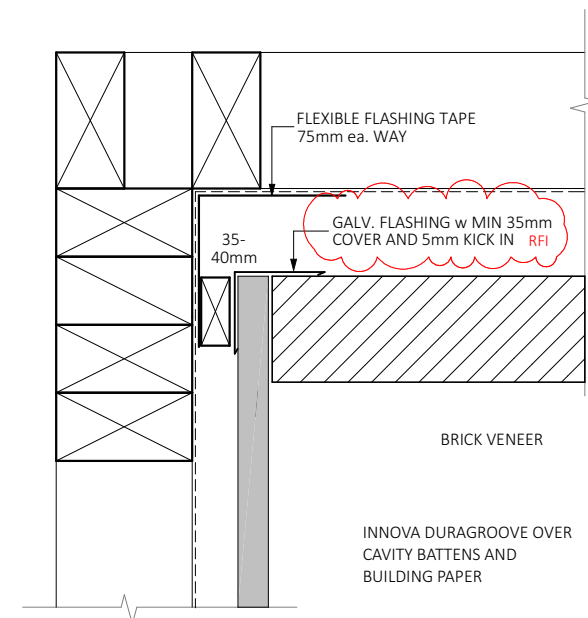
**C-03** VERTICAL CLADDING JUNCTION  
INNOVA - SCALE 1:5



**C-04** INTERNAL CORNER DETAIL  
BRICK - SCALE 1:10

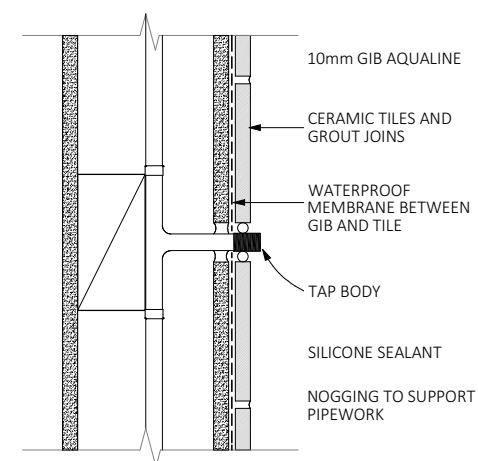


**C-05** EXTERNAL CORNER DETAIL  
BRICK - SCALE 1:10

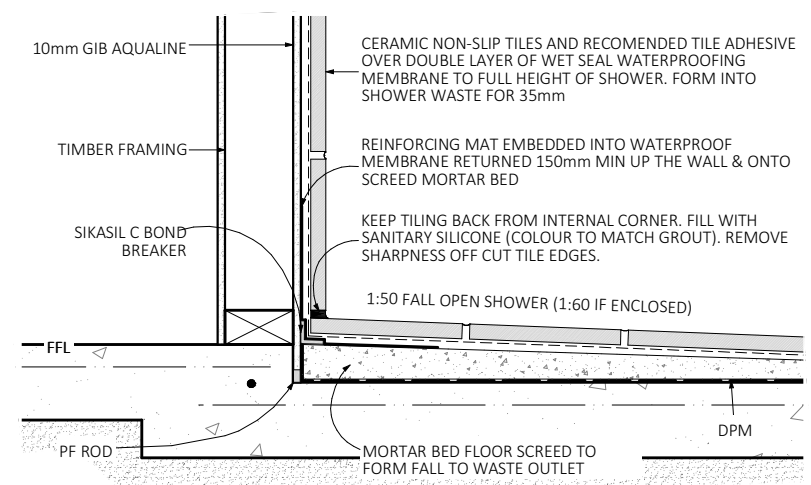


**C-06** INTERNAL CORNER JUNCTION  
INNOVA/BRICK - SCALE 1:5

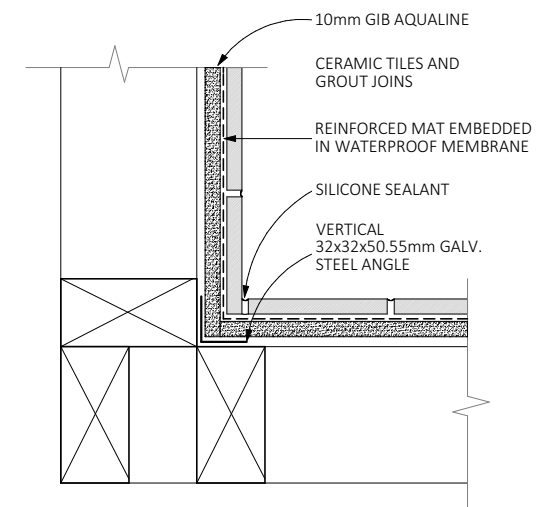
**Waipa District Council  
Approved Building Consent  
Consent Number: 260296  
(Subject to conditions of  
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**B-01** PIPE PENETRATION IN TILED SHOWER WALL  
SCALE 1:10



**B-02** SHOWER WATERPROOFING CONSTRUCTION  
SLAB - SCALE 1:10



**B-03** TILED SHOWER INTERNAL CORNER  
SCALE 1:10

SPECIFIC PAGE NOTES:

REVISIONS:

RFI

SHEET TITLE:

**CLADDING & BATHROOM  
DETAILS**

SCALE: VARIES - A3

DATE: 13/05/2026

PROJECT DESCRIPTION:

**16 GREY ST  
NEW DWELLING**

SITE ADDRESS:

16 GREY STREET  
KIHIKIHI

LOT / DP:

LOT 2 DPS 1289

WIND ZONE: EQ ZONE: EXPOSURE ZONE:

MEDIUM	1	B
--------	---	---

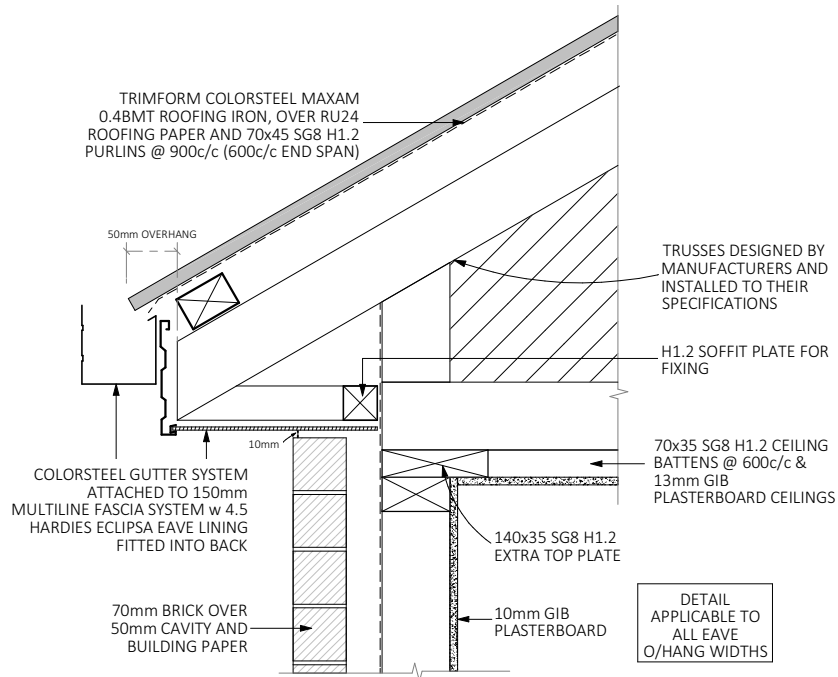


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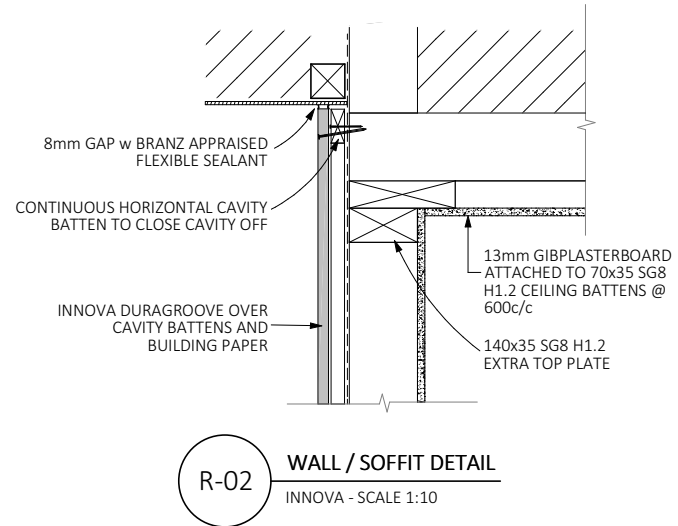
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ph: 0277142079

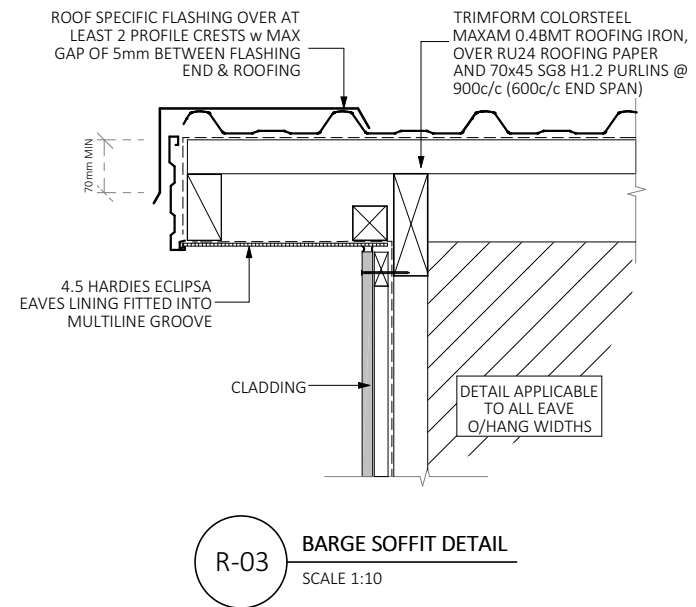
SHEET: 18



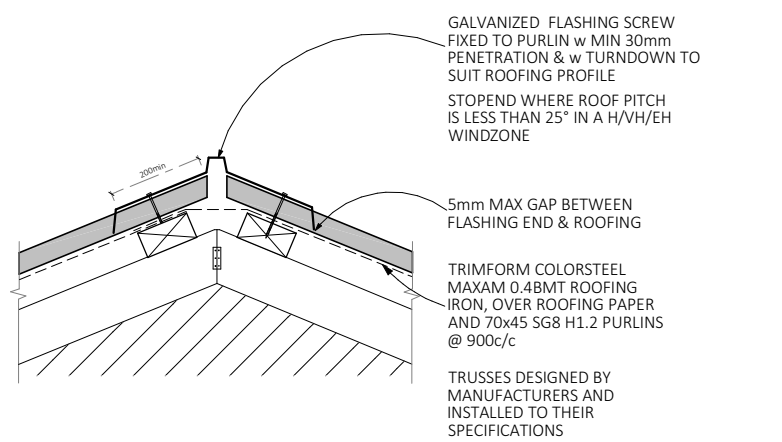
**R-01** BOXED SOFFIT DETAIL  
SCALE 1:10



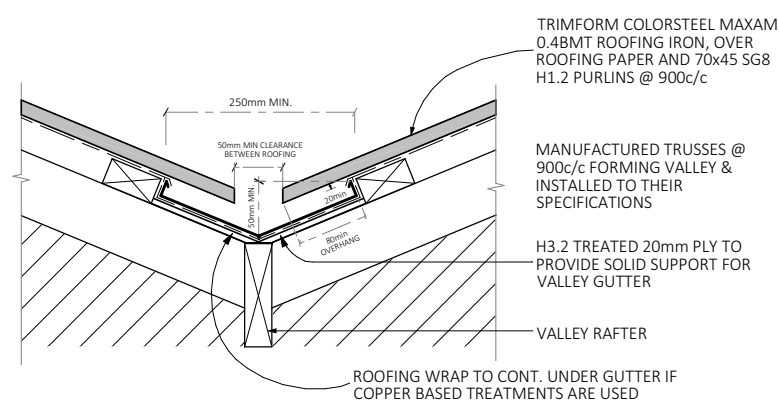
**R-02** WALL / SOFFIT DETAIL  
INNOVA - SCALE 1:10



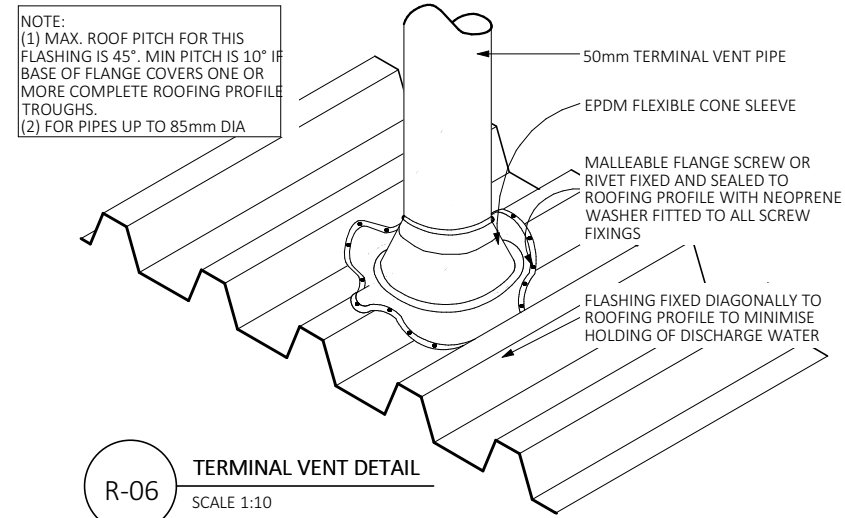
**R-03** BARGE SOFFIT DETAIL  
SCALE 1:10



**R-04** RIDGE JUNCTION DETAIL  
SCALE 1:10

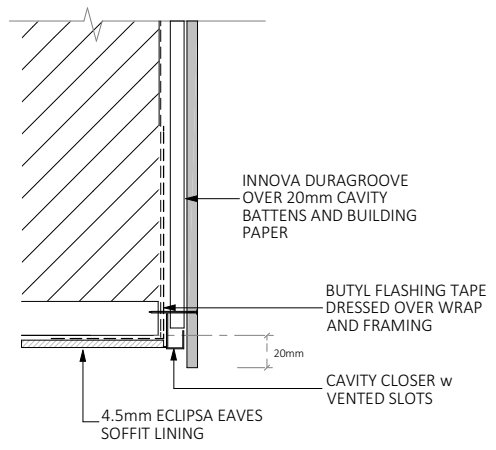


**R-05** VALLEY JUNCTION DETAIL  
SCALE 1:10

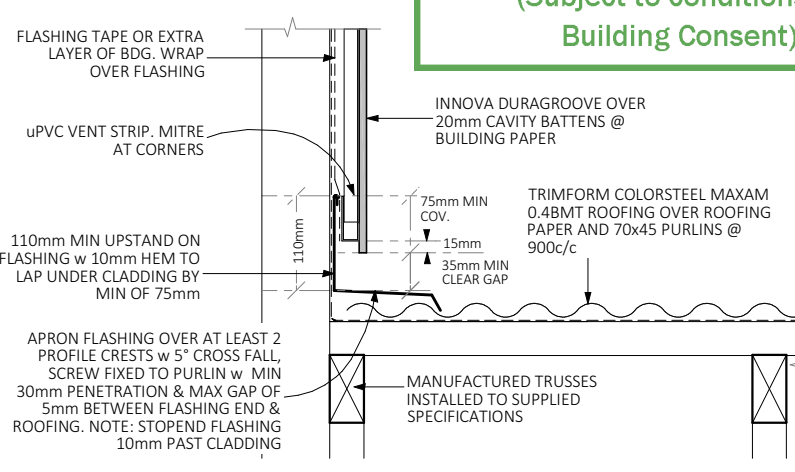


**R-06** TERMINAL VENT DETAIL  
SCALE 1:10

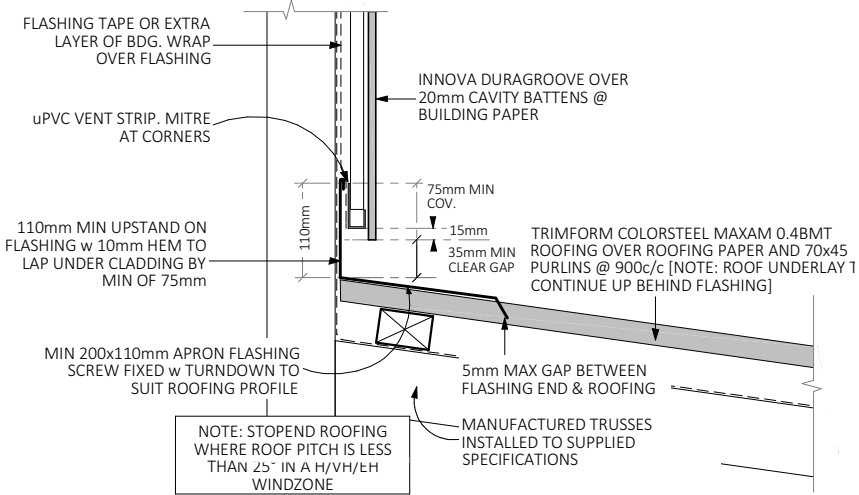
**Waipa District Council  
Approved Building Consent  
Consent Number: 260296  
(Subject to conditions of  
Building Consent)**



**R-07** SOFFIT CLADDING EDGE JUNCTION PORTICO  
INNOVA - SCALE 1:10



**R-08** PARALLEL APRON FLASHING  
INNOVA - SCALE 1:10



**R-09** HORIZONTAL APRON FLASHING  
INNOVA - SCALE 1:10

SPECIFIC PAGE NOTES:

REVISIONS:

SHEET TITLE:  
**ROOF DETAILS**

SCALE: 1:10 @ A3

DATE: 14/04/2026

PROJECT DESCRIPTION:  
**16 GREY ST  
NEW DWELLING**

SITE ADDRESS:  
16 GREY STREET  
KIHIKIHI

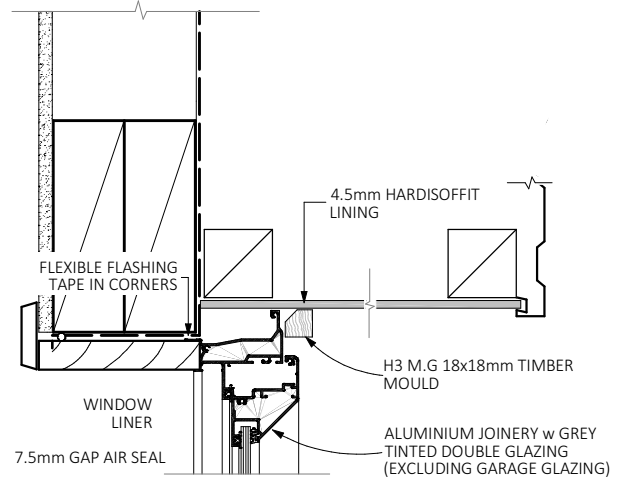
LOT / DP:  
LOT 2 DPS 1289

WIND ZONE:	EQ ZONE:	EXPOSURE ZONE:
MEDIUM	1	B

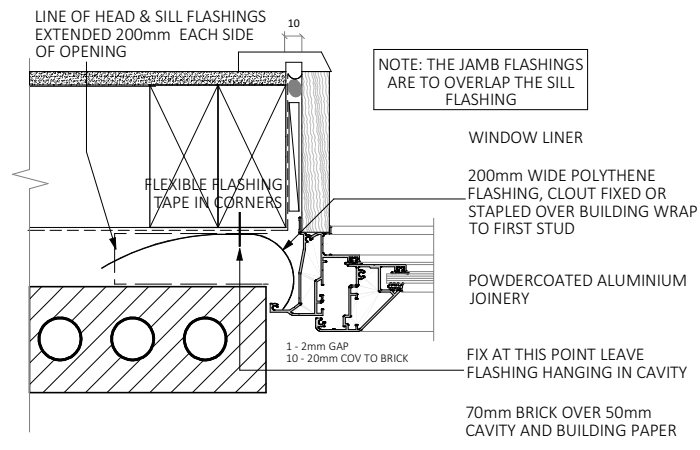


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ph: 0277142079

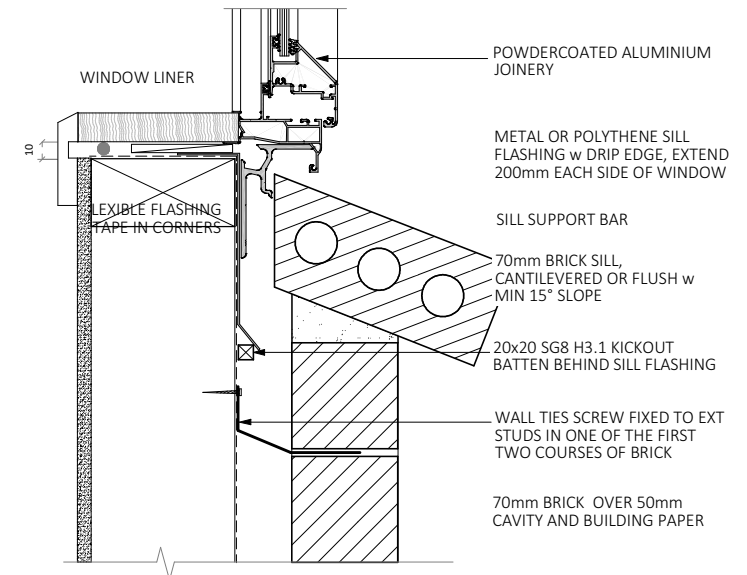
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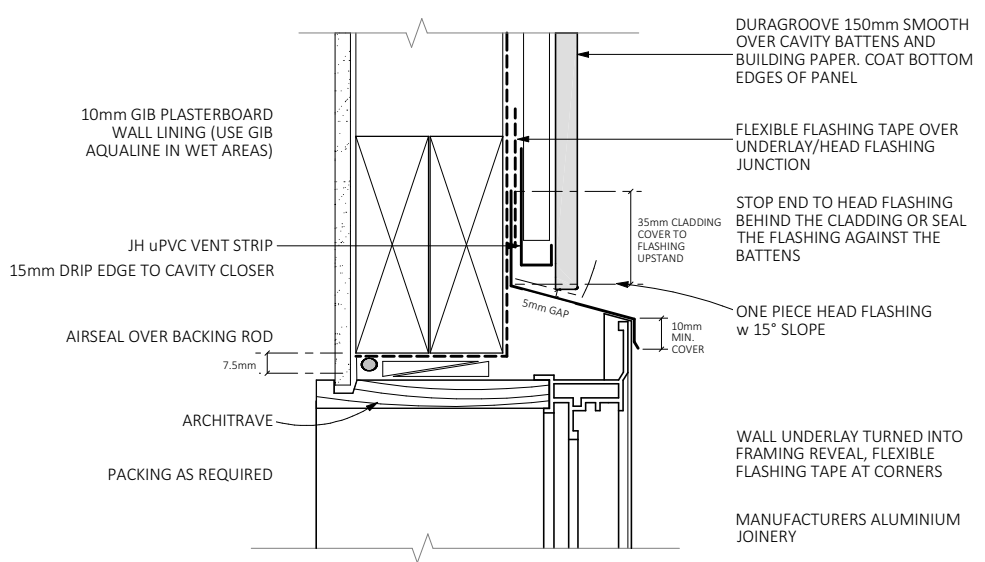
**J-01 WIN/DOOR HEAD DETAIL**  
SOFFIT - SCALE 1:5



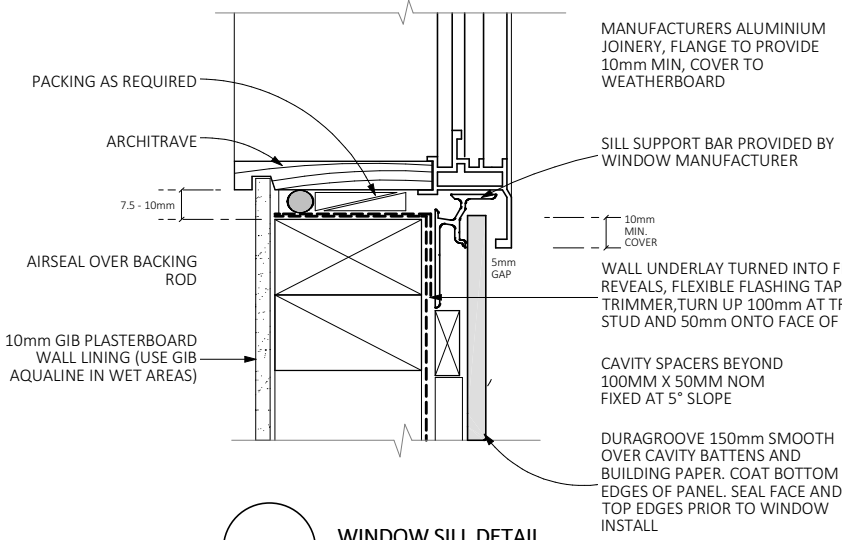
**J-02 WIN/DOOR JAMB DETAIL**  
BRICK - SCALE 1:5



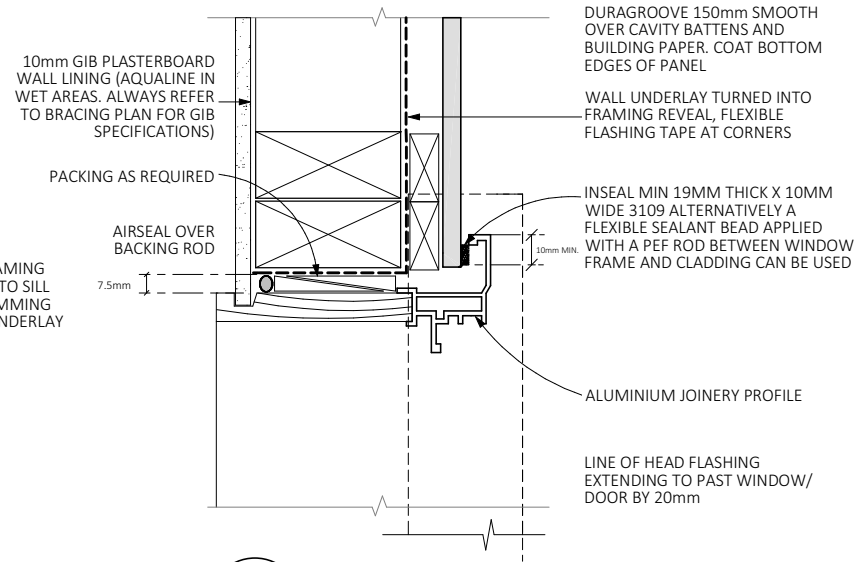
**J-03 WINDOW SILL DETAIL**  
BRICK - SCALE 1:5



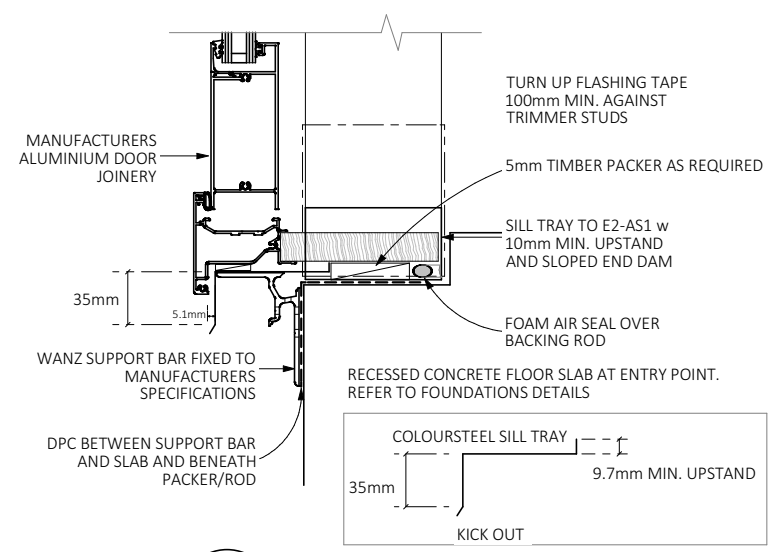
**J-04 WIN/DOOR HEAD DETAIL**  
INNOVA - SCALE 1:5



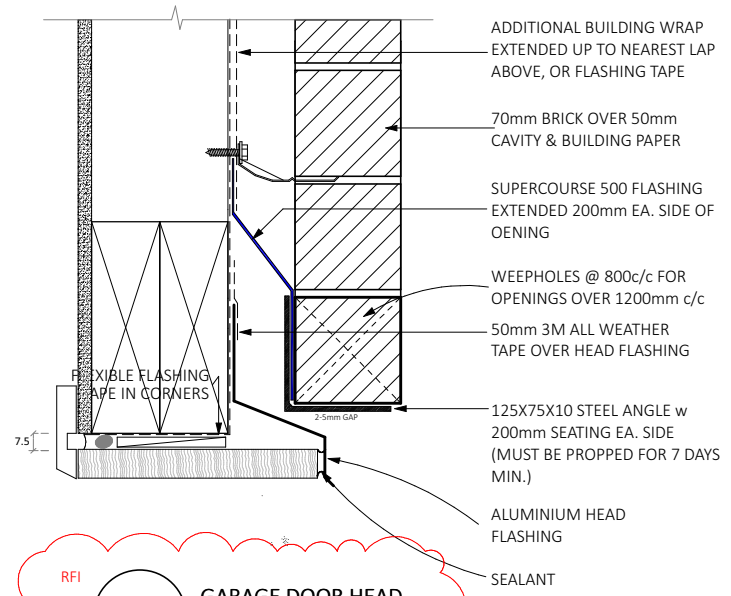
**J-05 WINDOW SILL DETAIL**  
INNOVA - SCALE 1:5



**J-06 WIN/DOOR JAMB DETAIL**  
INNOVA - SCALE 1:5



**J-07 DOOR SILL DETAIL**  
SCALE 1:5



**J-08 GARAGE DOOR HEAD**  
BRICK - SCALE 1:5

**Waipa District Council**  
**Approved Building Consent**  
**Consent Number: 260296**  
**(Subject to conditions of Building Consent)**

REVISIONS:  
RFI

SHEET TITLE:  
**JOINERY DETAILS**

SCALE: 1:5 @ A3

DATE: 13/05/2026

PROJECT DESCRIPTION:  
**16 GREY ST**  
**NEW DWELLING**

SITE ADDRESS:  
16 GREY STREET  
KIHIKIHI  
LOT / DP:  
LOT 2 DPS 1289

WIND ZONE: MEDIUM	EQ ZONE: 1	EXPOSURE ZONE: B
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DRAWINGS PROVIDED BY:  
COOPER BY DESIGN  
Danielle Cooper  
em: danielle@cooperbydesign.co.nz  
ph: 0277142079

SHEET: 20

**WAFFLE RAFT NOTES:**

1. FOR ALL FLOOR PLAN DIMENSIONS, REBATE LOCATIONS & PLUMBING LOCATIONS REFER TO ARCHITECTS DRAWINGS
2. REFER TO ARCHITECTS DRAWINGS FOR ALL PLUMBING AND ELECTRICAL DUCT LOCATIONS IN SLAB.
3. REMOVE TOPSOIL AND REPLACE IT WITH COMPACTED BACKFILL TO CREATE A LEVEL COMPACTED SURFACE. RAFT SLAB TO SIT ON TOP OF COMPACTED SURFACE.
4. REFER TO ARCHITECTS DRAWINGS FOR ALL SET OUT DIMENSIONS, RECESSES, LOAD BEARING WALLS AND SERVICE POSITIONS. DO NOT SCALE FROM THIS DRAWING.
5. 4 X 600MM HD12 BARS TO BE PLACED AROUND ANY PIPE PENETRATIONS IN THE RAFT SLAB. ALL PENETRATIONS ARE TO AVOID SLAB THICKENINGS AND RIBS. RIBS MAY BE MOVED UP TO 50MM TO AVOID PIPE LOCATIONS. REFER BACK TO TITUS CIVIL IF PENETRATIONS ARE AFFECTED BY MAIN FOUNDATION STEEL (HD12 OR HD16) LOCATIONS.
6. THIS SPECIFIC RAFT FLOOR HAS BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.
7. FGL IS FINISHED GROUND LEVEL AFTER THE REMOVAL OF ANY EXISTING TOPSOIL.
  - 7.1. INTERNAL SLAB THICKENING AS PER APPROVED TRUSS MANUFACTURER'S DESIGN.
  - 7.2. ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
8. CONCRETE STRENGTH FOR SLAB AND FOUNDATION TO BE 25MPa
9. **MINIMUM COVER FOR REINFORCING:**
  - 9.1. AGAINST GROUND - 75mm
  - 9.2. AGAINST DPM - 50mm
  - 9.3. AGAINST FORMWORK - 50mm
10. **MINIMUM SPLICING FOR REINFORCEMENT:**
  - 10.1. HD12 BAR - 650mm
  - 10.2. SE62 MESH - 250mm
11. POD LAYOUT SHOWN INDICATIVE ONLY. CONTRACTOR TO DETERMINE POD LAYOUT AS PER FIRTH RIBRAFT SPECIFICATIONS

**FOUNDATION SUBGRADE PREPARATION**

THE FOUNDATION SUBGRADE SHALL BE AS PER THE SITE SPECIFIC SOILS GEOTECHNICAL INVESTIGATION REPORT

ENGINEER TO INSPECT REMOVAL OF ALL TOPSOILS AS PER SOILS REPORT AND ITS REPLACEMENT WITH A SUITABLE IMPORTED GRANULAR FILL MATERIAL (COMPACTED IN LAYERS NOT EXCEEDING 150MM).

INSPECTIONS OF THE SUBGRADE AND COMPACTED FILL WILL BE REQUIRED AND CERTIFIED. ALL COMPACTION SHOULD BE TO A 'GOOD GROUND' EQUIVALENT.






**PS4 INSPECTIONS REQUIRED**

12. SUBGRADE
13. TOP OF SANDPAD
14. PRE-POUR STEEL INSPECTION

**NOTE:**

1. SAWCUTS SHALL BE LOCATED AT 6m CRS (MAX.) AND MUST BE CARRIED OUT BY AN EXPERIENCED CONCRETE CUTTING CONTRACTOR.
2. REFER DETAIL I FOR SHOWER RECESS SPECIFICATIONS (IF REQUIRED).

**LEGEND:**

-  - BEAM B1 - 350mm WIDE & 310mm DEEP BEAM WITH 2/HD12 TOP & 2/HD12 BOTTOM WITH R10 LINKS @ 200mm CRS.
-  - BEAM B2 - 350mm WIDE & 310mm DEEP BEAM WITH 3/HD16 TOP & 2/HD16 BOTTOM WITH R10 LINKS @ 200mm CRS.
-  - BEAM B3 (RIBS) - 100mm WIDE & 310mm DEEP BEAM WITH 1/HD12 TOP & BOTTOM WITH R6 LINKS @ 200mm CRS.
-  - 150mmØ H5 TREATED PILE EMBEDDED IN 400Ø FOOTING, PILE DEPTH VARIES BETWEEN 2.2m & 2.8m (REFER SECTION A-A, FD-04) PROVIDE 100mm BOTTOM COVER.
-  - 150mmØ H5 TREATED PILE EMBEDDED IN 400Ø x 1000mm FOOTING, (REFER SECTION A-A, FD-04) PROVIDE 100mm BOTTOM COVER.

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300mm WIDE PERIMETER BEAM REFER DETAIL C1 & C2

2/HD12 BARS AT RE-ENTRANT CORNERS, 1200mm LONG @ 200crs. NEVER ACROSS SAW CUTS.

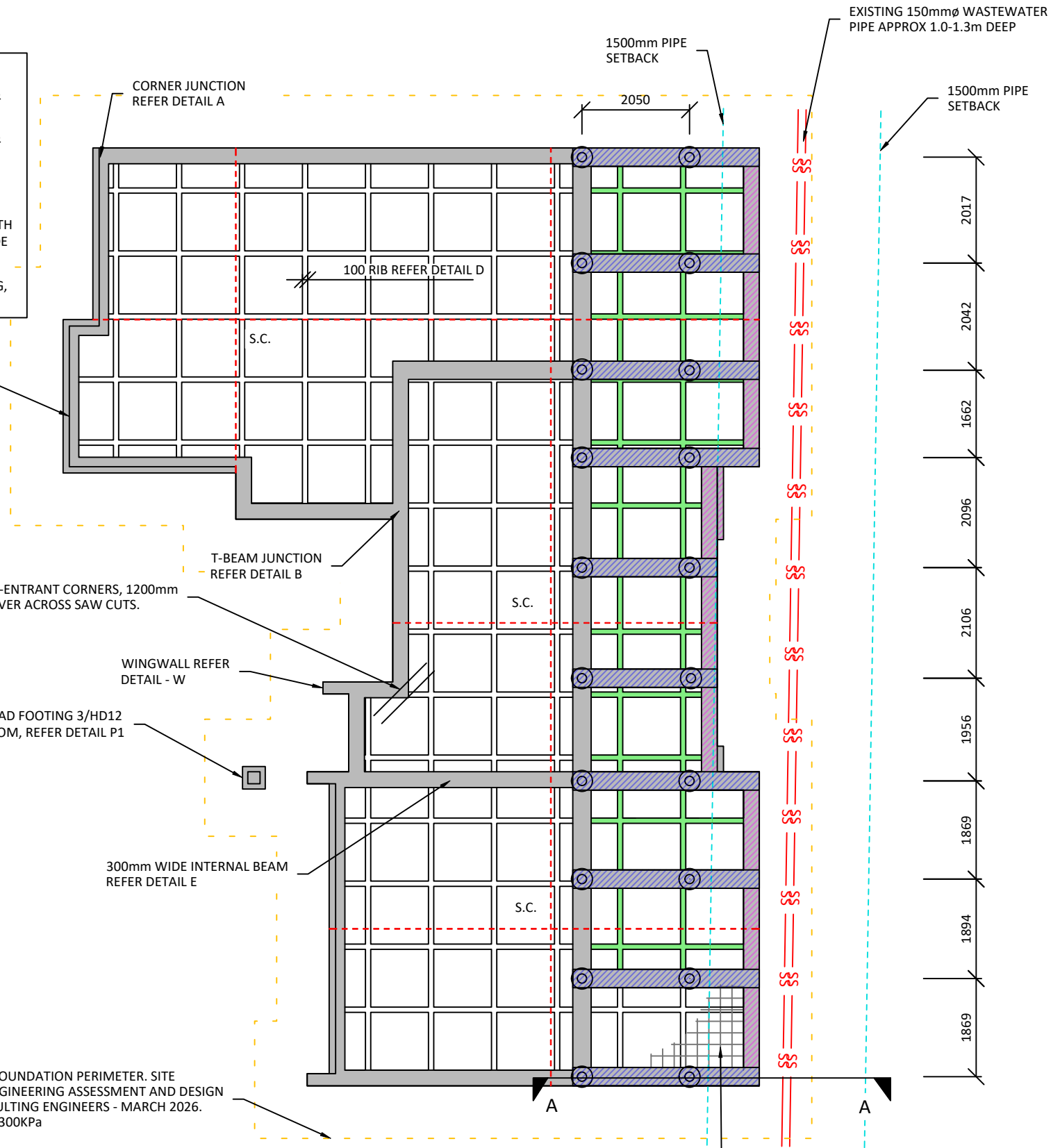
WINGWALL REFER DETAIL - W

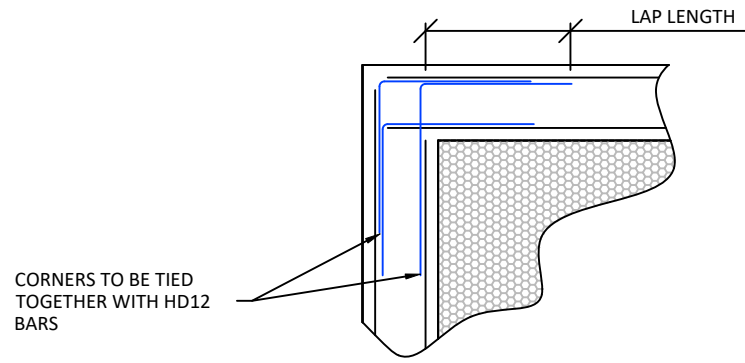
500x500 PAD FOOTING 3/HD12 E/W BOTTOM, REFER DETAIL P1

300mm WIDE INTERNAL BEAM REFER DETAIL E

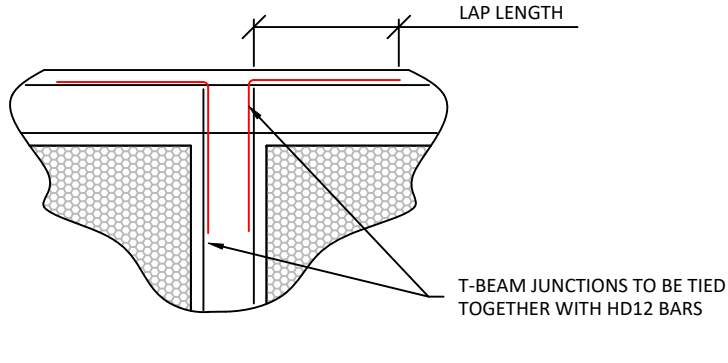
SANDPAD OFFSET 1.0m FROM FOUNDATION PERIMETER. SITE PREPARATION AS PER 17717-ENGINEERING ASSESSMENT AND DESIGN REPORT- REV.A, BY TITUS CONSULTING ENGINEERS - MARCH 2026. ULTIMATE BEARING CAPACITY : 300KPa

90mm THICK SLAB SE62 MESH (40mm CHAIR) REFER NOTE 8. FOR CONCRETE STRENGTH

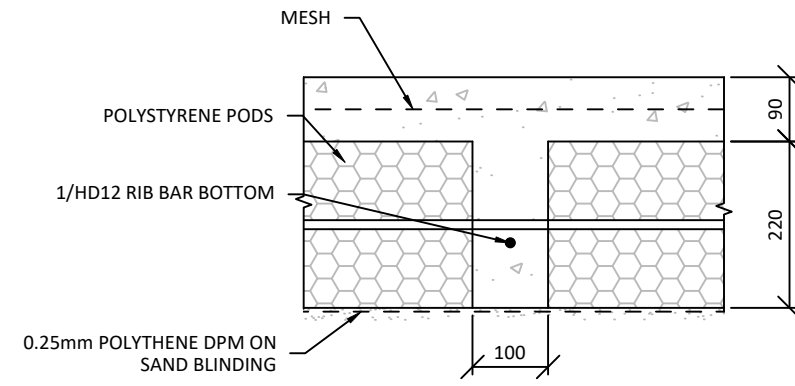




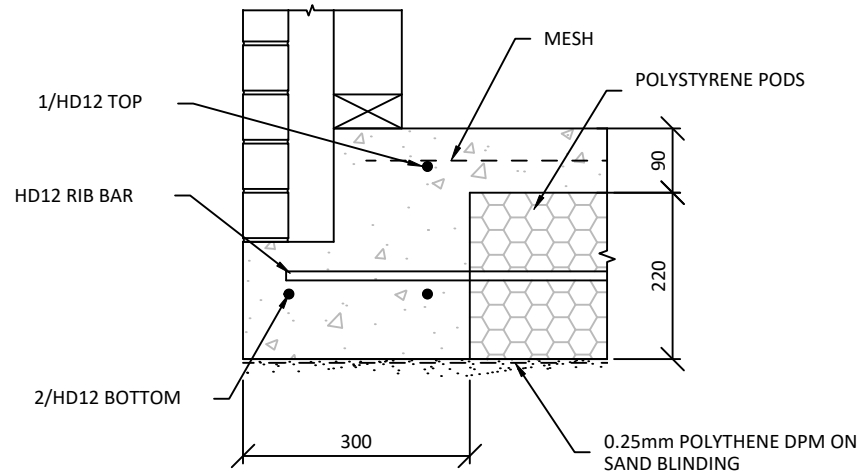
**DETAIL A - CORNER JUNCTION  
PLAN VIEW**



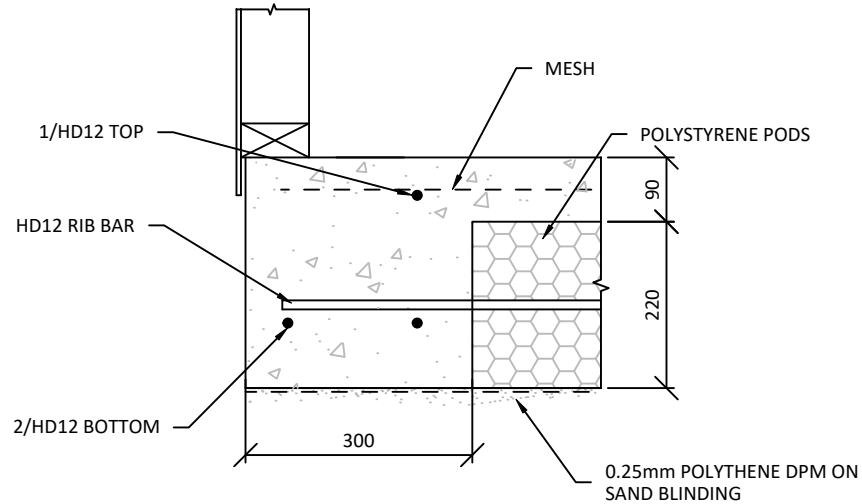
**DETAIL B - T BEAM JUNCTION  
PLAN VIEW**



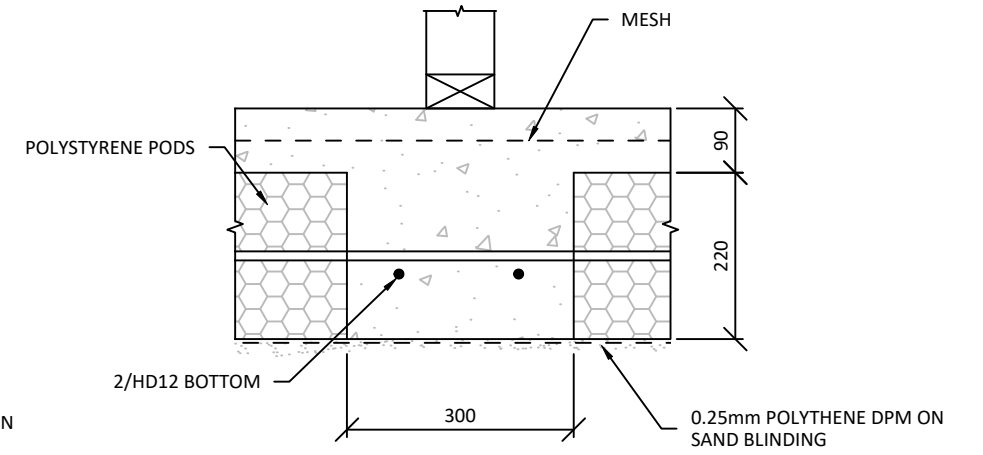
**DETAIL D - RIB BEAM**



**DETAIL C1 - PERIMETER BEAM  
WITH REBATE**

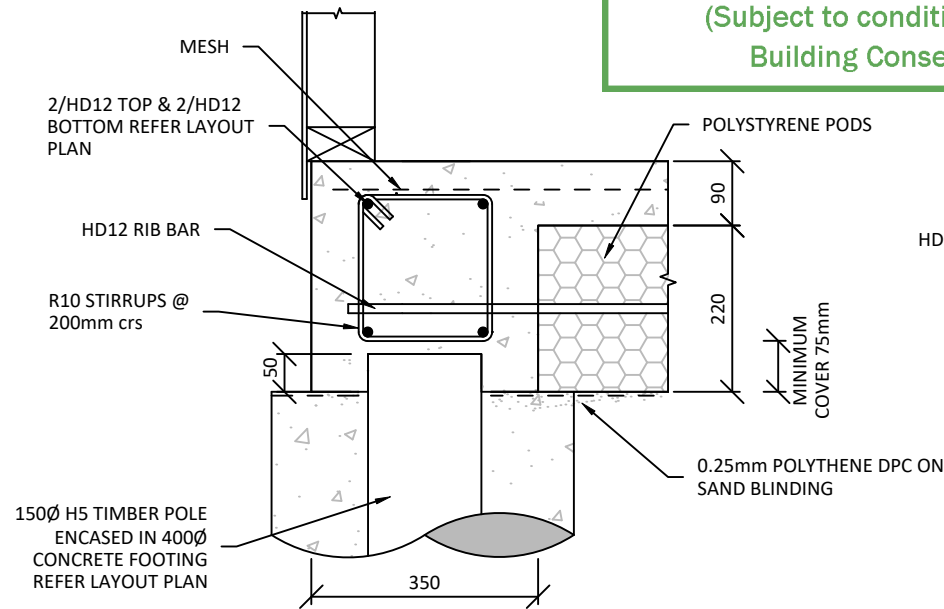


**DETAIL C2 - PERIMETER BEAM  
WITHOUT REBATE**

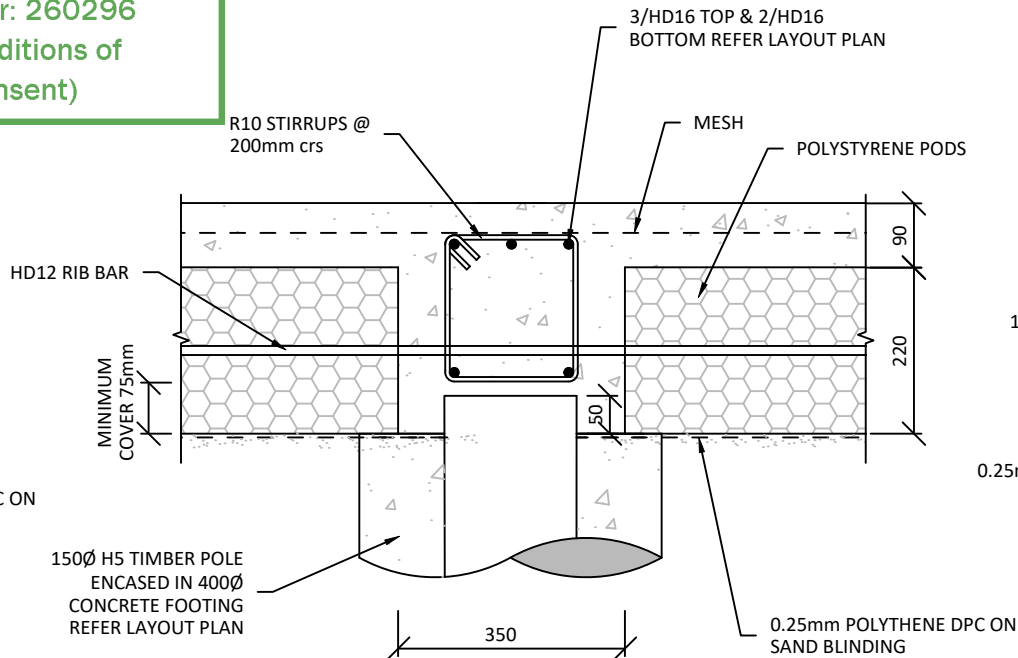


**DETAIL E - INTERNAL BEAM**

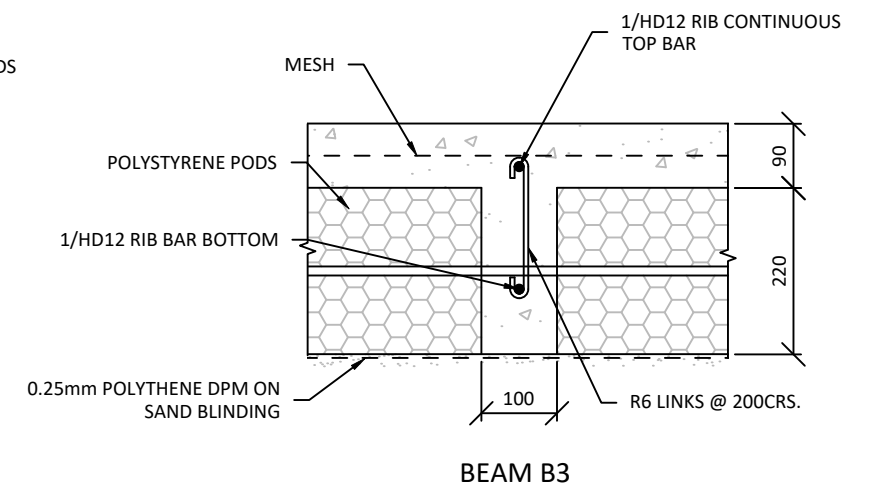
**Waipa District Council  
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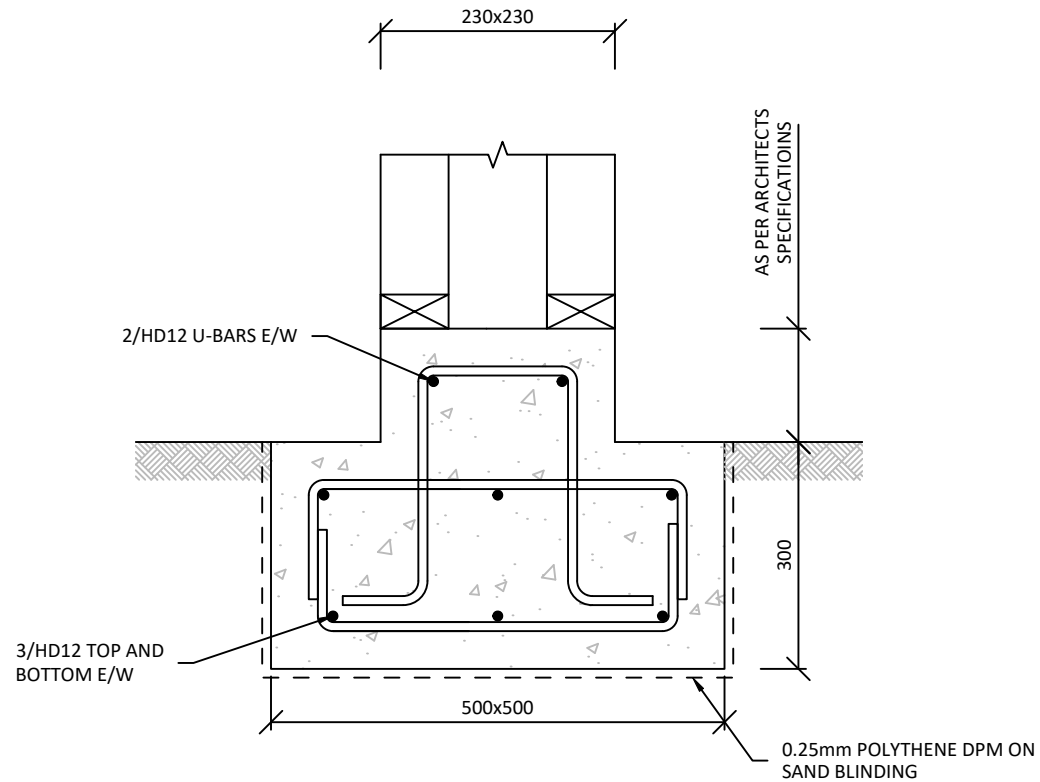
**BEAM B1 - PERIMETER BEAM**



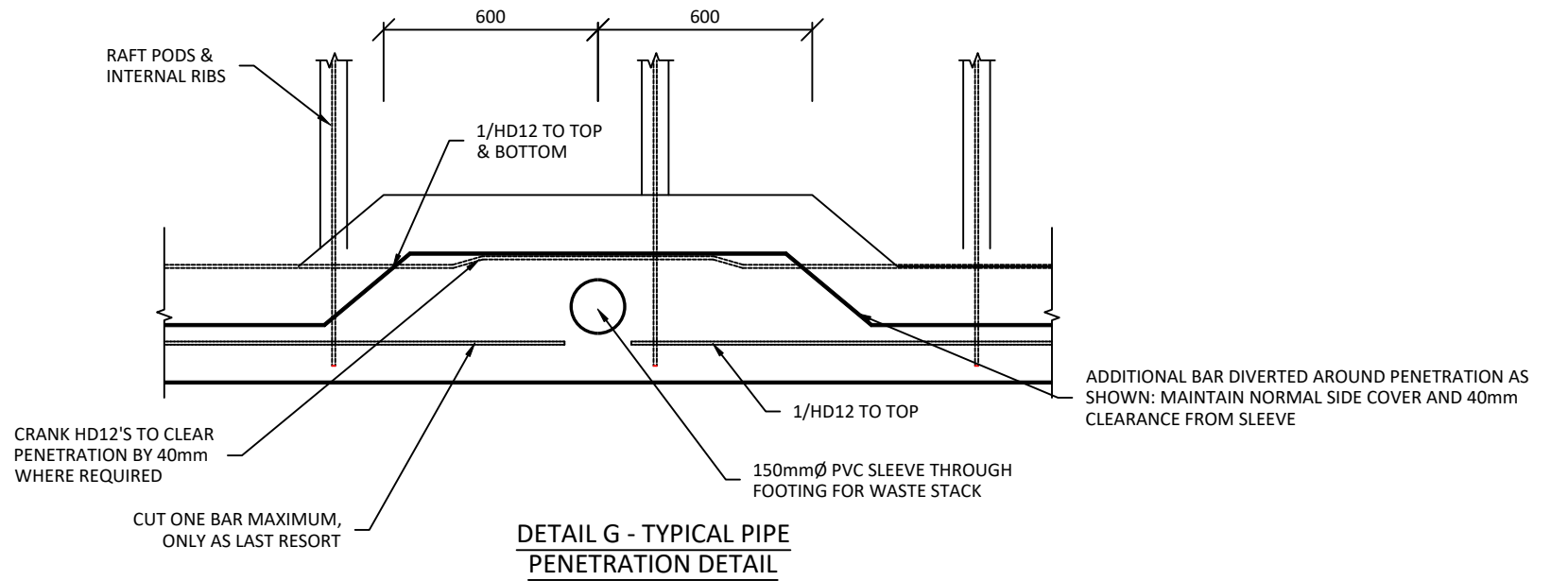
**BEAM B2 - INTERNAL BEAM**



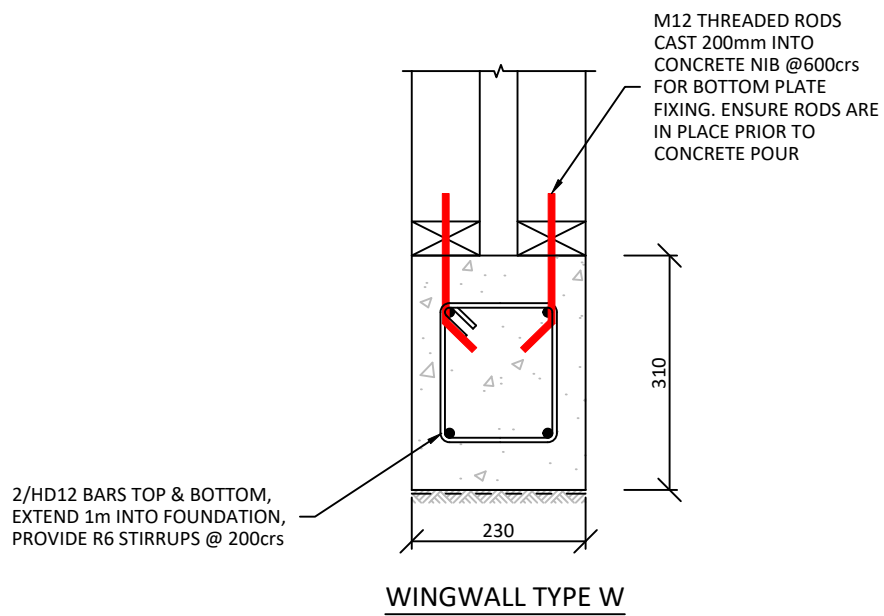
**BEAM B3**



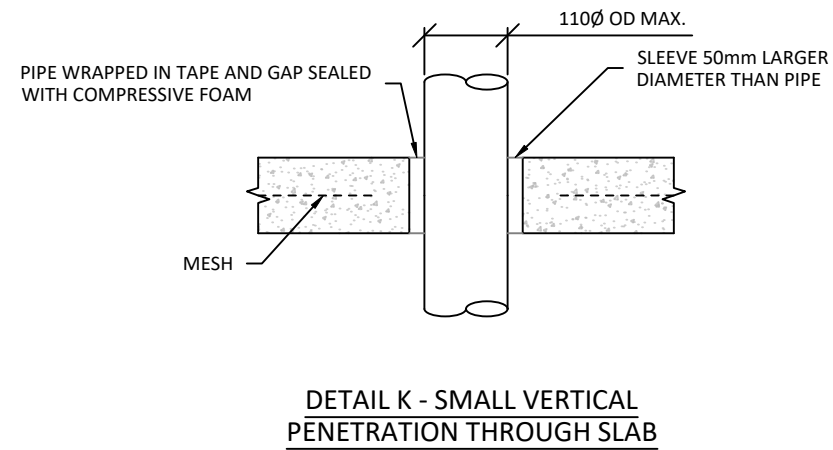
**P1- PAD FOOTING DETAIL**



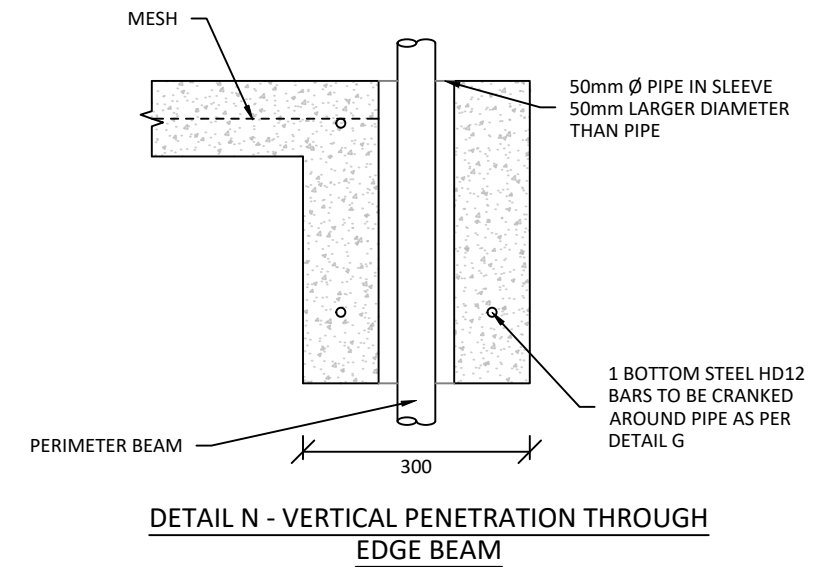
**DETAIL G - TYPICAL PIPE PENETRATION DETAIL**



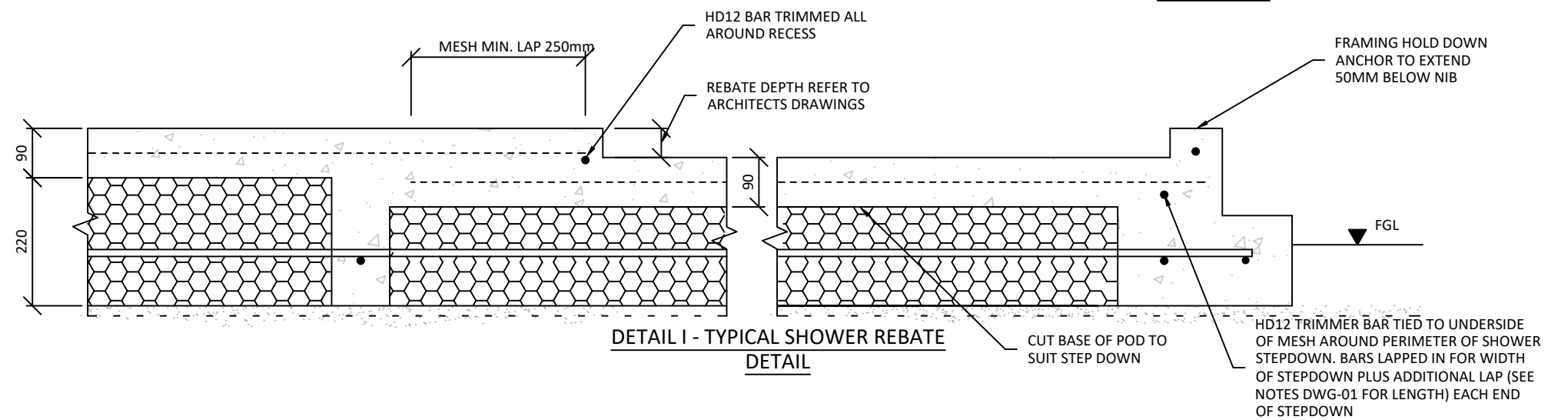
**WINGWALL TYPE W**



**DETAIL K - SMALL VERTICAL PENETRATION THROUGH SLAB**

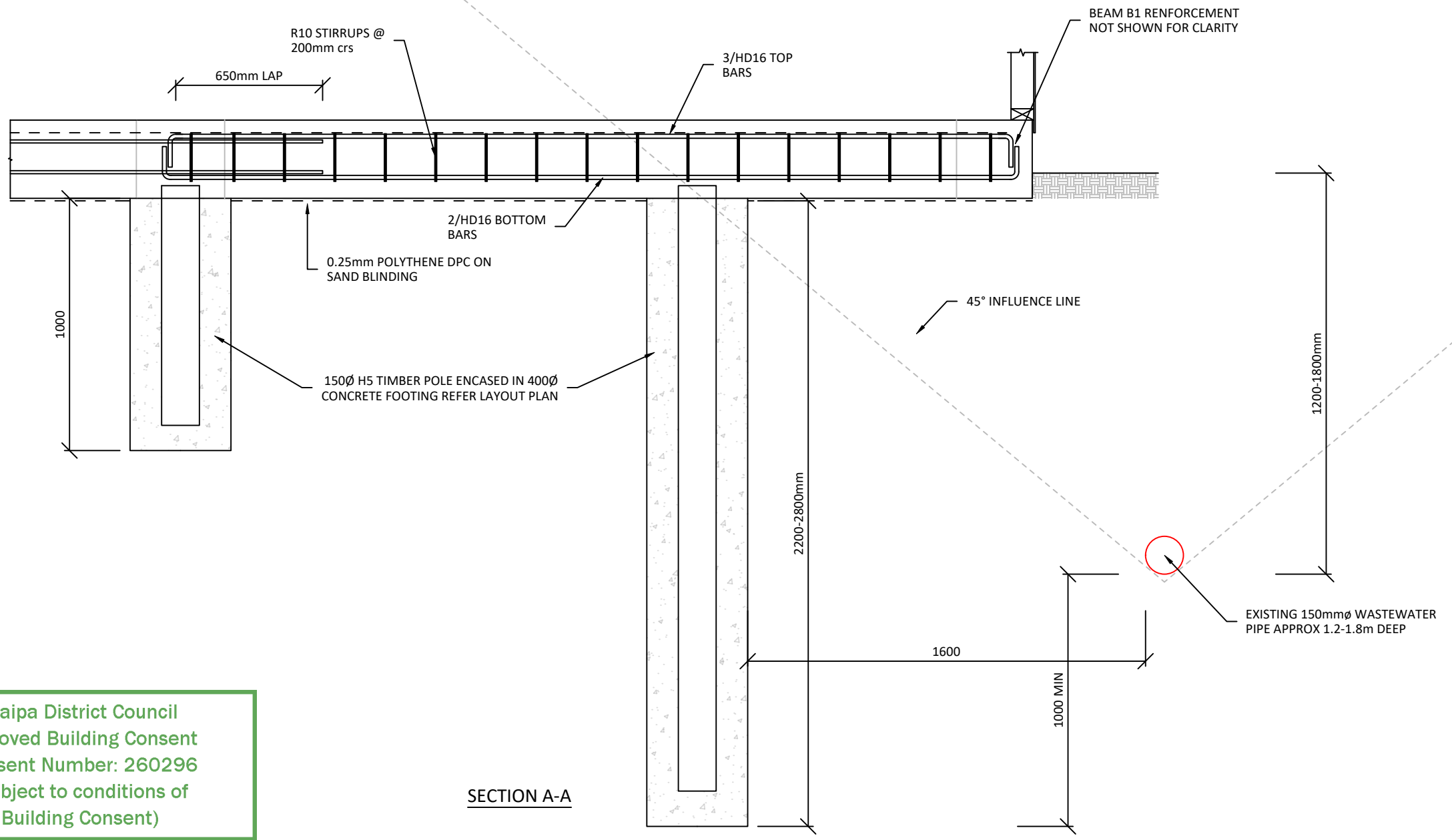


**DETAIL N - VERTICAL PENETRATION THROUGH EDGE BEAM**



**DETAIL I - TYPICAL SHOWER REBATE DETAIL**

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**SECTION A-A**

DESIGNED NP	CHECKED PM
DRAWN NP	APPROVED PM

STATUS <b>FOR APPROVAL</b>	
FINAL AS APPROVED BY COUNCIL	
DATE 09/04/2026	SCALE (ORIGINAL SIZE A3) NTS
DRAWING NUMBER 17717 - FD - 04	REVISION A