



South-West elevation
(as per consent BPA18134/1983)



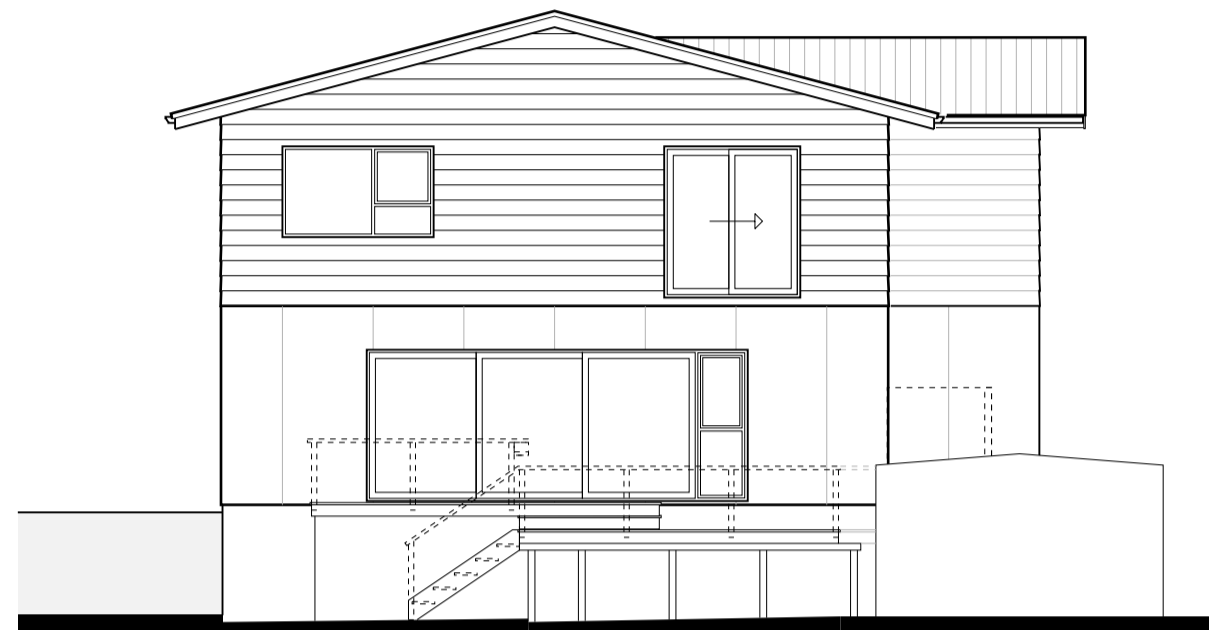
South-East elevation
(as per consent BPA18134/1983)



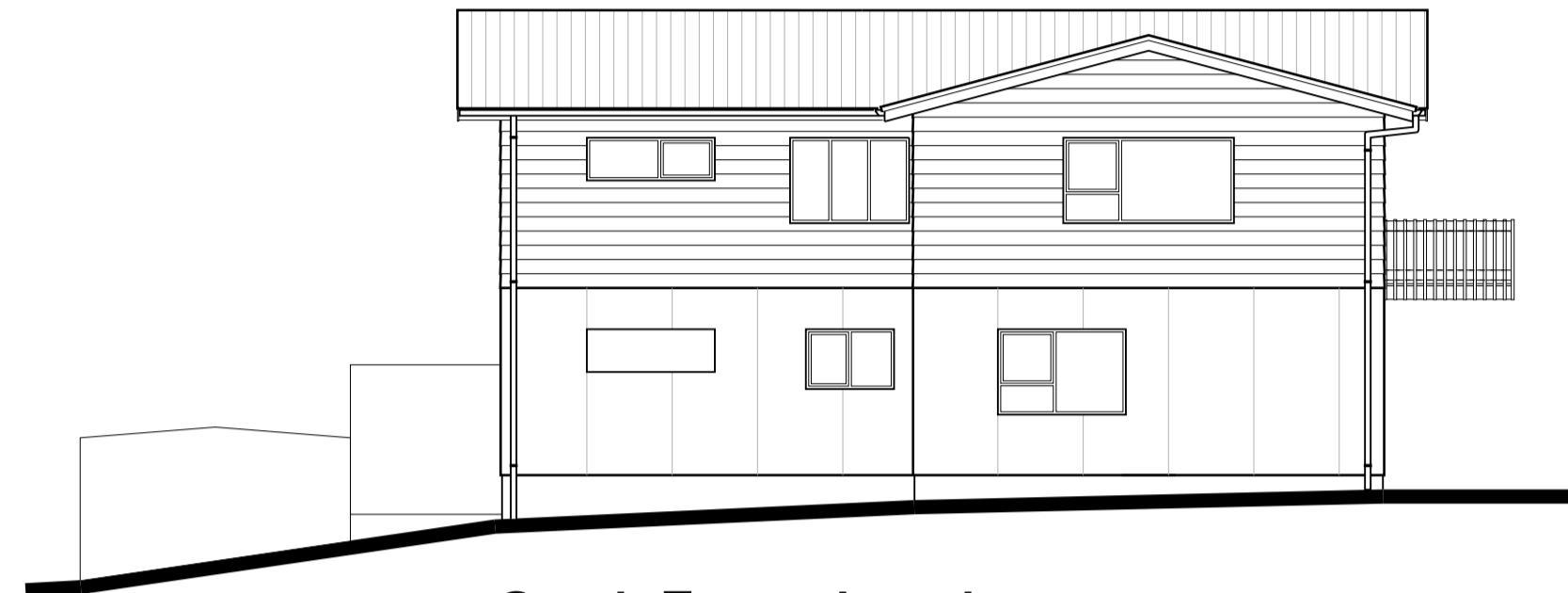
North-East elevation
(as per consent BPA18134/1983)



North-West elevation
(as per consent BPA18134/1983)



South-West elevation (as build)
safety barrier omitted for clarity



South-East elevation (as build)



North-East elevation (as build)



North-West elevation (as build)

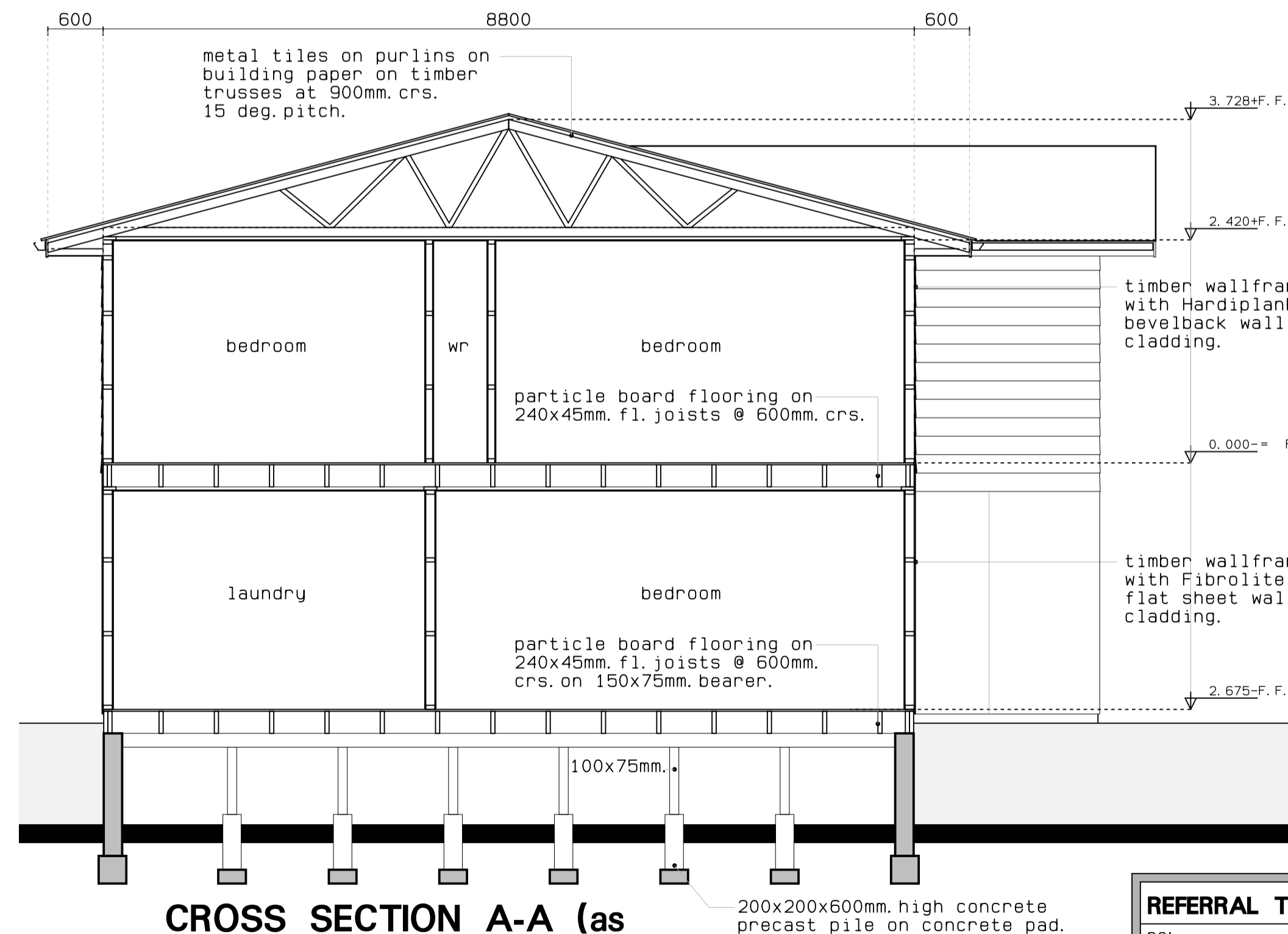
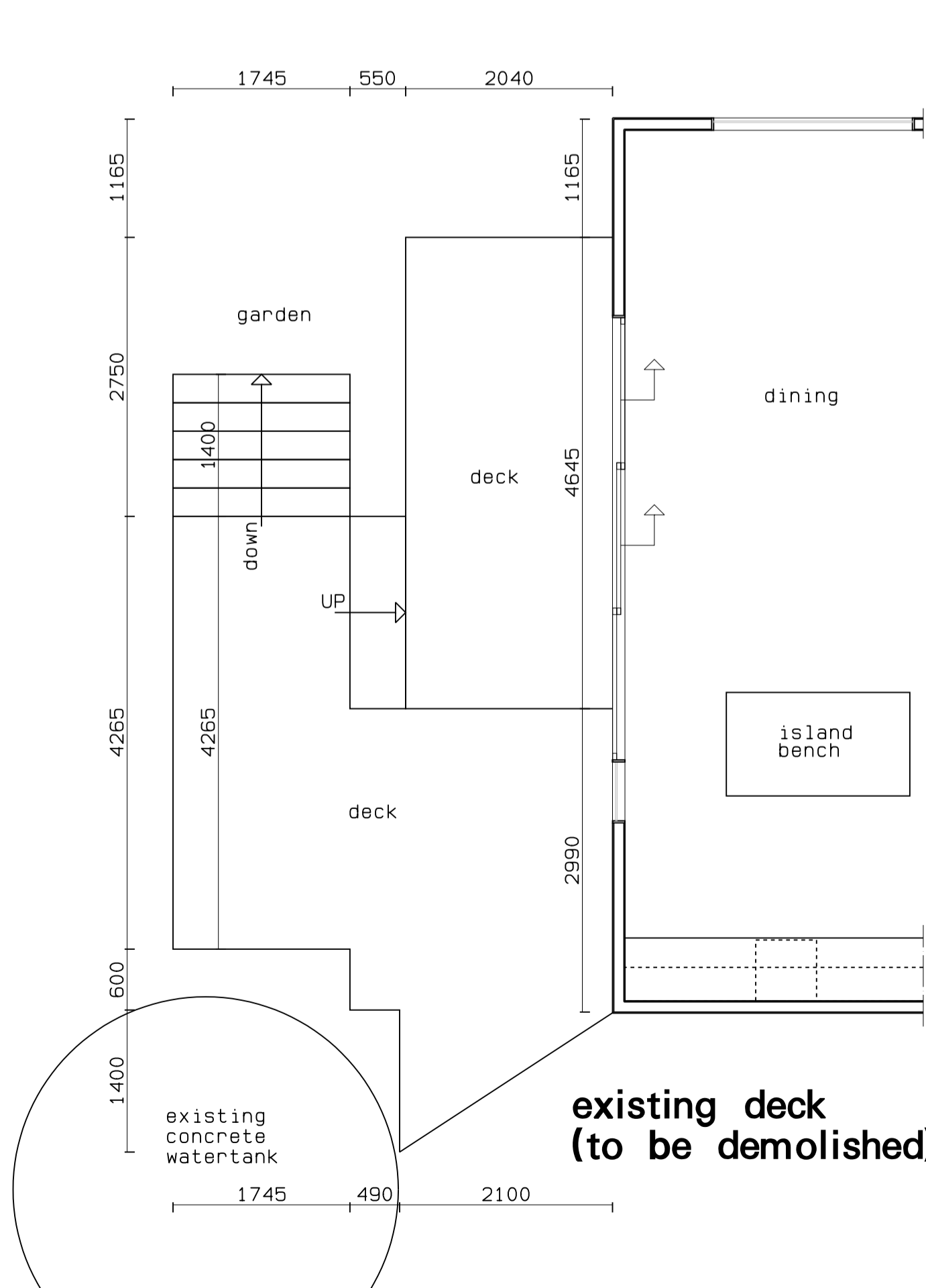
RISK ASSESSMENT MATRIX (for new elevations refer to BC-3)
>>> for new garage only.

ELEVATION OR WALL:	RISK SEVERITY:					SW
	low:	medium:	high:	v. high:	subtot.:	
wind zone:	0	0	1	2	0	
number of storeys:	0	1	2	4	0	
roof/wall intersection:	0	1	3	5	0	
eaves width:	0	1	2	5	2	
envelope complexity:	0	1	3	6	0	
deck design:	0	2	4	6	4	
TOTAL RISK SCORE:					6	
CONCLUSION:						Fb.cement bback&flat sheet direct fixed ok!

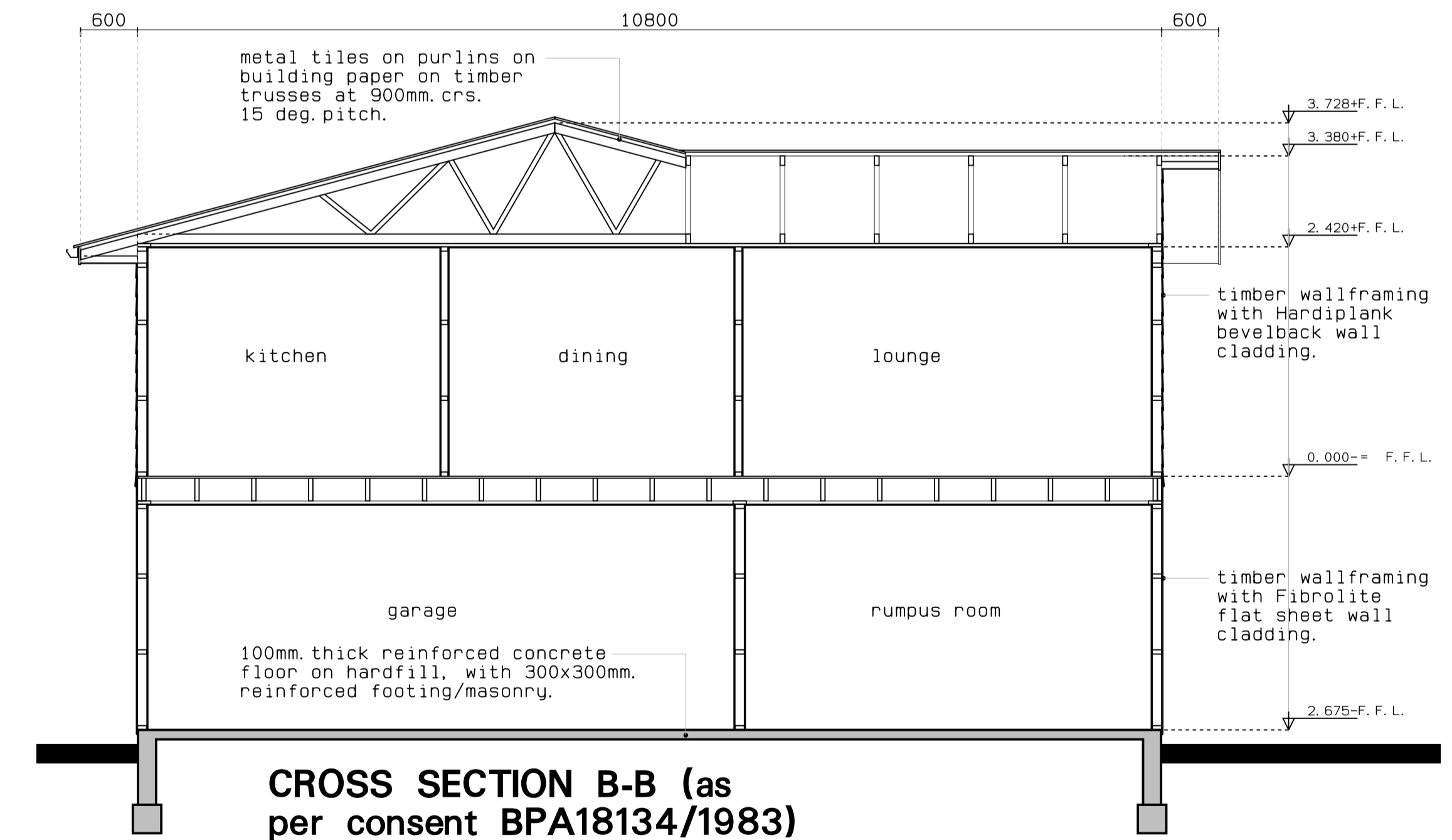
ELEVATION OR WALL:	RISK SEVERITY:					SE
	low:	medium:	high:	v. high:	subtot.:	
wind zone:	0	0	1	2	0	
number of storeys:	0	1	2	4	0	
roof/wall intersection:	0	1	3	5	3	
eaves width:	0	1	2	5	0	
envelope complexity:	0	1	3	6	0	
deck design:	0	2	4	6	0	
TOTAL RISK SCORE:					3	
CONCLUSION:						Fb.cement bback&flat sheet direct fixed ok!

ELEVATION OR WALL:	RISK SEVERITY:					NE
	low:	medium:	high:	v. high:	subtot.:	
wind zone:	0	0	1	2	0	
number of storeys:	0	1	2	4	0	
roof/wall intersection:	0	1	3	5	0	
eaves width:	0	1	2	5	2	
envelope complexity:	0	1	3	6	0	
deck design:	0	2	4	6	0	
TOTAL RISK SCORE:					2	
CONCLUSION:						Fb.cement bback&flat sheet direct fixed ok!

ELEVATION OR WALL:	RISK SEVERITY:					NW
	low:	medium:	high:	v. high:	subtot.:	
wind zone:	0	0	1	2	0	
number of storeys:	0	1	2	4	0	
roof/wall intersection:	0	1	3	5	0	
eaves width:	0	1	2	5	0	
envelope complexity:	0	1	3	6	0	
deck design:	0	2	4	6	0	
TOTAL RISK SCORE:					0	
CONCLUSION:						Fb.cement bback&flat sheet direct fixed ok!



CROSS SECTION A-A (as per consent BPA18134/1983)



CROSS SECTION B-B (as per consent BPA18134/1983)

REFERRAL TO OTHER DRAWINGS.			
re:	refer to:	re:	refer to:
fir plans as bld	sheet BC-1	str. pl. (fnd/slab)	sheet BC-5
site (local.) plan	sheet BC-1	det. retaining wall	sheet BC-5
cross sect. AA, BB,	sheet BC-2	str. pl. (1st fl./roof)	sheet BC-6
elevations as bld	sheet BC-2	det. 02 and 03.	sheet BC-6
fir plans proposed	sheet BC-3	wall/subfl. bracing.	sheet BC-7
elevations prop.	sheet BC-3	det. 04/06-12/14-17.	sheet BC-8
planning assessm.	sheet BC-3	fixing schedule	sheet BC-8
cr. sect. CC, DD, EE.	sheet BC-4	det. 18 - 24.	sheet BC-9
slabthick./corn.det.	sheet BC-4	wet area & join.det.	sheet BC-10
pipe pen.det/window	sheet BC-4	typ. cladding det.	sheet BC-11
det. 01, 05 and 13.	sheet BC-5	SW and WW design	sheet BC-12

all timber grading to be SGB/fix. min. 31c steel

Proj. Eng: Kevin Burrows/ SED trusses: Wiri Design Ltd.
ALL CONSTRUCTION TO COMPLY WITH NZS 3604:2011
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PROJECT	new layout basem./new cladd. bsm. new layout 1st fl./new deck to SW side and new double garage.	KRAAN - ARCHITECTURAL - DRAUGHTING SERVICES LTD John Kraan -LBP Number: BP108926 Design D2.
CLIENT	Jonathan Walton & Helen Skyrme, 91 Vipond Road, Stanmore Bay, Whangaparaoa 0932.	18-09-2019 DATE 1: 50/100 SCALE BC-2 SHEET
DRAWING	cr. sections AA, BB/cons. & as build elevations/existing deck planview.	A-1 SIZE JK DRAWN 19-010 JOB NR

19 MC CALLUM DRIVE RD 2 SANDSPIT WARKWORTH
JAN KRAAN
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