



FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

00
COVER PAGE

DATE: 30 AUGUST 2010
SCALE: @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

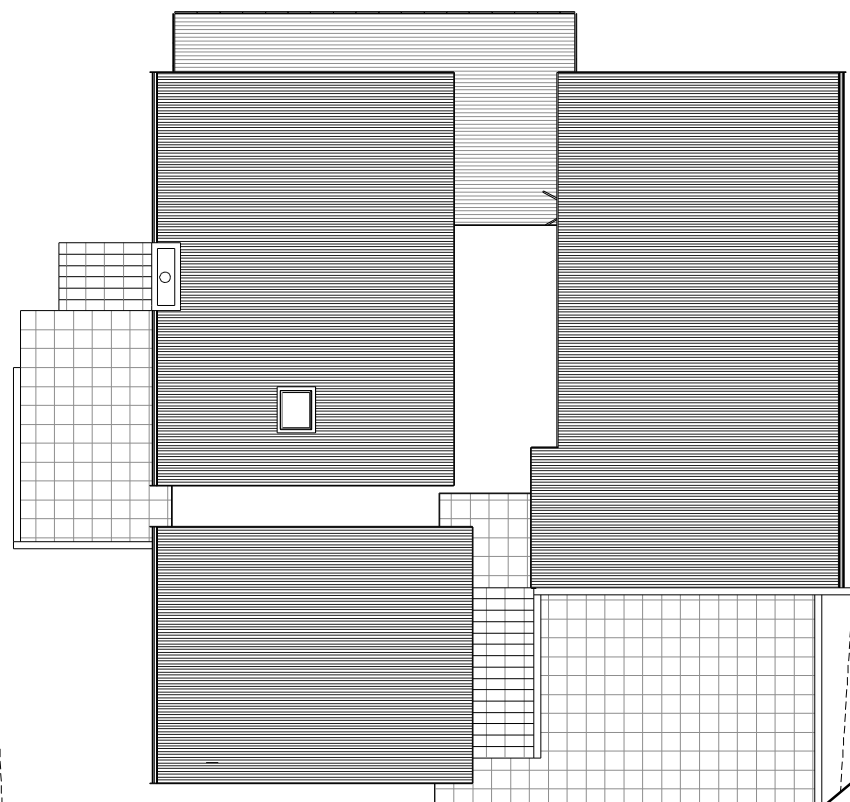
M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009

LOT 3
DP 403721
1285M2

LOT 2
DP 403721
1280M2

LOT 4
DP 403721
1381M2



SET OUT NOTES:
SITE HAS BEEN ELECTRONICALLY TRANSFERRED BY SURVEYOR. ALL EXTERIOR LINES REPRESENT THE SITE BOUNDARIES AS PROVIDED. NO LIABILITY FOR THIS INFORMATION IS ACCEPTED BY THE DESIGNER. CONTRACTORS MUST INDEPENDENTLY VERIFY ALL BOUNDARIES AND DIMENSIONS PRIOR TO SET OUT. ALL SET OUT DIMENSIONS ARE IN A HORIZONTAL PLANE AND DO NOT TAKE INTO ACCOUNT VARYING GROUND LEVELS

PLUMBING + DRAINAGE NOTES:
-ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC G13
-ALL STORMWATER AND SEWER PIPES TO BE 110dia PVC @ GRADIENT 1:100MIN.
-PLUMBING INFORMATION SHOWN FOR BUILDING CONSENT ONLY
-DRAIN LAYER IS TO PROVIDE AS-BUILT DOCUMENTATION TO T.A. ON COMPLETION.
-INSPECTION POINTS TO BE PROVIDED AT THE FOLLOWING LOCATIONS:
A) AT EVERY DRAIN JUNCTION TO ANOTHER DRAIN (EXCEPT WHERE BRANCH DRAIN IS LESS THAN 2.0M AND SERVES A G.T. ONLY)
B) EVERY CHANGE IN HORIZONTAL DIRECTION GREATER THAN 45°
C) EVERY CHANGE OF GRADIENT GREATER THAN 45°
D) WITHIN 2.0M OF BUILDING WHERE A DRAIN ENTERS OR EXISTS FROM UNDER A BUILDING
E) AT DRAIN CONNECTION TO LATERAL

SITE PLAN

1:200

WALKERS RD

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTELTON

01
SITE PLAN

DATE: 30 AUGUST 2010
SCALE: 1:200 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

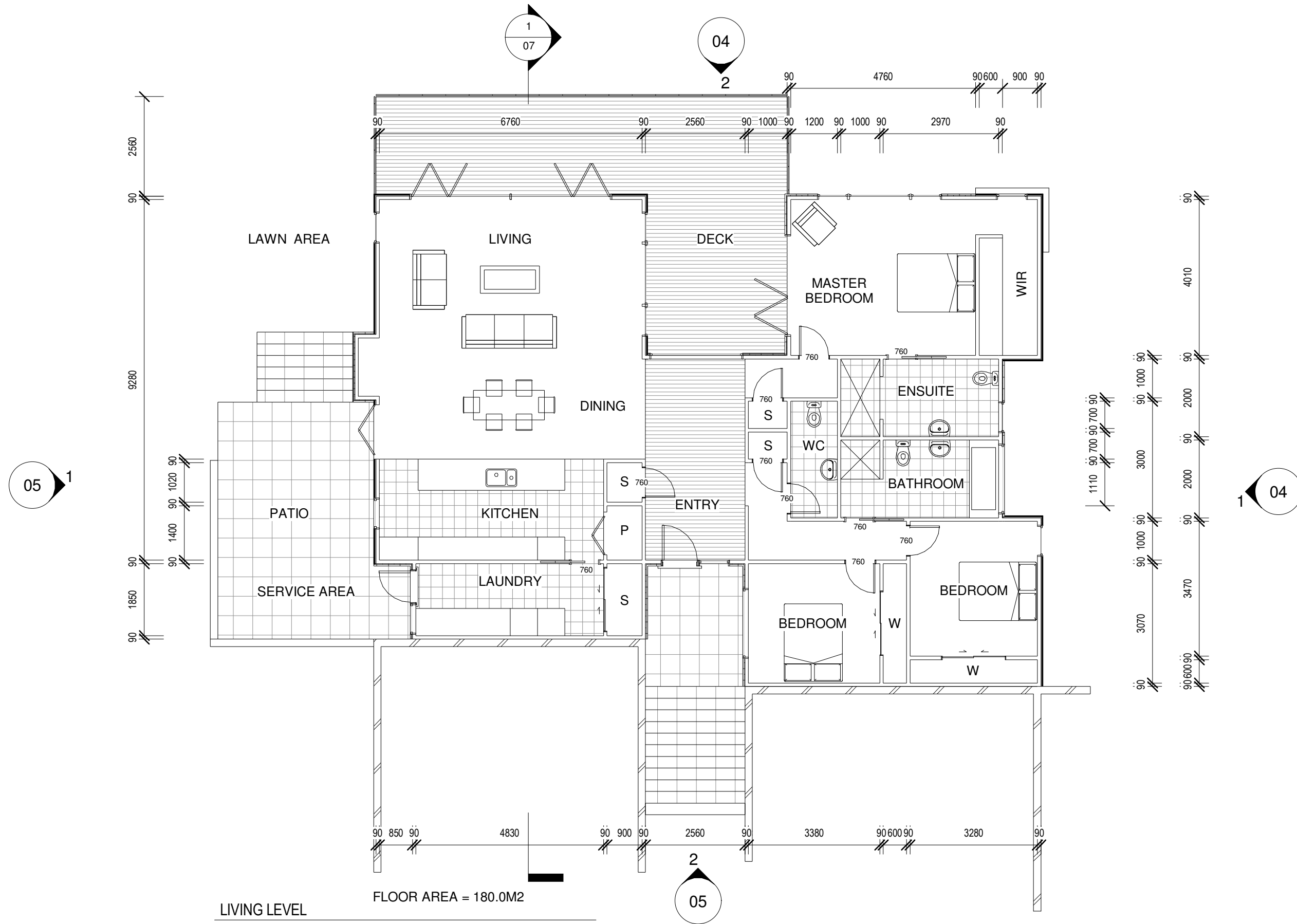
Check and confirm all dimensions prior to commencing any work on-site. Use stated dimensions in preference to scaled. If in doubt ASK. Drawings at a larger scale take precedence over those drawn at a smaller scale. Site measure all openings/spaces for items manufactured off-site. Notes on one plan and not necessarily on other drawings are applicable to all drawings. Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009



FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

02
PROPOSED FLOOR PLAN

DATE: 30 AUGUST 2010
SCALE: 1 : 100 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - **DO NOT SCALE!**



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009



FLOOR AREA = 42.0M2

WALKERS RD

GARAGE LEVEL

1:100

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

03
PROPOSED FLOOR PLAN

DATE: 30 AUGUST 2010
SCALE: 1:100 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009



SOUTH EAST ELEVATION

1 : 100



NORTH EAST ELEVATION

1 : 100

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

04
ELEVATIONS

DATE: 30 AUGUST 2010
SCALE: 1 : 100 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009



NORTH WEST ELEVATION

1 : 100



SOUTH WEST ELEVATION

1 : 100

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

05
ELEVATIONS

DATE: 30 AUGUST 2010
SCALE: 1 : 100 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

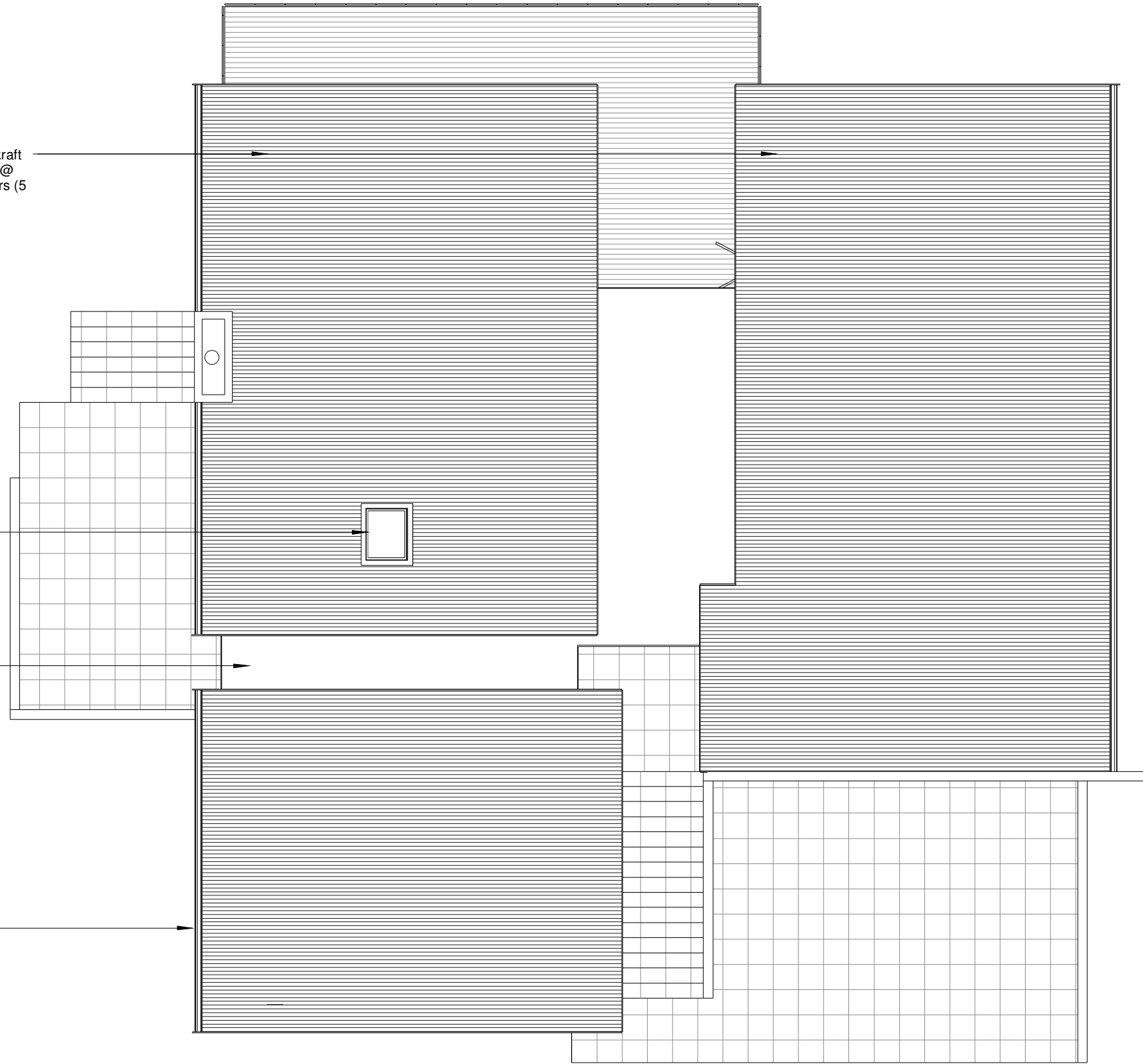
© SIMON JOHNSON 2009

Profiled Colorsteel Endura roofing over Thermakraft 215 self supporting underlay over 70x45 purlins @ 900ctrs over H3.1 90x45 MSG8 trusses @ 900ctrs (5 Pitch) - R3.6 insulation to roof cavity

980x780 Velux fixed skylight

1mm Butynol membrane roofing on 17mm H3.2 plywood substrate over sloped timber packing @ 400ctrs (1.5 Pitch) on H3.1 190x45 MSG8 roof framing @ 400ctrs - R3.6 insulation to roof cavity

Colorsteel spouting fixed to H3.1 painted timber fascia



ROOF PLAN

1:100

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTTELTON

06
ROOF PLAN

DATE: 30 AUGUST 2010
SCALE: 1:100 @A3
DESIGN BY: S JOHNSON
DRAWN BY: S JOHNSON

GENERAL NOTES:

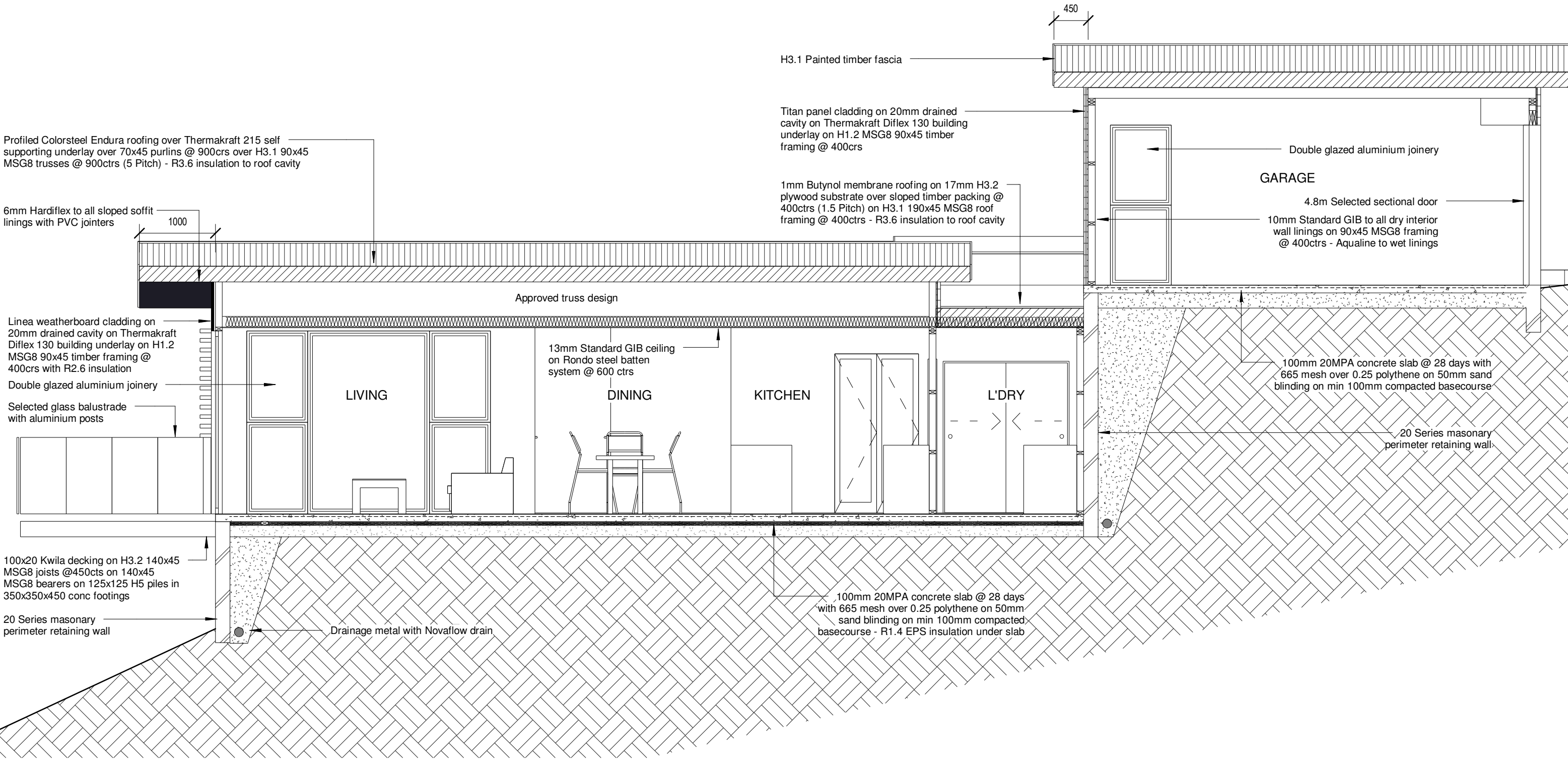
Check and confirm all dimensions prior to commencing any work on-site.
Use stated dimensions in preference to scaled. If in doubt ASK.
Drawings at a larger scale take precedence over those drawn at a smaller scale.
Site measure all openings/spaces for items manufactured off-site.
Notes on one plan and not necessarily on other drawings are applicable to all drawings.
Any conflicts on the documents are to be notified to the designer prior to commencing work.
IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
NGAIO
WELLINGTON

M 027 7411990
E simonjohnson82@gmail.com

© SIMON JOHNSON 2009



SECTION ONE

1 : 50

FITZROY HEAD CONCEPT

LOT 3
WALKERS ROAD, LYTTELTON

07
SECTION

DATE: 30 AUGUST 2010
 SCALE: 1 : 50 @A3
 DESIGN BY: S JOHNSON
 DRAWN BY: S JOHNSON

GENERAL NOTES:

Check and confirm all dimensions prior to commencing any work on-site.
 Use stated dimensions in preference to scaled. If in doubt ASK.
 Drawings at a larger scale take precedence over those drawn at a smaller scale.
 Site measure all openings/spaces for items manufactured off-site.
 Notes on one plan and not necessarily on other drawings are applicable to all drawings.
 Any conflicts on the documents are to be notified to the designer prior to commencing work.
 IF IT ISN'T DIMENSIONED - DO NOT SCALE!



3/50 AWARUA ST
 NGAIO
 WELLINGTON

M 027 7411990
 E simonjohnson82@gmail.com

© SIMON JOHNSON 2009