

NOTES:

- 1) Confirm all levels, measurements and existing services on site before (COS) commencing work or ordering materials
- 2) All work to NZS3604:2011 and NZ Building Code
- 3) Use measurements in preference to scaling
- 4) Contact designer should and quires arise
- 5) Corrosion Zone D all exposed metal fixing to be stainless steel
- 6) Wind Zone-High
- 7) Use only approved NZ standard quality materials fit for purpose and installed to manufacturers specifications and recommendations.
- 11) Construction site to be closed to the public when unoccupied by the contractor with all safety measures to be adhered to under NZBC F5/AS1

Note These plans to be read in conjunction with Hutchinson Consulting Engineers Ltd structural drawings

PLANING NOTES:
NO CHANGES TO BUILDING COVERAGE OR IMPERMEABLE SURFACES AS ALL IS WITHING EXISTING ROOFED AREA

LOT 2
DP 17338
AREA 506 m2

SITE PLAN

Our approval of these drawings relates to our specifically designed structural elements only

Paul Jarvie CPEng 1018577
Hutchinson Consulting Engineers Ltd

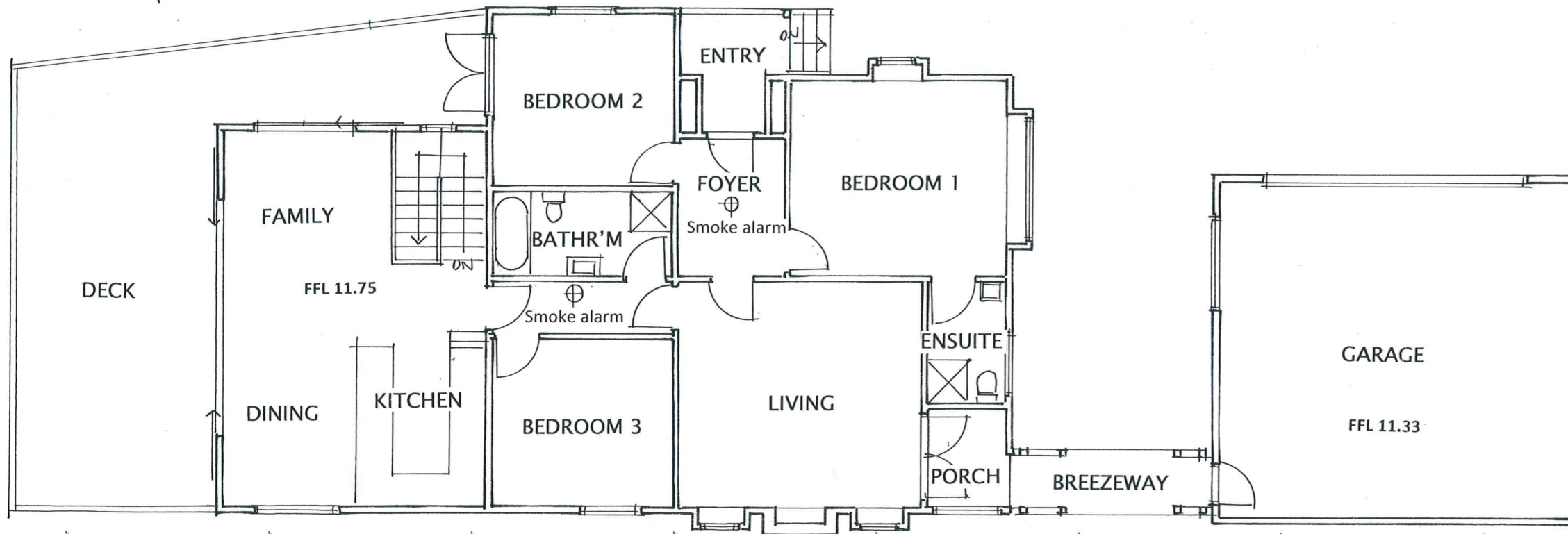
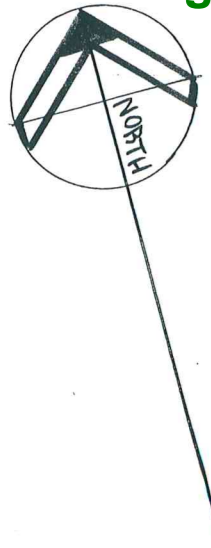



Ph 442 4513
Fax 414 5534
Mob 021 677 990
102 Wake Road,
RD3 Albany 0793
olsenarch@xtra.co.nz

OLSEN ARCHITECTURAL LTD

PROPOSED NEW PART
RE-PIILING TO
109 VAUXHALL ROAD
NARROW NECK FOR
S. & A. COXHEAD

REVISION:	
DRAWN : B.G.O	DATE: NOV 2022
SCALES: 1:200@A3	SHEET 51 OF 6



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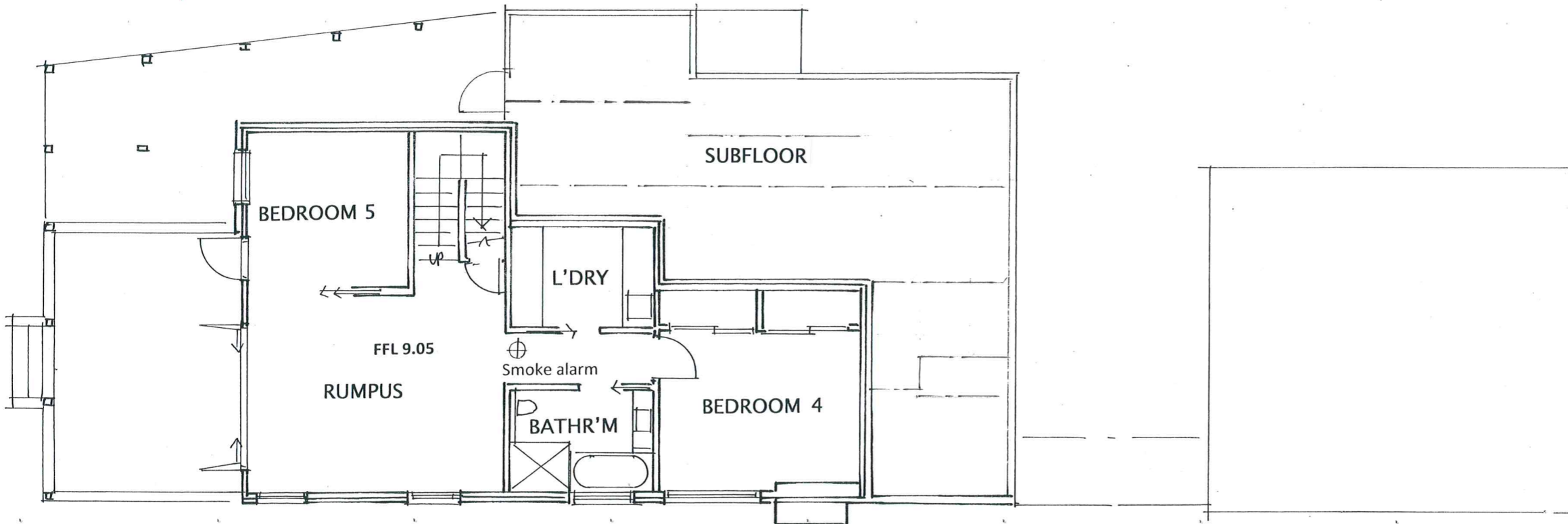
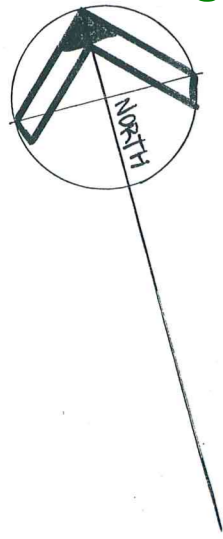
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EXISTING GROUND FLOOR PLAN



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Hutchinson Consulting Engineers Ltd

Hutchinson
CONSULTING ENGINEERS



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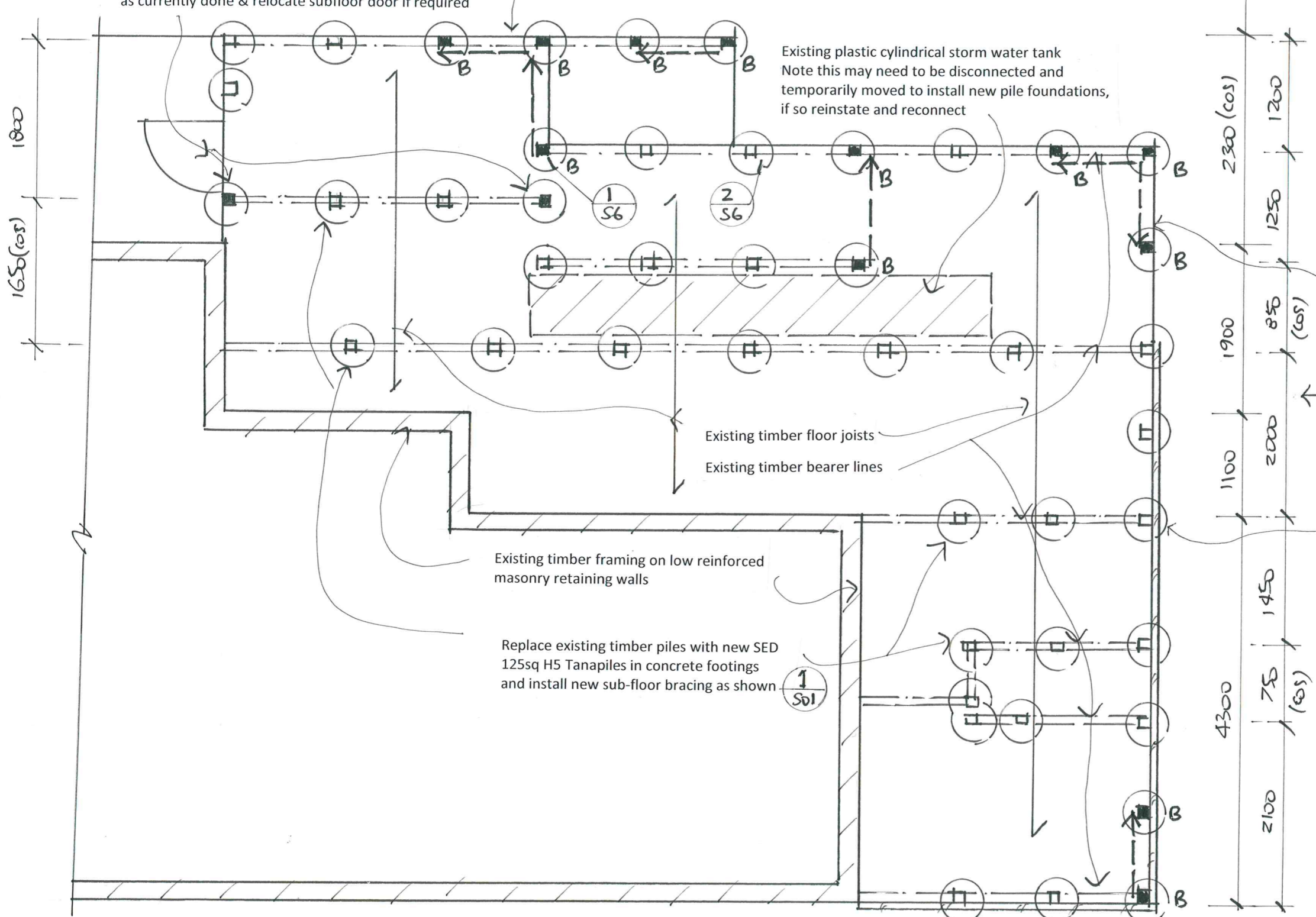
SCALES: 1:100@A3	SHEET S3 OF .6
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EXISTING BASEMENT FLOOR PLAN



Reinstate / Replace existing sub-floor bearer back weather boards where required for new pile foundation installation or any existing decayed
Keep bottom edge of board min 150mm from natural ground and 100mm from concrete paving

New additional piles and ends to this bearer line as currently done & relocate subfloor door if required



Existing plastic cylindrical storm water tank
Note this may need to be disconnected and temporarily moved to install new pile foundations, if so reinstate and reconnect

Existing timber floor joists
Existing timber bearer lines

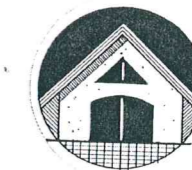
Existing timber framing on low reinforced masonry retaining walls

Replace existing timber piles with new SED 125sq H5 Tanapiles in concrete footings and install new sub-floor bracing as shown

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Braced pile with (SS) 12KN fixings & 100x75 H3.2 subfloor brace fixed with (SS) M12 bolts and 50sqx3 washers

Ordinary pile



Ph 442 4513
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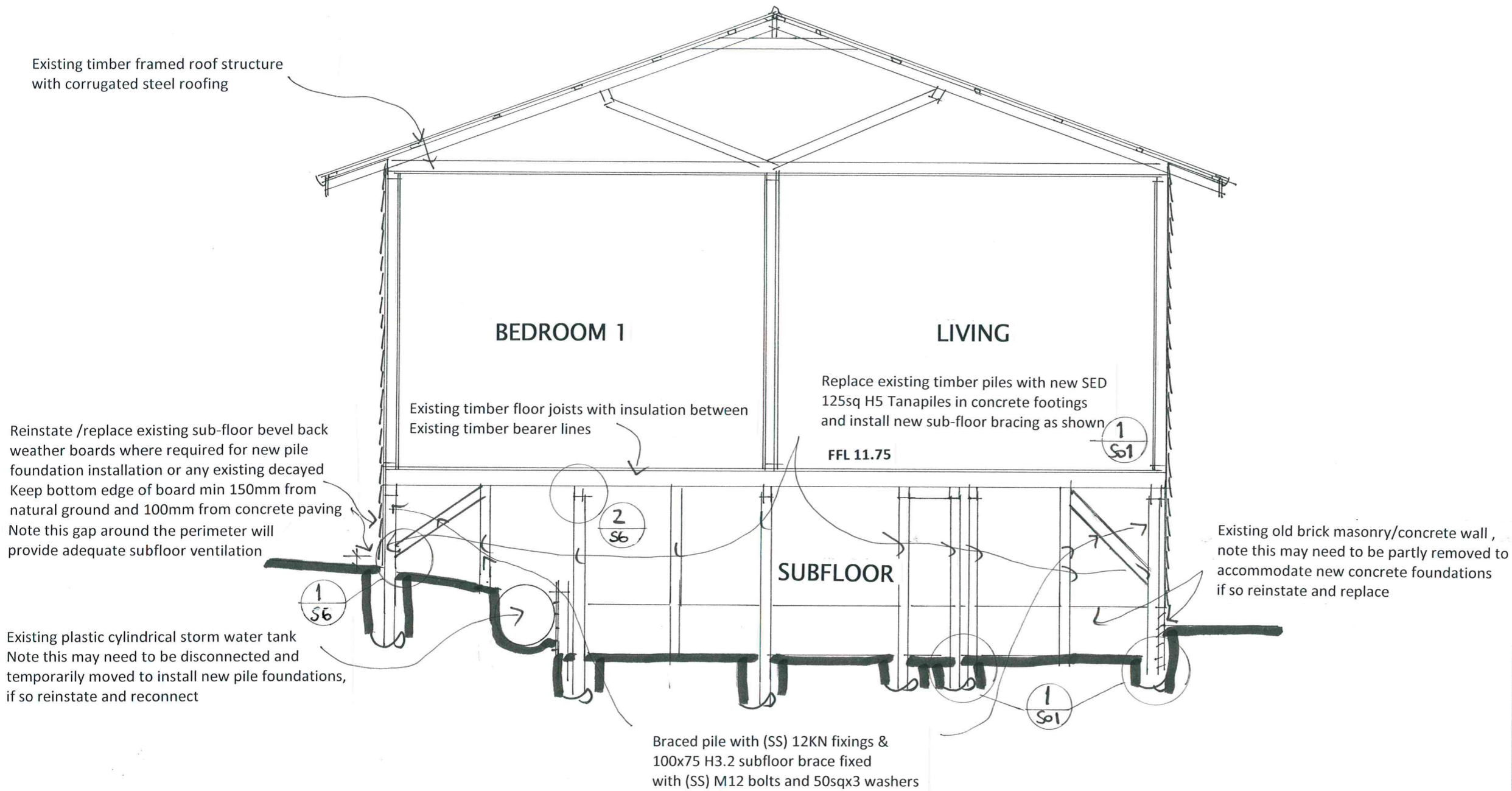
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SCALES: 1: 50@A3 SHEET 54 OF 6

Note These plans to be read in conjunction with Hutchinson Consulting Engineers Ltd structural drawings

FOUNDATION PLAN

Existing old brick masonry/concrete wall , note this may need to be partly removed to accommodate new concrete foundations if so reinstate and replace



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Ph 442 4513
Fax 414 5534
Mob 021 677 990
102 Wake Road,
RD3 Albany 0793
olsenarch@xtra.co.nz

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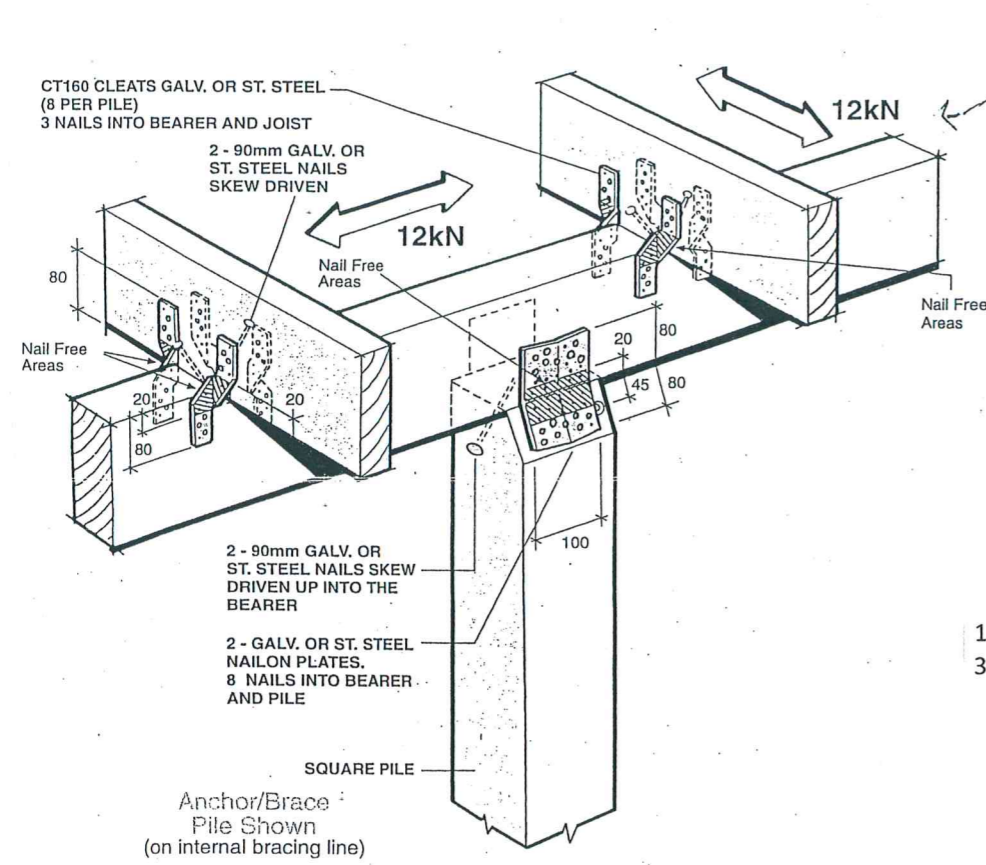
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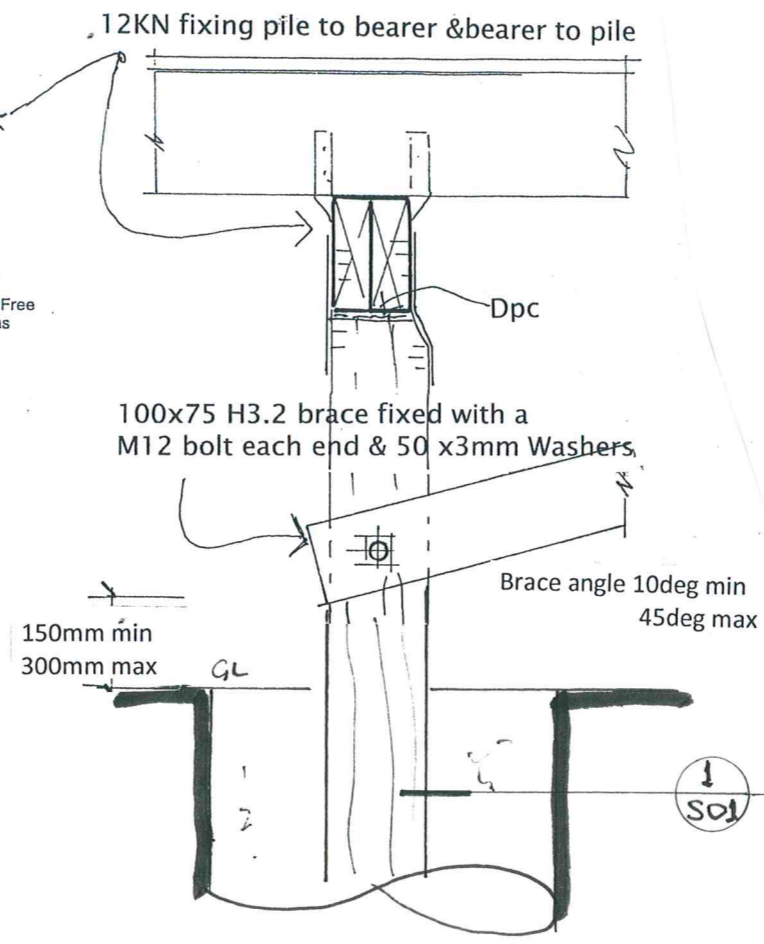
SCALES: 1: 50@A3 SHEET 55 OF 6

SECTION X-X

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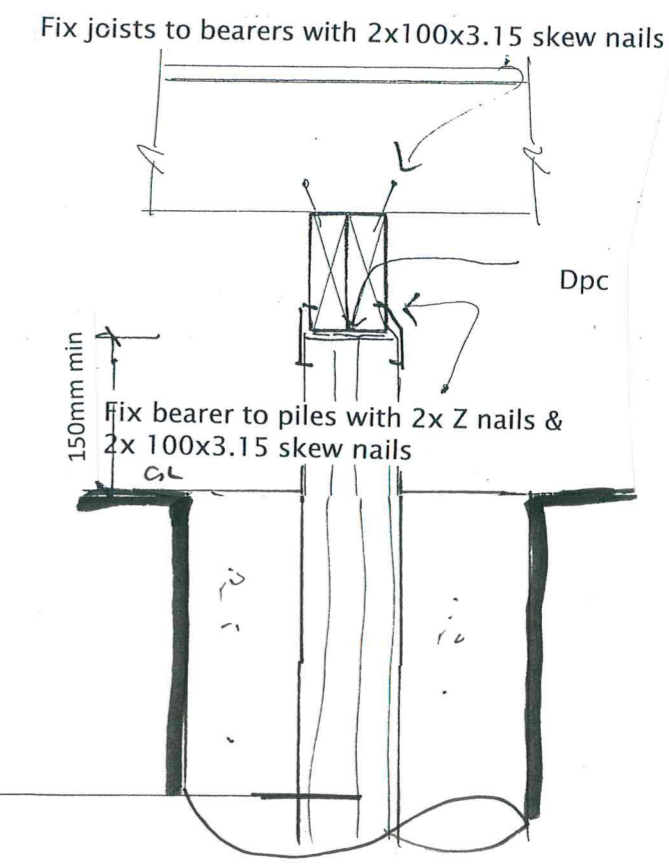


12kN FIXING DETAIL NTS



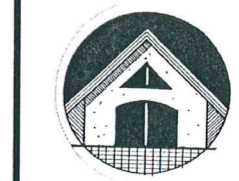
1 BRACED PILE DETAIL

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2 PILE DETAIL

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 Hutchinson Consulting Engineers Ltd



Ph 442 4513
 Fax 414 5534
 Mob 021 677 990
 102 Wake Road,
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 olsenarch@xtra.co.nz

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SCALES: 1:10 @A3 SHEET OF 6
 56 .6