

Acc 6198

*PROPOSED CHANGE OF USE FROM
SHOP TO FLAT FOR
J & S COHEN
3 MUHUNOA EAST ROAD OHAU
By AFFORDABLE DESIGN*

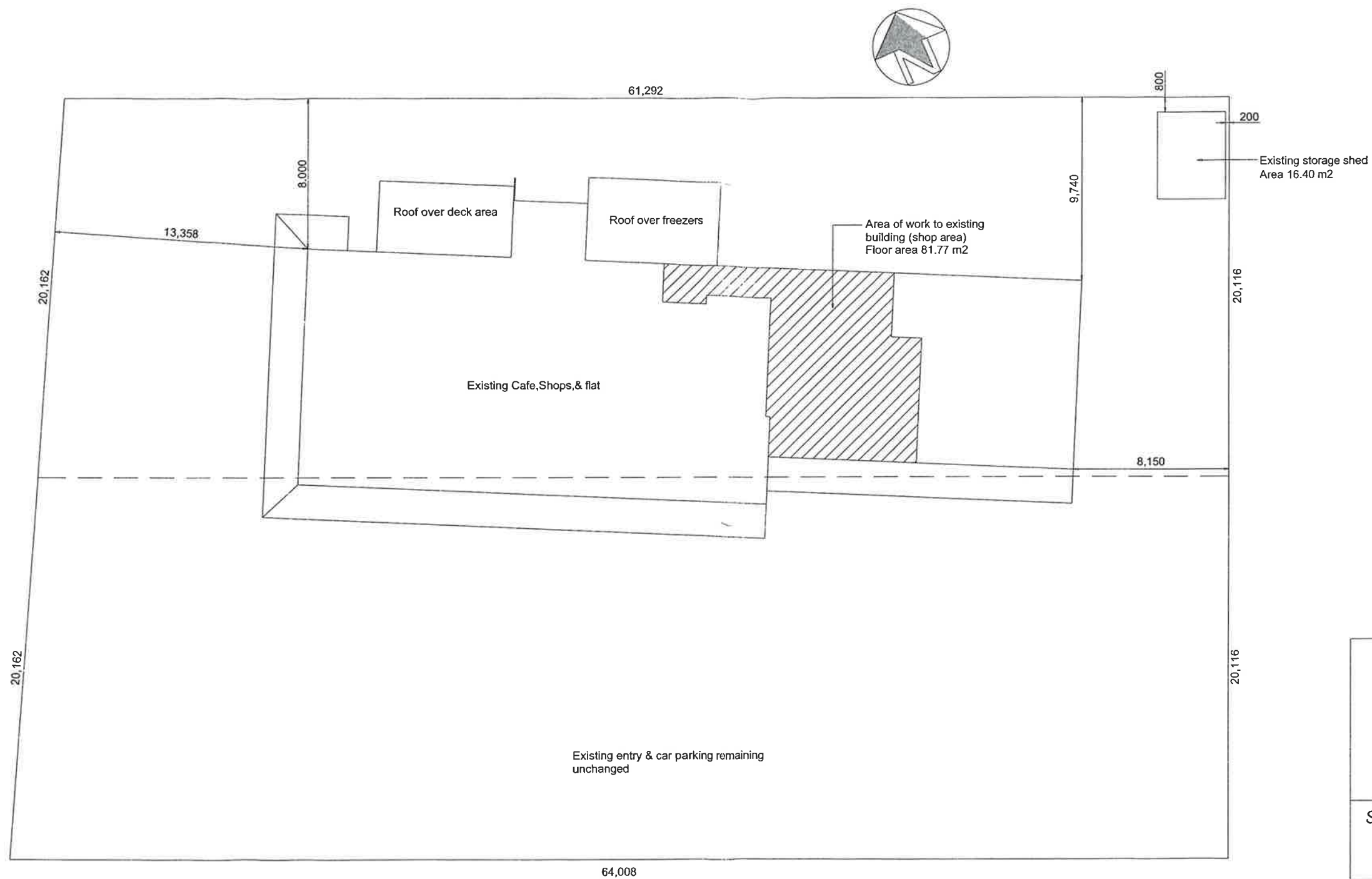
- P1 site plan
- P2 existing floor plans
- P3 proposed floor plans
- P4 flat floor plan
- P5 cross section wall framing

ALL WORK TO FULLY COMPLY WITH
THE BUILDING CONSENT
DOCUMENTS. ANY VARIATION TO BE
SUBMITTED FOR CONSIDERATION
AS AN AMENDMENT BEFORE
COMMENCEMENT.

APPROVED
17 AUG 2012
CONSENT

AFFORDABLE DESIGN
DARYLL EDWARDS
Ph./Fax (06) 3532908
Ph. 027 496 5649

STATE HIGHWAY No 1



3 MUHUNOA EAST ROAD

APPROVED
17 AUG 2012
CONSENT

DO NOT SCALE OF DRAWINGS

SITE CLASSIFICATION

RURAL PROPERTY

SITE PLAN for

J & S Cohan
3 Muhunoa East Road
Ohau Levin

PAGE 1 LOT 1 & 2
DATE 11-6-2012 DP 464
SCALE 1:250 AREA 2520.52 m2
3 Muhunoa East Road
Ohau Levin

RISK MATRIX

WIND ZONE - HIGH	1
No OF STOREYS - 1	0
ROOF / WALL INTERSECTION - LOW	0
EAVES WIDTH - VERY HIGH RISK	5
ENVELOPE COMPLEXITY - LOW	0
DECK DESIGN - LOW	0
TOTAL POINTS	6

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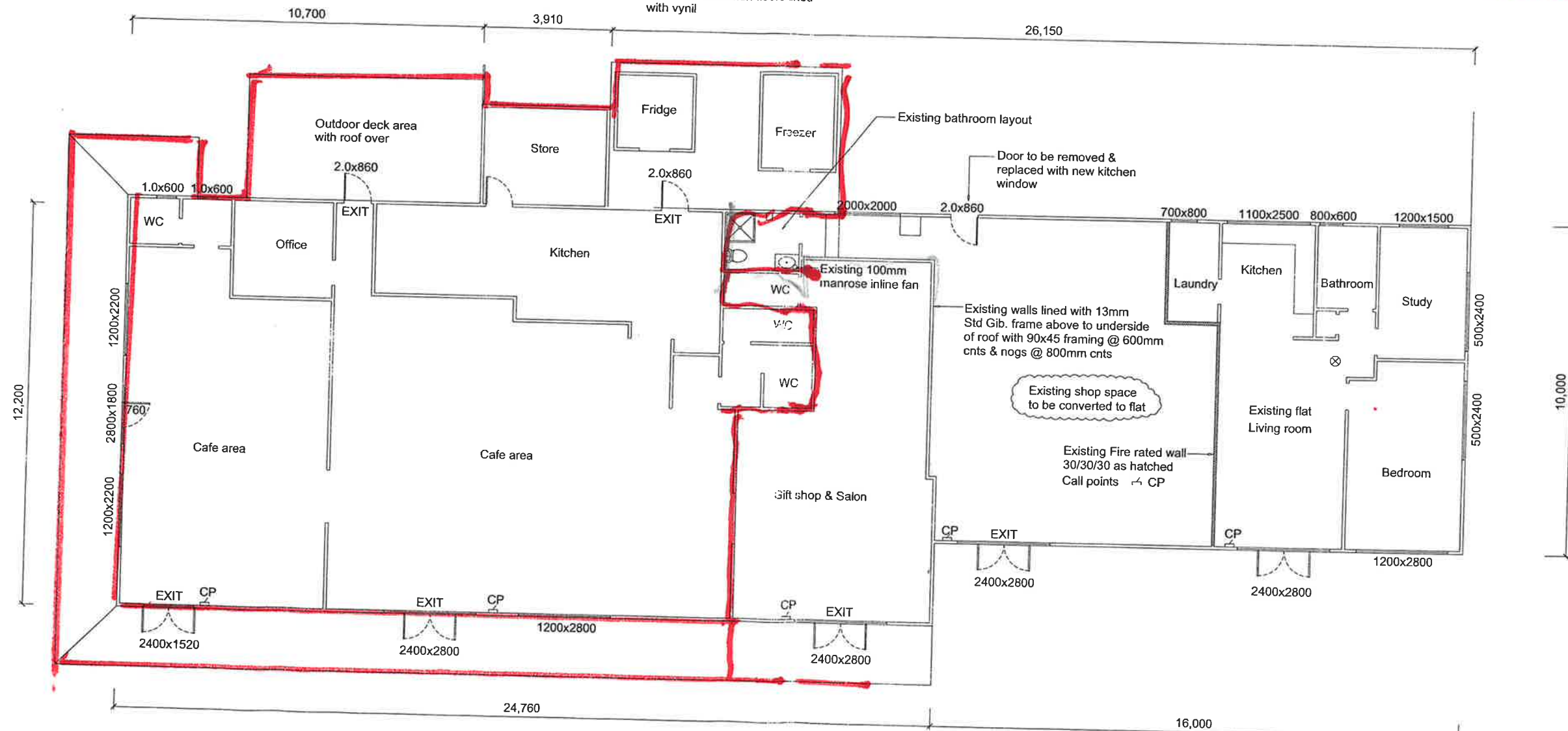
Wind Region A
Ground Roughness Open
Site Exposure Exposed
Topographic Class Flat
Wind Zone High

NOTES

All plumbing and venting to be G13/ AS1
all pipe work to be Fusiotherm
all waste pipes to be PVC Traps as follows
shower 40 mm, vanity 40mm 1:40 fall
tub 40 mm, kitchen 40mm min 1:40 fall
Fit AA valves to all wastes over 3.5 m
electric hot water cylinder (existing)
(secure with 3 seismic straps, 25 x 1mm)
provide tempered hot water to all personal hygiene
fixtures, max 55 degs
Line all wet areas with 10mm Aqualine gib
shower 900x900 mm acrylic walls & base
with safety glass door & returns
fit easy clean traps
Bathroom & kitchen floors lined
with vinyl

Existing 100mm Manrose inline fan
Model No ID100S to bathroom vented
to outside wall. Vent to have mesh fitted to keep out pests & insects.
To be connected to light switch
Electrician to confirm ducting
with supplier of fan, PVC or
flexible ducting type
Door to bathroom to have
min 20mm gap to finished floor
lining. Confirm on site

APPROVED
12 AUG 2012
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⊗ Smoke detectors in or within
3m of all bedrooms

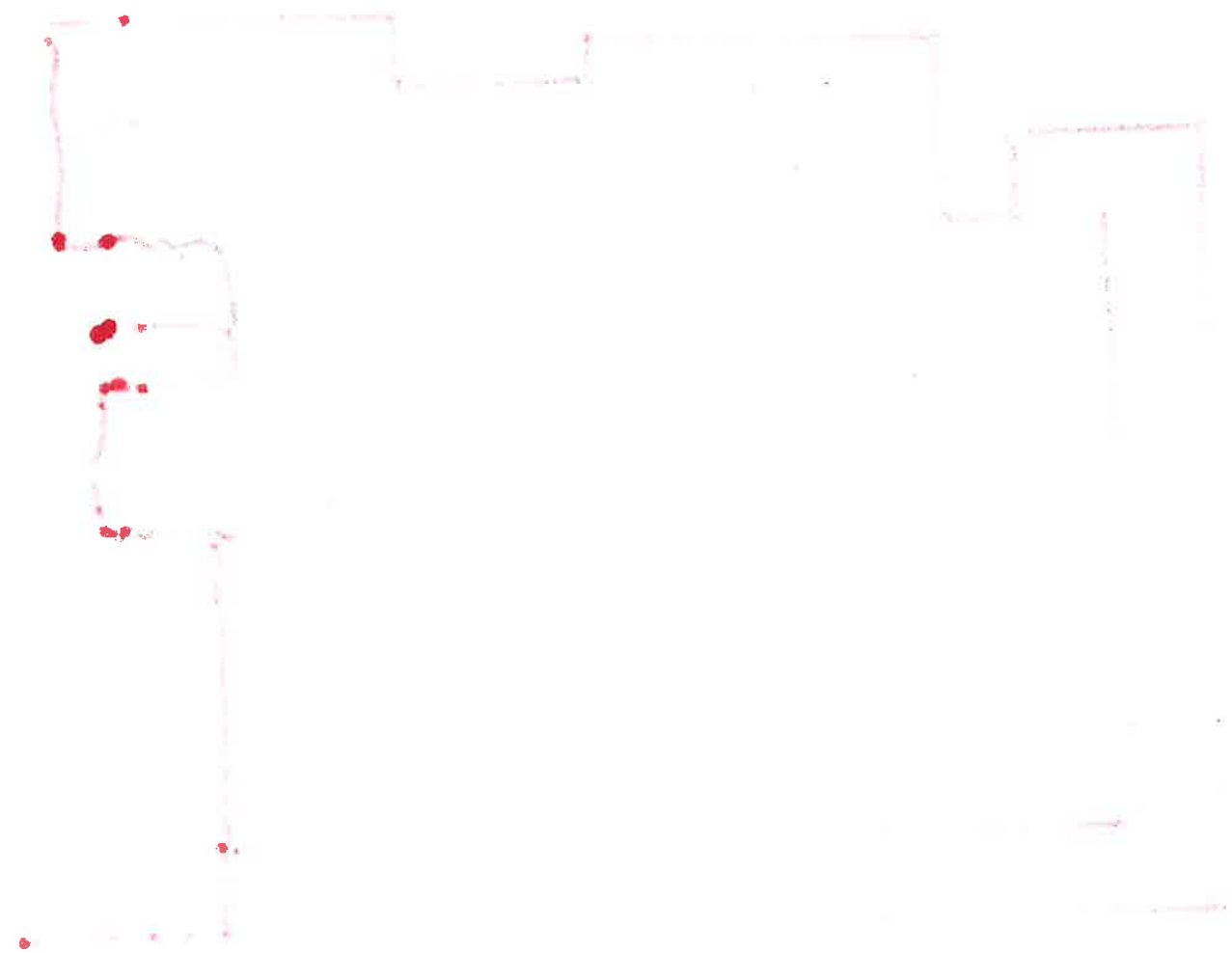
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EXISTING FLOOR PLAN

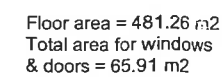
Owner J & S Cohan
3 Muhunoa East Road Levin

SCALE 1:150 PAGE 2 DATE 1-7-12

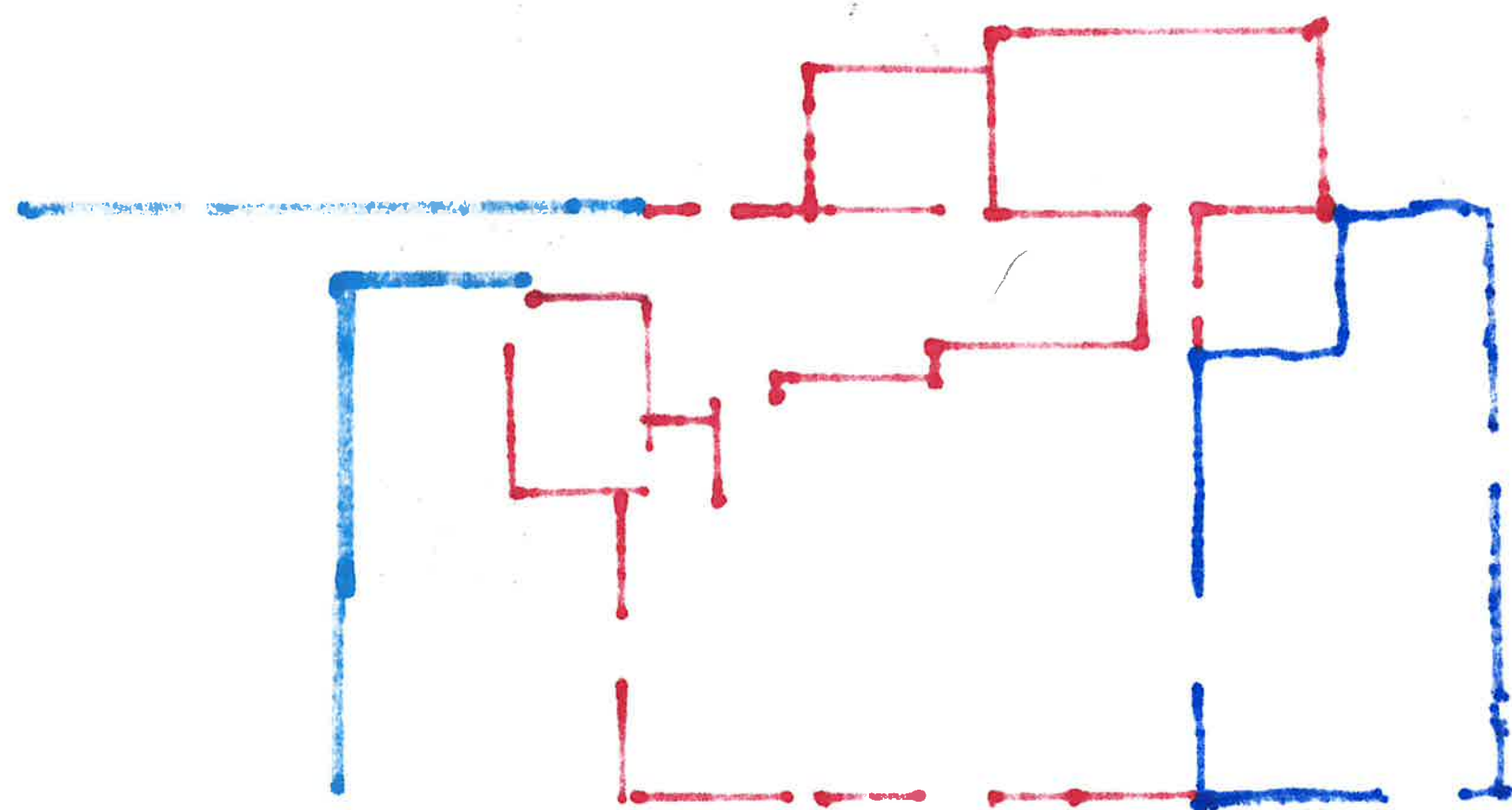
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