

Scope of Works:

Council Lower Hutt City Council
Zone General Residential (CRD)
Height (max. 8m)

Zones NZS 3604:2011: (taken from branz maps)

Legal description Lot 836 DP 15394 and Lot 90 DP 44012
Parcel ID 4765882, 4062636
Address 3-4 Johnston Grove, Taia, Lower Hutt
Earthquake zone 3
Corrosion zone 3
Climate zone 2
Wind region W
Lee zone 60-70
Rainfall intensity (range) Very High
Wind zone (experimental) FMA area:
Acoustic zone

Areas:

Roof area 673.2m²
Pergola area 6.33m²
Garden sheds (19x1.2) = 22.8m²
Total building 577.6m²
Total site for block 1548m²
Site coverage 37.31%

Site Plan Notes

- Contractor must independently verify all boundaries and dimensions prior to set out. All set out dimensions are in horizontal plane and do not take into account varying ground levels.
- New construction area to be fully fenced before commencing construction. All work to comply with NZBC clause FAS1 part 1.
- All paths to be well lit.
- Lighting to front doors of each unit.
- Refer to landscaping plan for fencing, surfaces and site structures.
- All paths to be concrete and have a selected slip resistance to comply with table 2 D1AS1 - (broomed or exposed aggregate) max 3m without saw cut.
- Stone chip areas to follow CCC CSS SD608, the top 25mm of AP6 to be replaced with stone chip as per Landscape Plan. Below the 75mm of CCC SAP20 or TNZ M4AP20, add an additional 150mm of AP65.
- Concrete Pathway: Refer to CCC CSS SD608: 100mm Concrete, 20MPa at 28 days. Reinforce concrete with 63L mesh laid centrally. Saw Cut at 3m centres max ratio of 1 to 3. SD608 is to be founded on 150mm of AP65, compacted to 95% MDD in 150mm layers. Native sub-grade bearing capacity to be inspected by Engineer, to achieve min UBC of 100kPa or CBR of 6.0.
- Contractor to confirm that finished ground levels are formed to allow surface water to run away from the building.

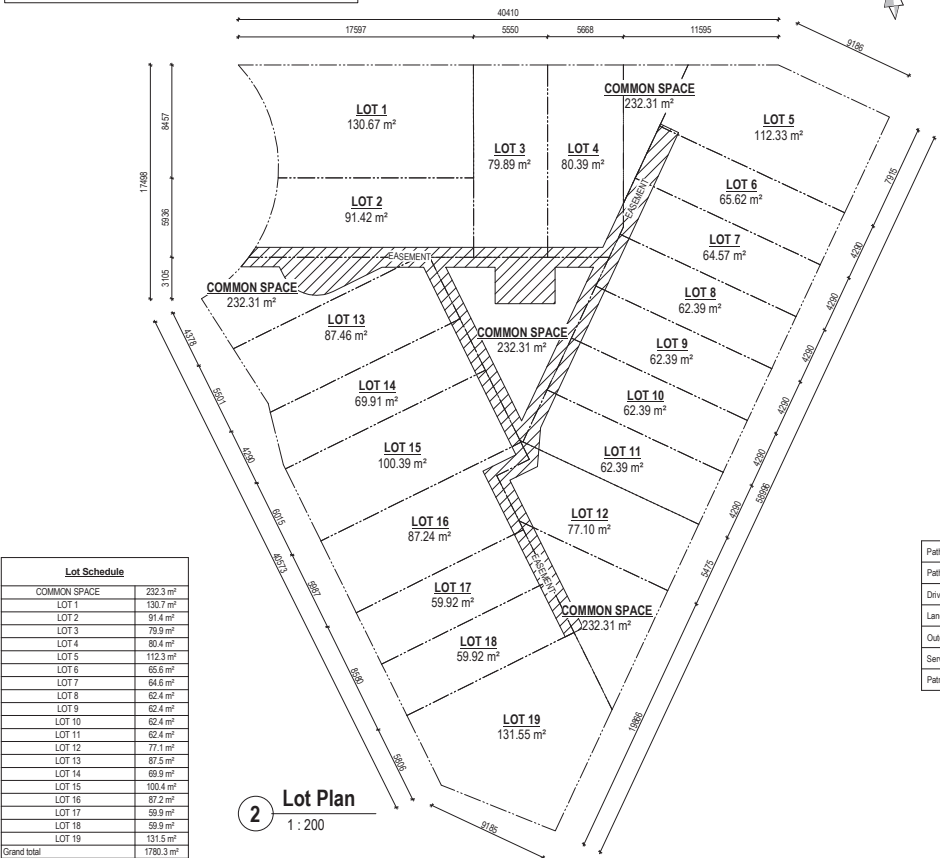
Landscaping Notes

- Landscaping - refer to landscaping plan for fencing, surfaces and site structures.
- Landscape plan is conceptual and subject to further design development.
- Contractor to confirm all works with landscape designer and owner.

Area Schedule (Intervious Area)		Area Schedule (Roof Area)	
Impervious Area	920.8 m ²	Block 1	92.7 m ²
Grand total	920.8 m ²	Block 2	70.4 m ²
		Block 3	261.9 m ²
		Block 4	125.3 m ²
		Block 5	132.5 m ²
		Grand total	682.8 m ²

Area Schedule (Landscape Area)			
Landscape Area	813.7 m ²		
Grand total	813.7 m ²		

AREA SCHEDULE - GROUND FLOOR			
Block Number	Unit Number	Level	Gross Building Area
Block 1	Unit A	Ground Floor	38.4 m ²
Block 1	Unit B	Ground Floor	30.0 m ²
Block 2	Unit C	Ground Floor	29.7 m ²
Block 2	Unit D	Ground Floor	29.8 m ²
Block 3	Unit E	Ground Floor	27.7 m ²
Block 3	Unit F	Ground Floor	28.5 m ²
Block 3	Unit G	Ground Floor	27.9 m ²
Block 3	Unit H	Ground Floor	28.5 m ²
Block 3	Unit I	Ground Floor	28.4 m ²
Block 3	Unit J	Ground Floor	27.9 m ²
Block 3	Unit K	Ground Floor	28.2 m ²
Block 3	Unit L	Ground Floor	27.7 m ²
Block 4	Unit M	Ground Floor	29.1 m ²
Block 4	Unit N	Ground Floor	38.9 m ²
Block 4	Unit O	Ground Floor	39.5 m ²
Block 5	Unit P	Ground Floor	29.7 m ²
Block 5	Unit Q	Ground Floor	29.1 m ²
Block 5	Unit R	Ground Floor	29.1 m ²
Block 5	Unit S	Ground Floor	29.3 m ²
Grand total			577.9 m ²



All work shall comply with the New Zealand Building Code and all relevant and associated standards, codes and territorial authority by-laws including terms and conditions of the building consent and any resource consents issued for project.

Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.

All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.

All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LBP before any work commences.

The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

Description	Rev	Date	Issued by

WILLIAMS CORPORATION

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Project 3-4 Johnston Grove Residential
Address 3-4 Johnston Grove, Taia, Lower Hutt Wellington

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