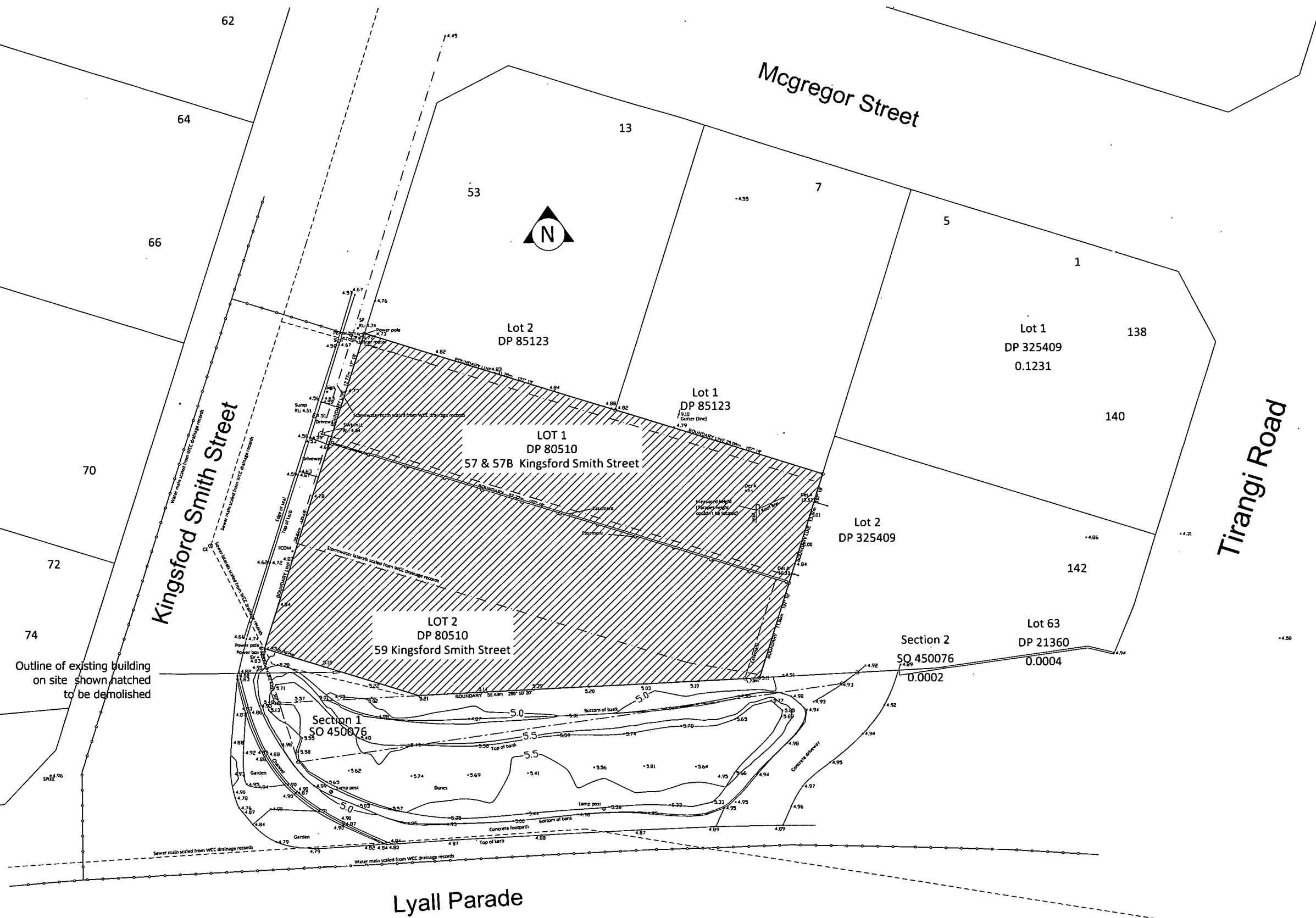


11092017
 Lot 18
 DP 21360
 0.2223

Lot 19
 DP 21360
 0.2223

1:500 @ A3 **2** Existing Site Plan



LYALL BAY APARTMENTS

Project

Location 57-59 Kingsford Smith Street, Lyall Bay
 Client KSS PROPERTIES LTD

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E	04/09/2017	RC RFI 1
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 EXISTING SITE PLAN

Sheet No. A-0.02 Rev No. E
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Lot 18
DP 21360
0.2223

Lot 19
DP 21360
0.2223

Kingsford Smith Street

Mcgregor Street

Tirangi Road

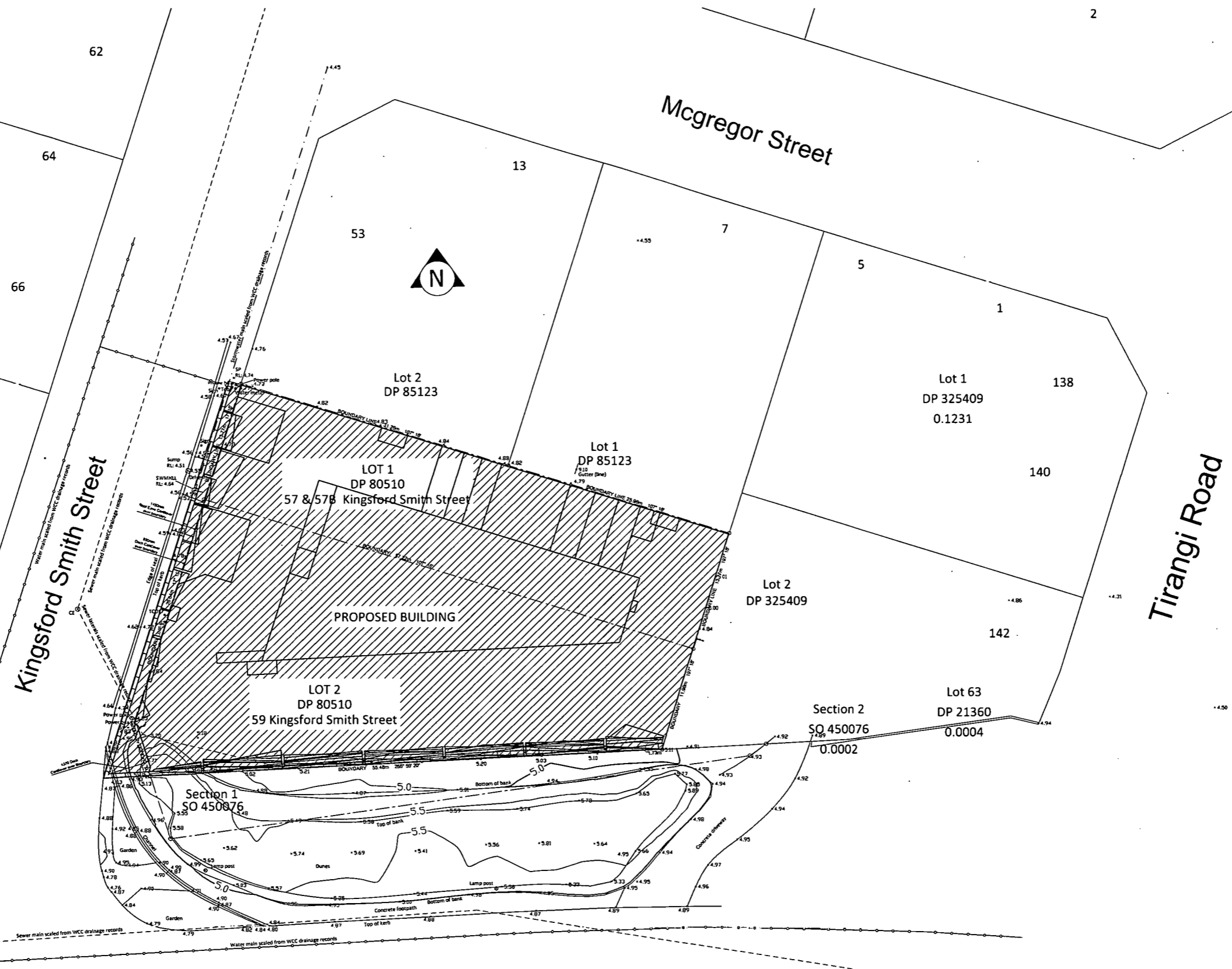
Lyall Parade

1:500 @ A3

3

Proposed Site Plan

SITE DATA
RM P/50 34524
RL: 4.50



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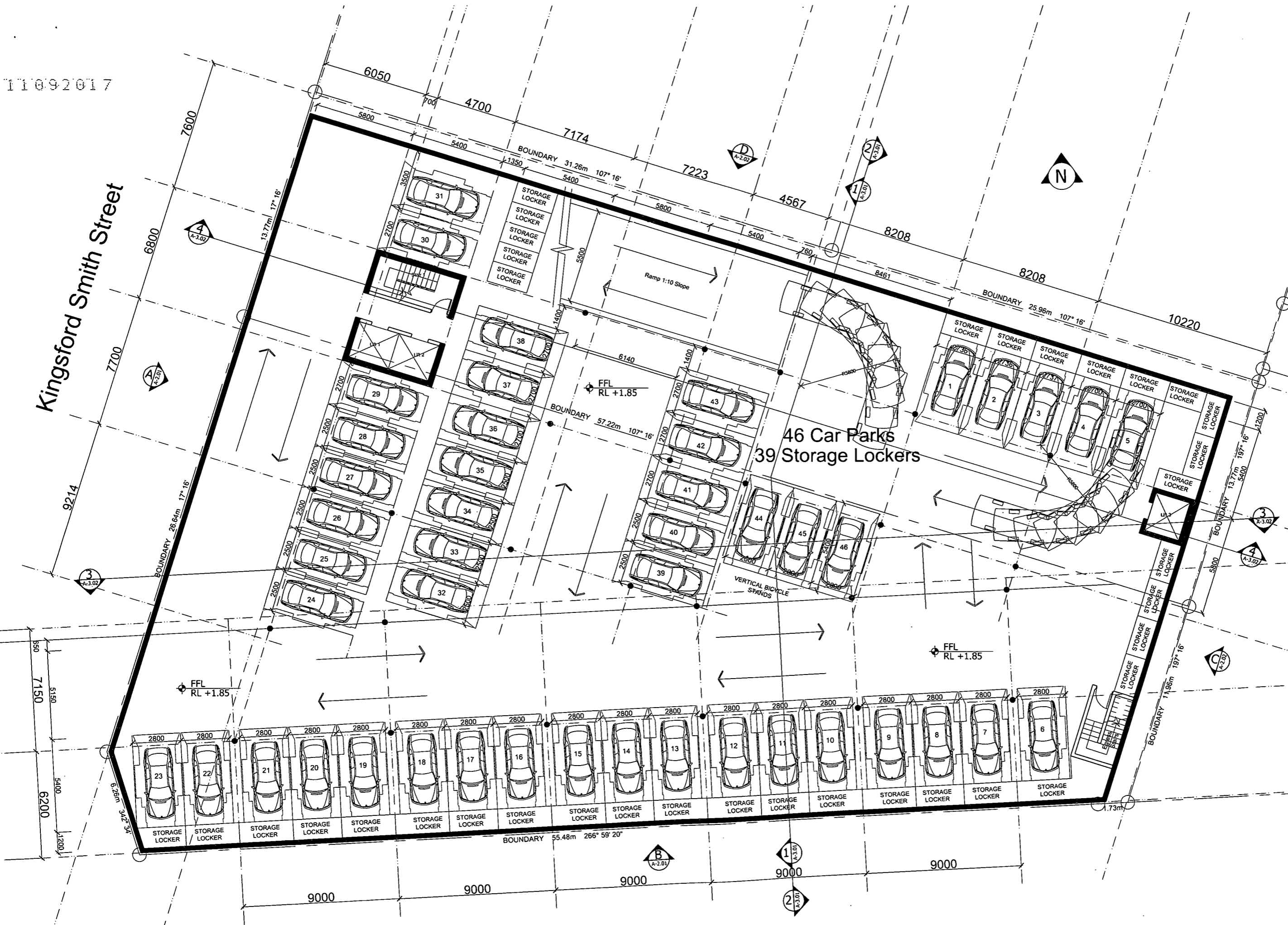
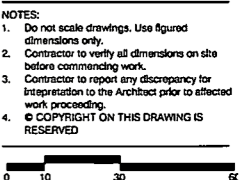
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Sheet No. 1718 Rev. No. A-1.01 F

Job No. 1718

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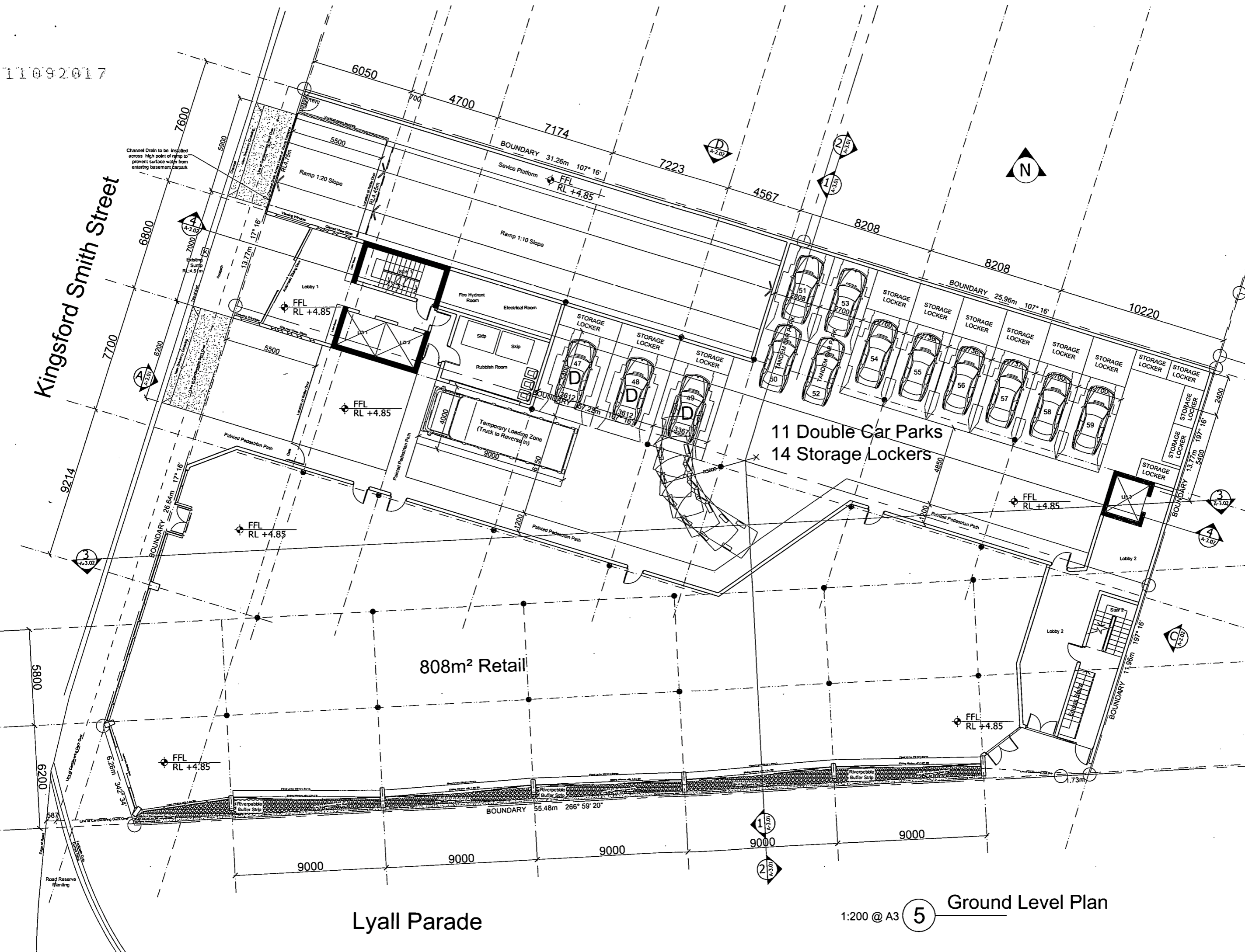
Lyall Parade

1:200 @ A3

4

Basement Level Plan

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Kingsford Smith Street

Lyall Parade

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Project: 57-59 Kingsford Smith Street, Lyall Bay
 Location: 57-59 Kingsford Smith Street, Lyall Bay
 Client: KSS PROPERTIES LTD

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Sheet Title
PROPOSED FIRST LEVEL PLAN

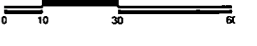
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Job No. 1718

Scale 1:100 @ A1 / 1:200 @ A3

1:200 @ A3 **5** Ground Level Plan

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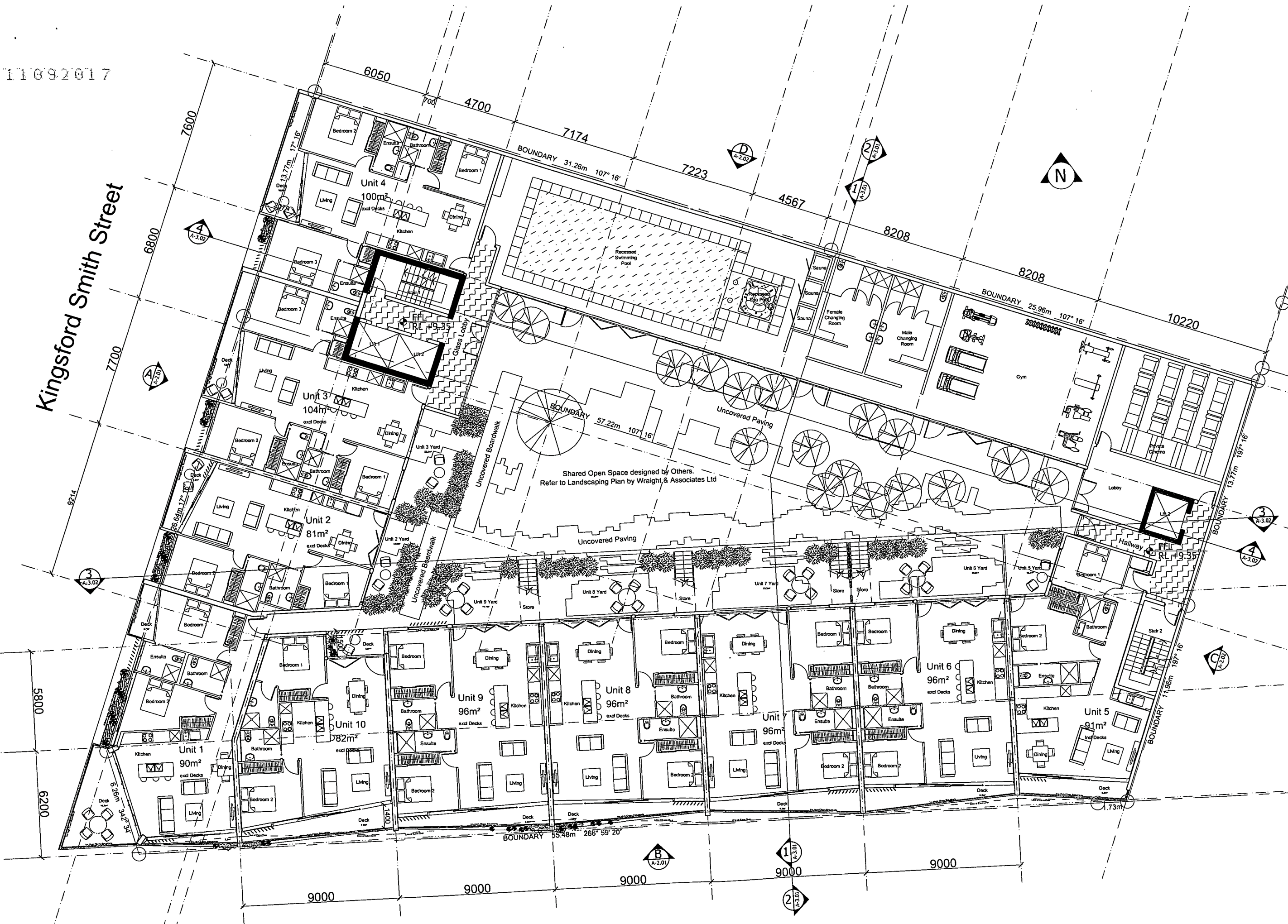
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Sheet Title
PROPOSED FIRST LEVEL PLAN

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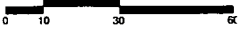
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Lyall Parade

1:200 @ A3 **6** First Level Plan



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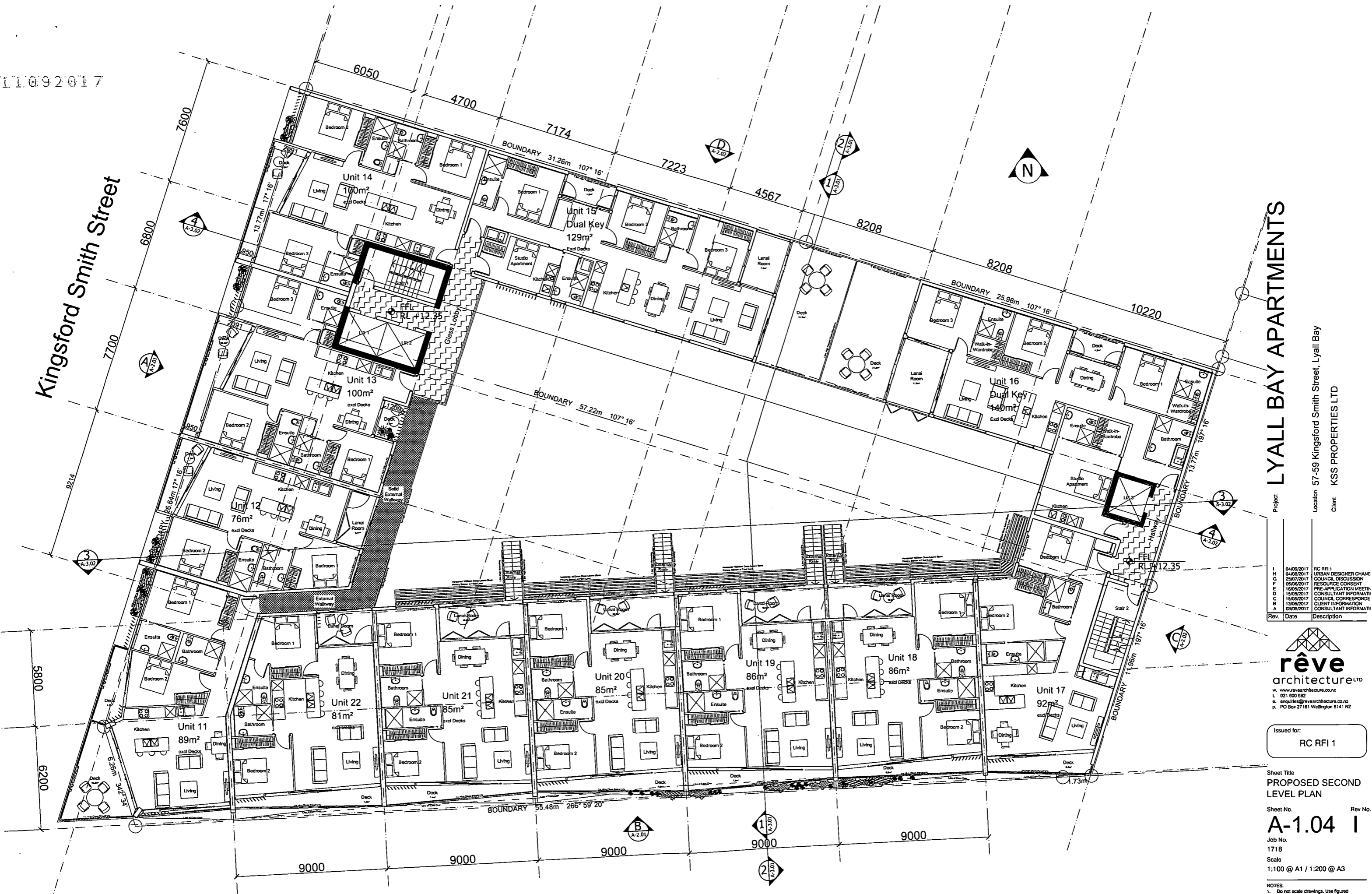
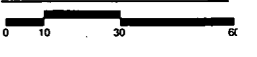
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Sheet No. **A-1.04 I** Rev No.
1718

Job No.
1718

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1:200 @ A3 **7** Second Level Plan

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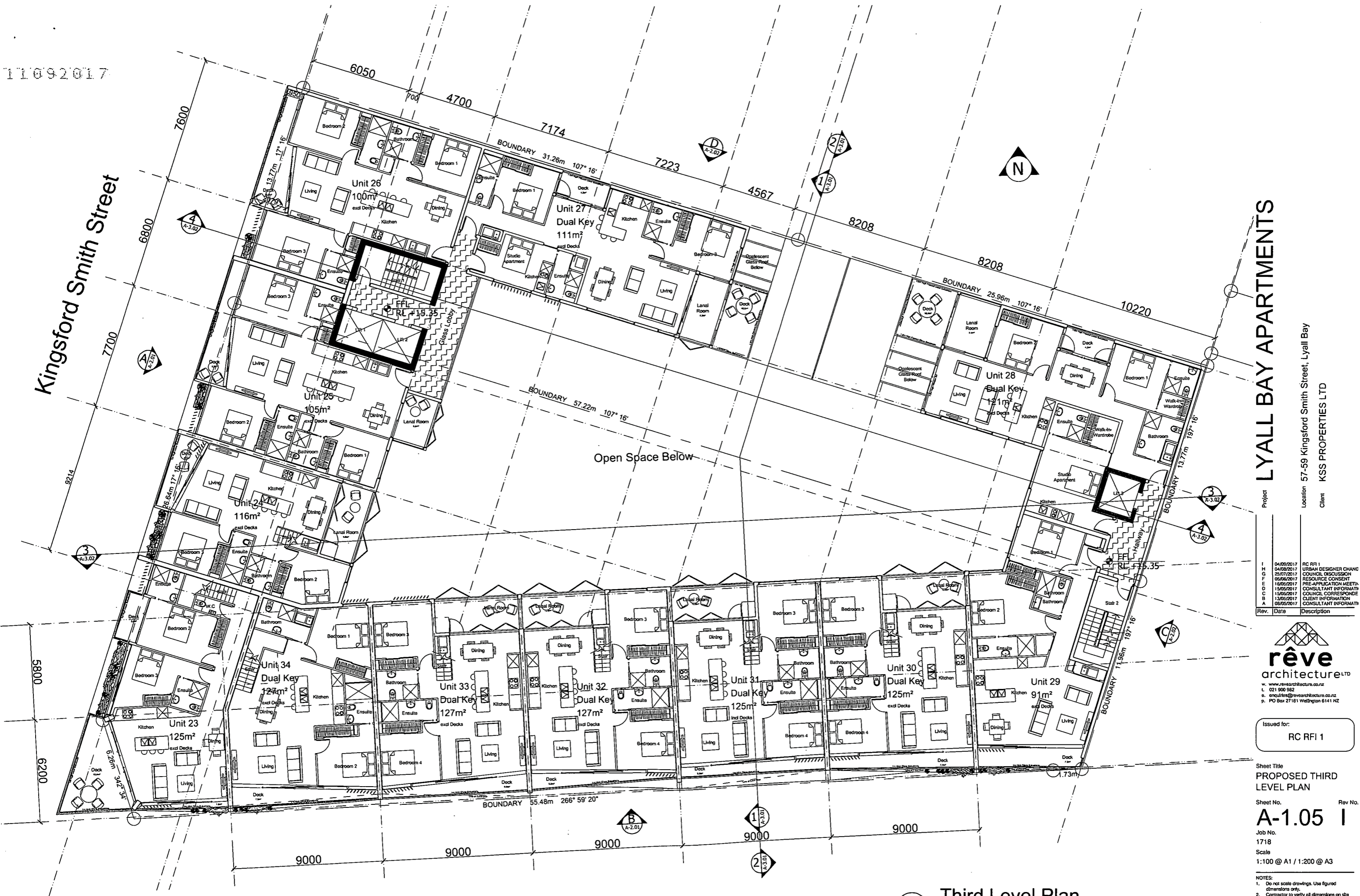
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Sheet No. **A-1.05** Rev. No. **1**

Job No. 1718

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Lyall Parade

1:200 @ A3 8 Third Level Plan

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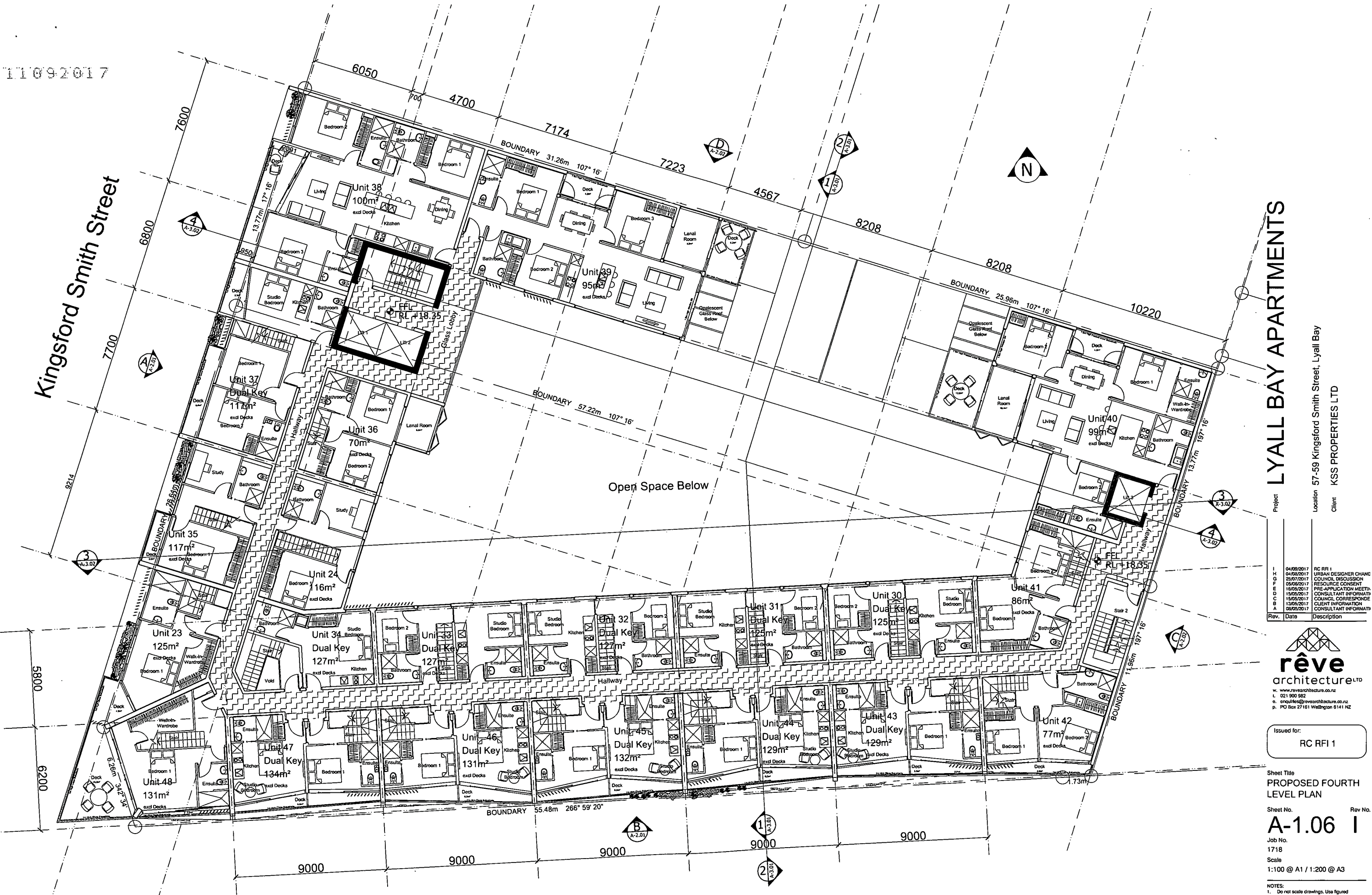
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PROPOSED FOURTH LEVEL PLAN

Sheet No. **A-1.06 I** Rev No. 1718

Job No. 1718

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1:200 @ A3 9 Fourth Level Plan



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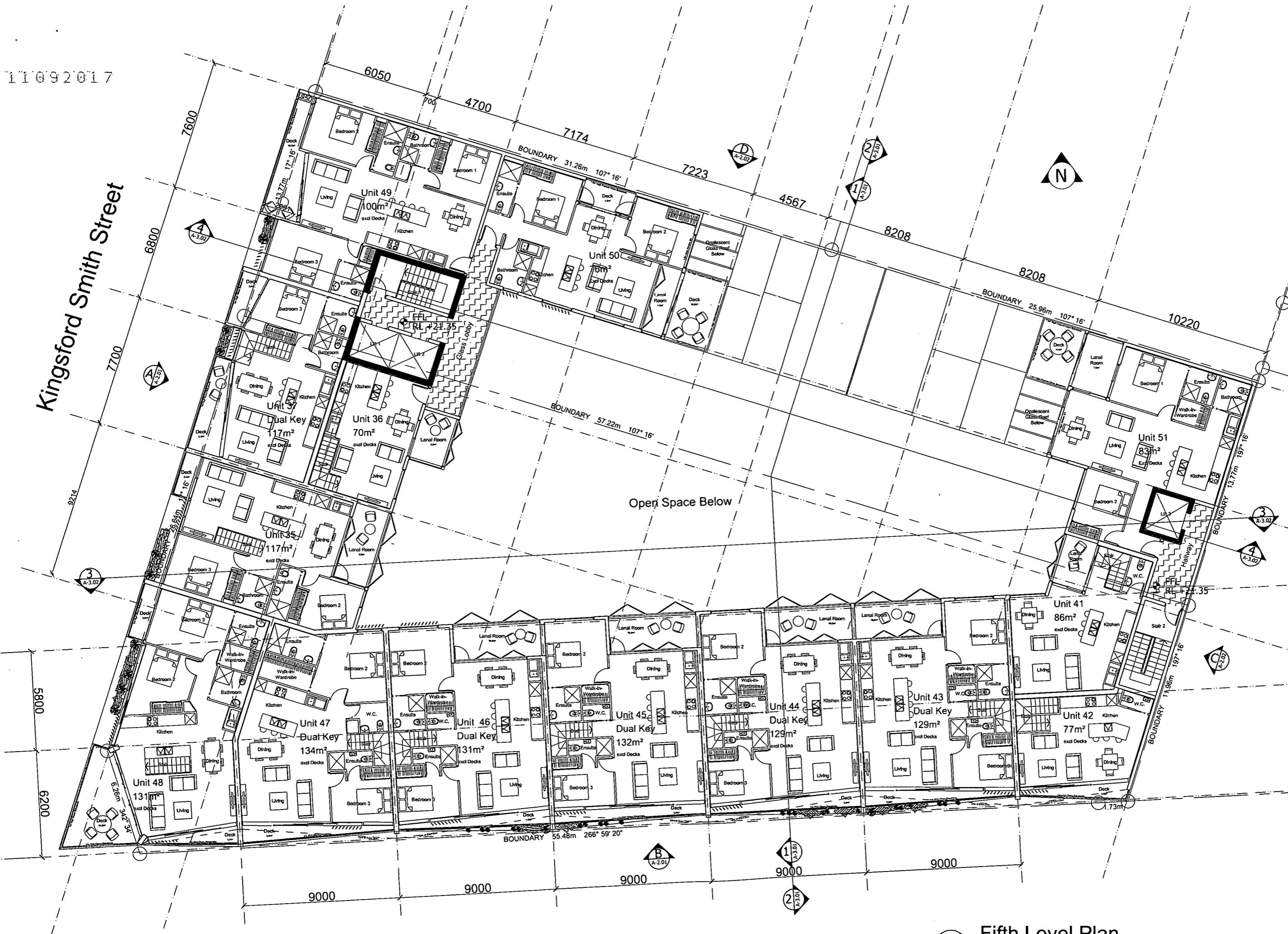
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PROPOSED FIFTH LEVEL PLAN

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1:200 @ A3 **10** Fifth Level Plan

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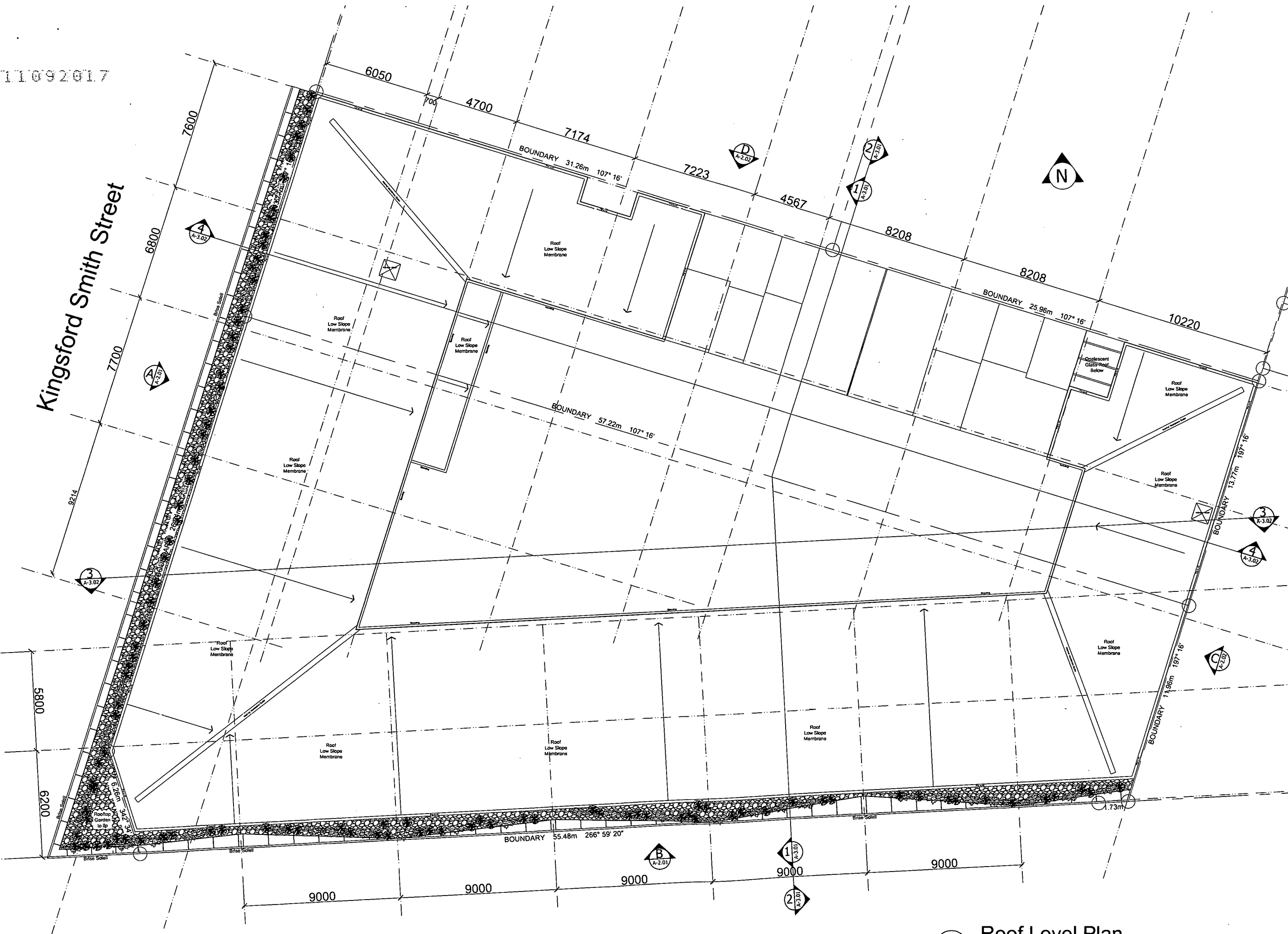
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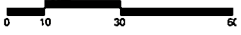
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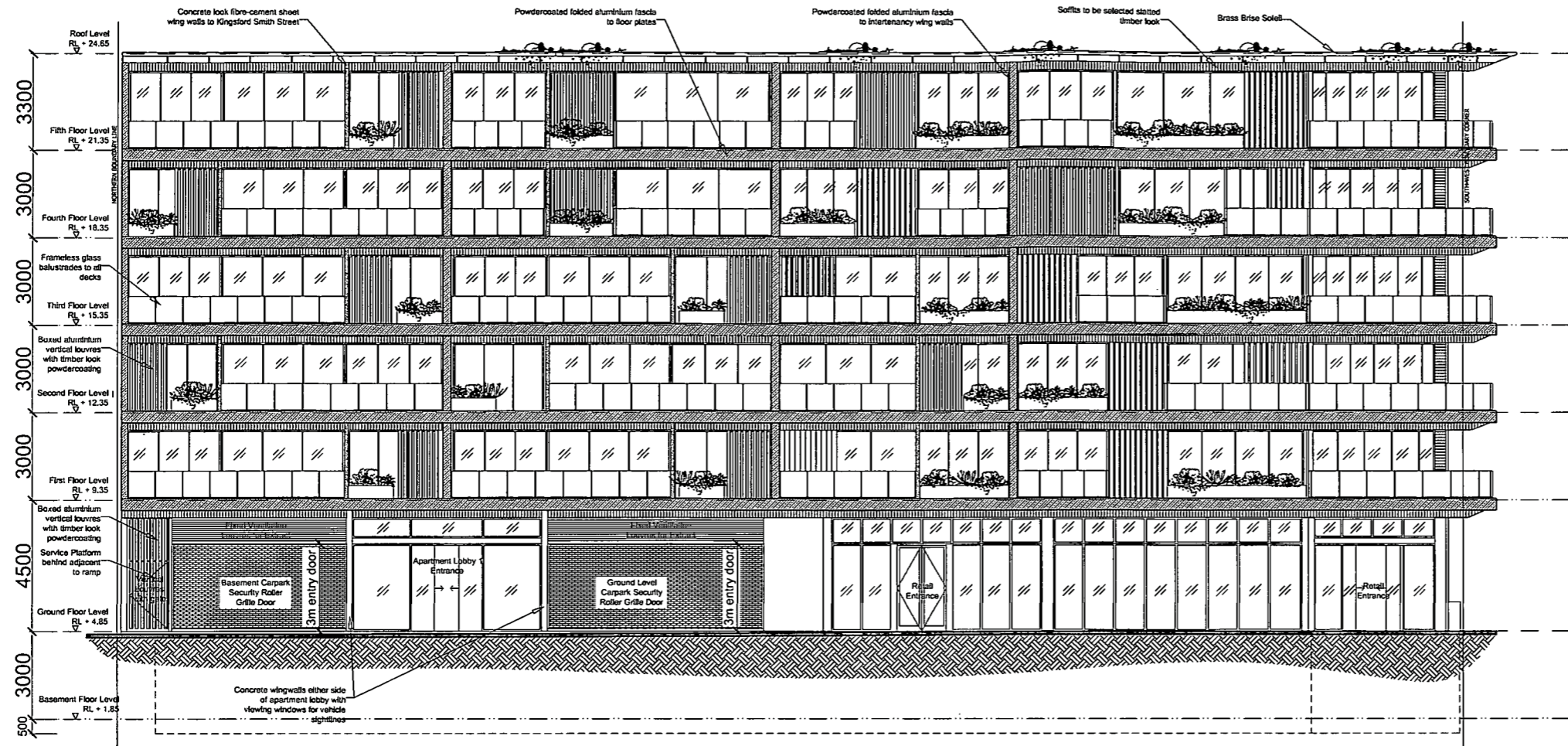


Lyall Parade

1:200 @ A3 **11** Roof Level Plan



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1:200 @ A3 **12** Elevation A
Kingsford Smith Street Elevation

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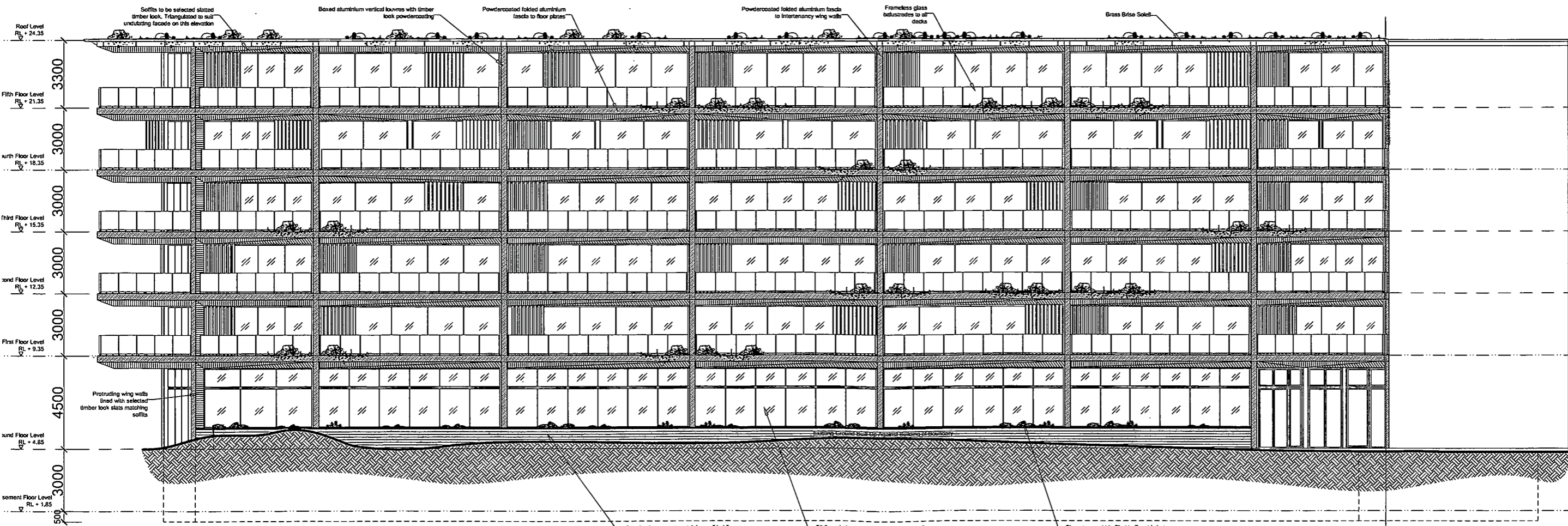
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Sheet Title
PROPOSED ELEVATION A & B

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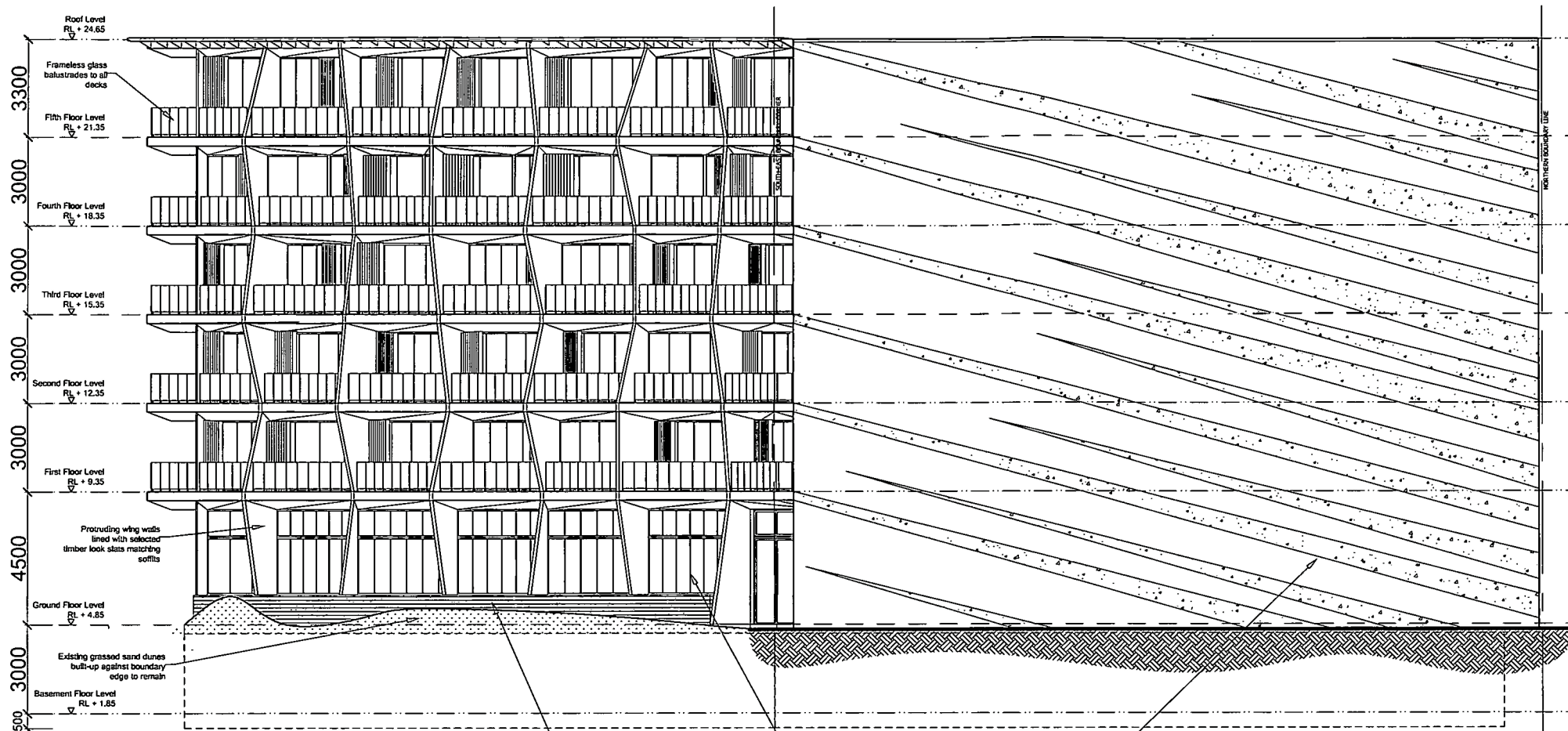
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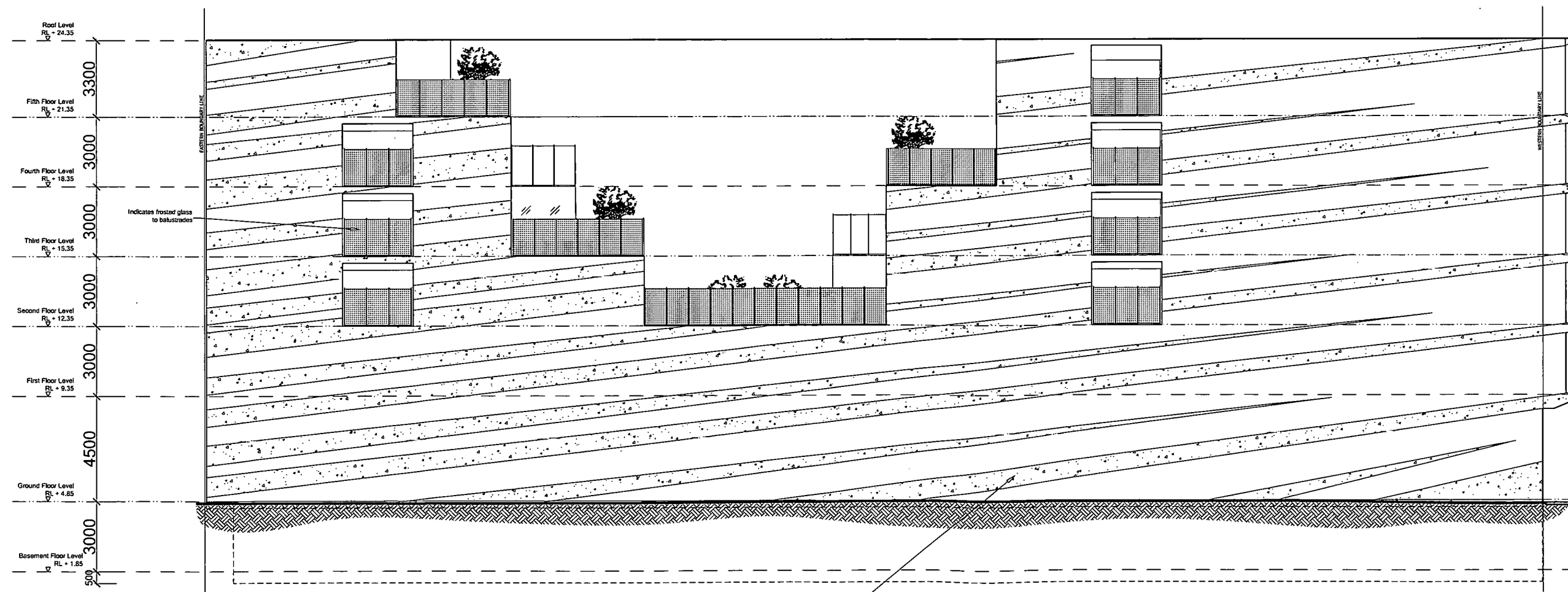


1:200 @ A3 **13** Elevation B
Lyall Parade Elevation

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1:200 @ A3 **14** Elevation C
Tirangi Road Elevation



1:200 @ A3 **15** Elevation D
Mcgregor Road Elevation

LYALL BAY APARTMENTS

Project
Location 57-59 Kingsford Smith Street, Lyall Bay
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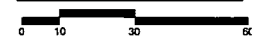
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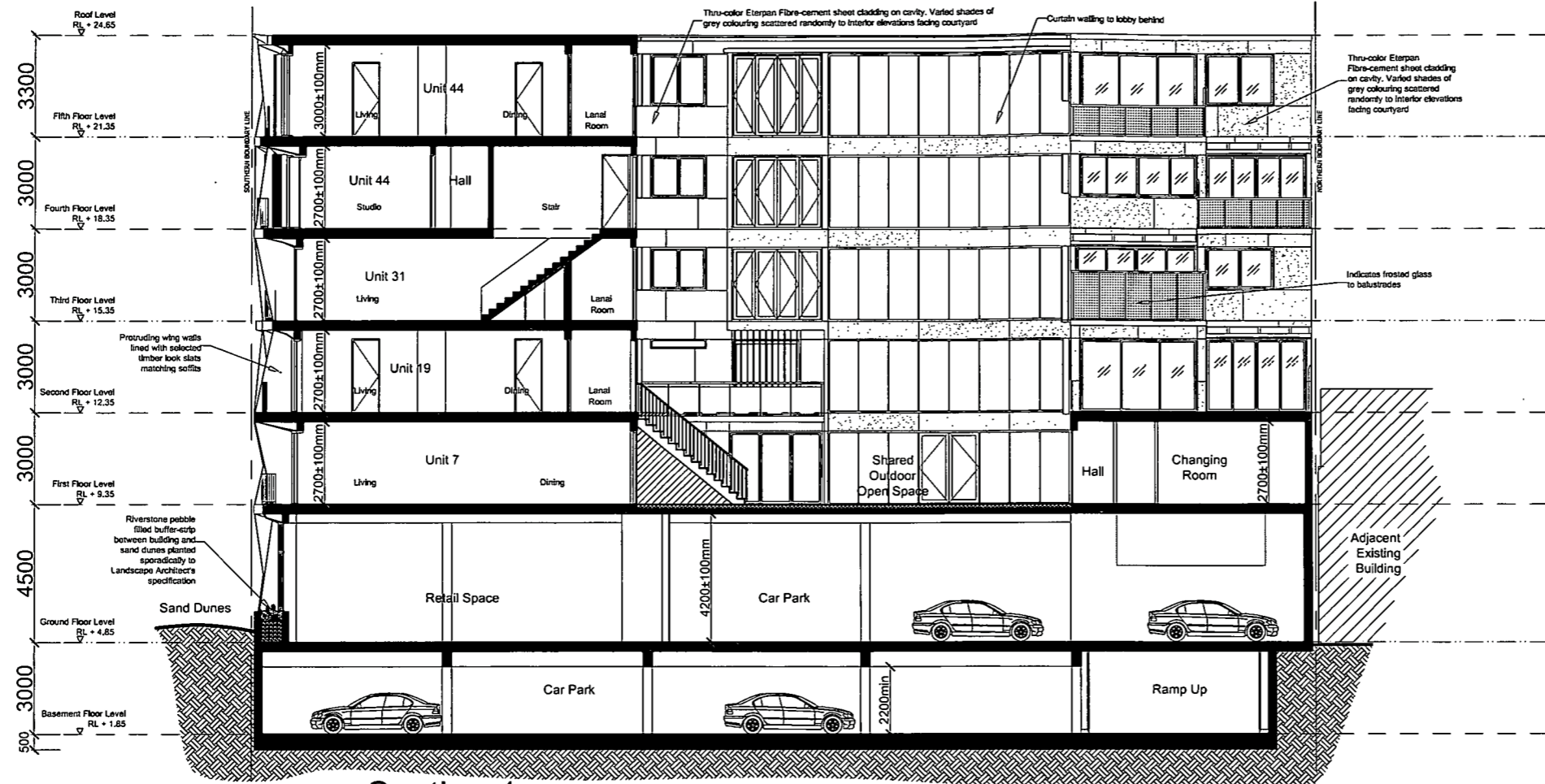
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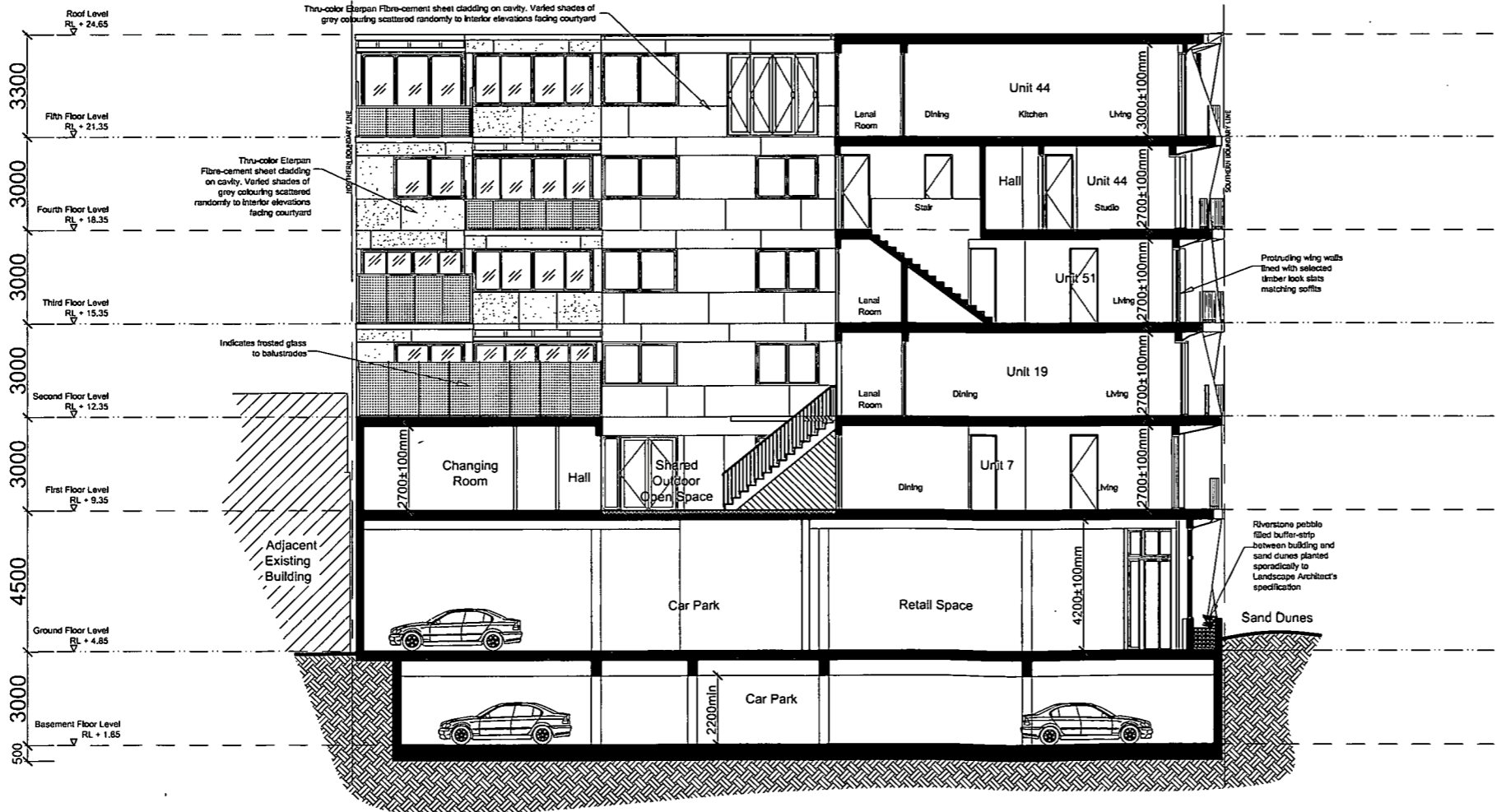
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1:200 @ A3 **16** Section 1
Showing Western Wing Interior Elevation



1:200 @ A3 **17** Section 2
Showing Eastern Wing Interior Elevation

LYALL BAY APARTMENTS

Project Location Client
57-59 Kingsford Smith Street, Lyall Bay
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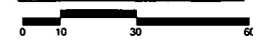
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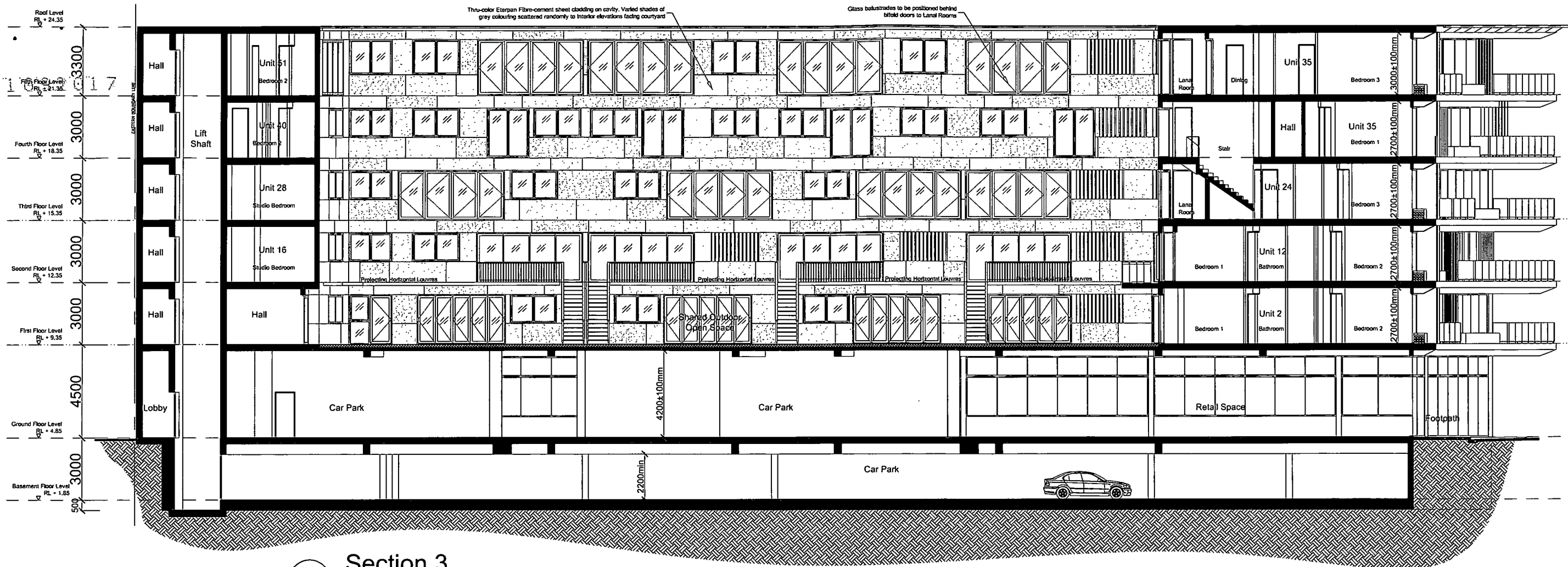
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Job No. 1718

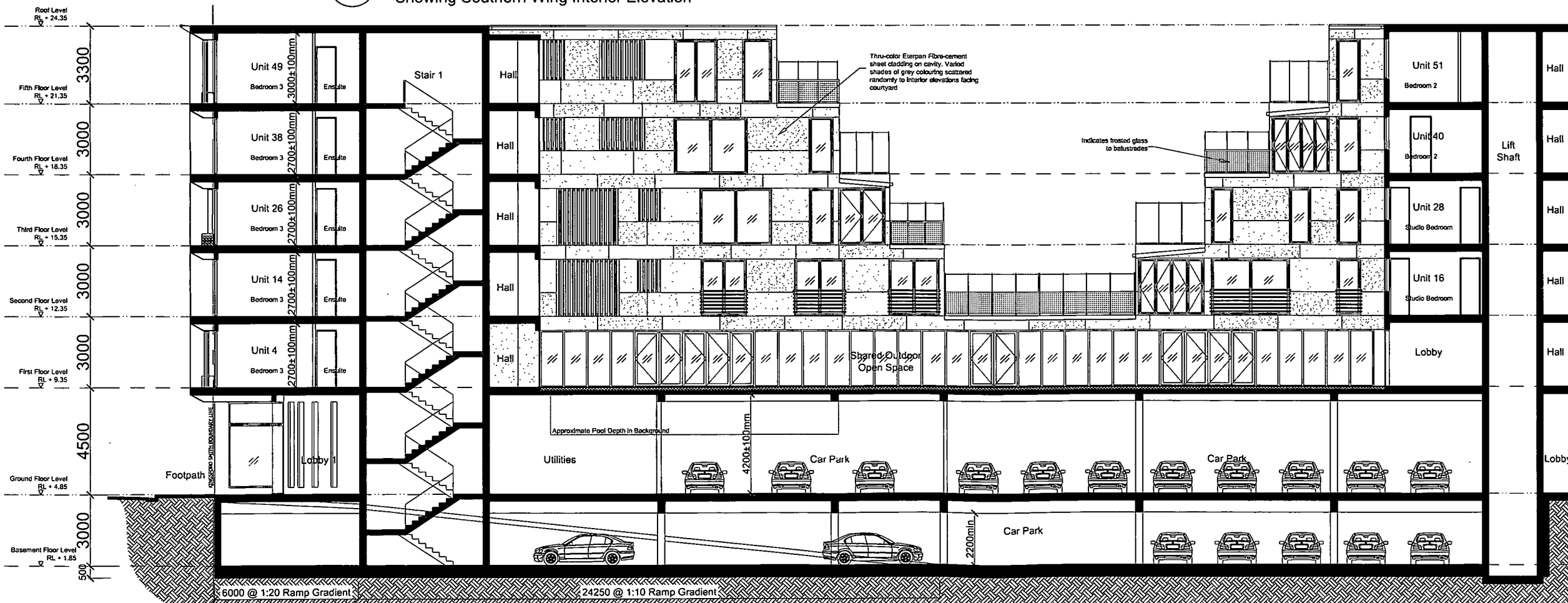
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1:200 @ A3 **18** Section 3
Showing Southern Wing Interior Elevation



1:200 @ A3 **19** Section 4
Showing Northern Wing Interior Elevation

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Project Location 57-59 Kingsford Smith Street, Lyall Bay
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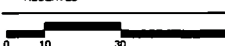
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PROPOSED SECTIONS 3 & 4

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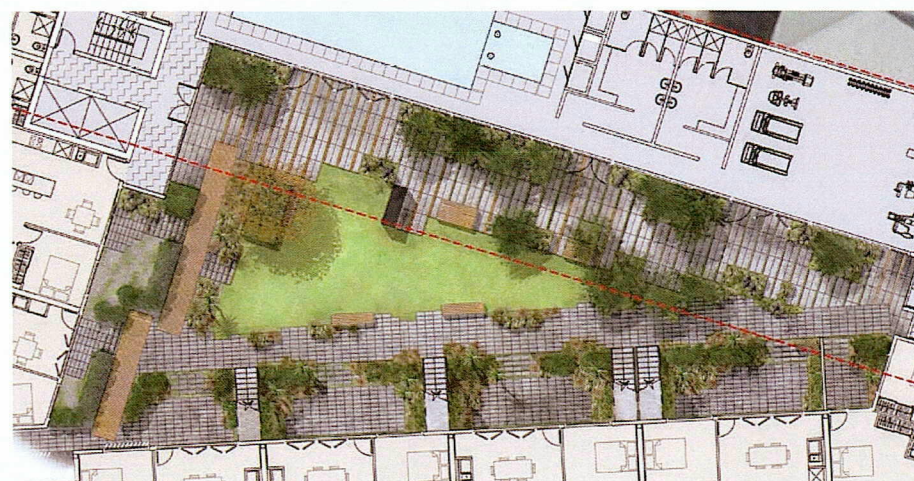
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Lyall Bay Apartments

57-59 Kingsford Smith Street, Lyall Bay
 Client: KSS Properties Ltd.

LANDSCAPE RESOURCE CONSENT

DATE	REVISION	NOTES
17.05.17	-	For Co-ordination & Discussion
06.07.17	A	For Resource Consent
18.08.17	B	Resource Consent Revised

CONTENTS

DRAWING NO.	TITLE	SCALE @ A3
L0.01	Design Statement	-
L1.00	Site Plan: Ground Floor	1:500 @ A3
L1.01	Landscape Plan: Level 1	1:200 @ A3
L2.00	Materials Palette	-
L3.00	Planting Palette - Forest Margin	-
L3.01	Planting Palette - Coastal	-
L3.03	Planting Palette - Coastal	-
L3.04	Planting Palette - Collections	-

Street-scape and Public Interface

The proposed apartment development sits on the eastern corner of the Lyall Parade and Kingsford Smith Street intersection [Refer WA drawing L1.00], replacing an existing single storey light industrial warehouse type building. At ground level the southern boundary of the site interfaces with an existing vegetated dune, the development's western boundary interfaces with the Kingsford Smith St existing footpath, the eastern and northern boundaries interface with buildings and yards on neighbouring sites. Along the western boundary, reinstatement of the existing asphalt footpath is proposed, in keeping with the existing character of Kingsford Smith Street.

Along the development's southern boundary, a low level retaining wall separates the development from the recreation reserve along Lyall Parade. A riverstone channel with intermittent dune planting runs along the north side of the low retaining wall. The wall and channel provide a buffer zone between the existing dunal system and new building facade.

Planting of dune mix species [Refer WA drawing L1.00 and Planting Selection L3.02] is proposed to make good the dune along the buildings southern boundary that will be impacted by construction works. Two species from this same mix, *Ficinia nodosa* and *Carex testacea* is proposed to be planted in pockets adjacent the building, drawing the dune landscape into the site.

Private & Communal Landscape Spaces

Private and communal landscape spaces within the development comprise the large central courtyard on level 1, private balcony spaces associated with each apartment and building's roof top.

The proposed courtyard landscape [Refer WA drawing L1.01] provides a balance of privacy for residents and shared amenity within the courtyard spaces. The exterior courtyard complements the interior layout and function of the apartment building, and employs a considered and diverse range of native coastal planting species.

The apartment courtyard is an exploration in translating the characteristics of Wellington's coastal margins in a contemporary urban setting. The landscape proposal complements the building's architectural detailing and proportions providing a sequence of spaces that afford a variety of social, entertaining, and passive recreational opportunities for its residents.

The courtyard comprises four primary zones:

- Private Terrace Gardens;
- Courtyard Circulation;
- The Northern Terrace; and
- The Central Lawn.

Private terrace gardens provide exterior yard space for Level 1 apartment dwellers, they provide a private threshold into the building's southern and western courtyard exterior. Each terrace space is arranged to provide good solar access into level 1 apartments, space for outdoor furniture and access to the courtyard's communal spaces. A degree of privacy is afforded by the arrangement of planting and visually porous timber screens that demarcate the transition between private and public space. Framed by the courtyard's circulation network, the terrace gardens contribute visual amenity and an active frontage to the courtyard's communal space. Stair access to Level 2 apartments is provided from the courtyard's southern access path. Proposed climbing plants either side of stairways are configured to reduce overlook into the private terrace spaces below as well as providing a visually attractive vertical boundary between garden spaces.

The materiality and composition of the site's circulation network provides a transitional interplay between public and private; coastal garden and lawn, and thoroughfare and gathering, whilst providing unimpeded access to circumnavigate the courtyard. Paved and timber pathways are set flush to adjoining terrace and lawn surfaces contributing visual texture and ensuring universal access between circulation and gathering spaces.

The Northern Terrace is a generously broad paved space punctuated by shade tolerant coastal gardens. This terrace space provides a direct route between the building's two lift/stair cores, access to and from the building's communal facilities and a sheltered exterior gathering space. The configuration of paving and garden insertions playfully abstracts the informality of a natural coastal edge. Fixed seating and barbecue facilities along the terrace's southern edge take advantage of the paving/lawn interface.

Sitting within the courtyard's core is the Central Lawn. A flexible social and gathering space, the flat open lawn is fringed with fixed seating opportunities, low-level coastal gardens and a specimen tree. The tessellated lawn edge forms small spatial alcoves offering a level of separation from the larger open space. A raised garden sits in the lawn's northwest corner accommodating seating and a specimen Kowhai tree, forming a focal point and complementing the surrounding building scale, the tree provides seasonal interest and light shade.

A neutral palette of large format concrete or cut stone paving, timber, gravel mulch and lawn is proposed for the courtyard's surfacing, complemented by a highly textured collection of coastal plant species into the courtyard's garden spaces [Refer WA drawings L2.00 for details]. The courtyard planting is divided into two broad collections – coastal species, endemic to the Wellington Region, for north facing garden spaces and forest margin species, that are shade tolerant, for south facing garden spaces [Refer WA drawings L3.00 to 3.03 for details]. Native climbing plants, *Clematis fosterii*, *Tecomanthe speciosa* and *Muehlenbeckia complexa* are proposed to cover the side screens of level 2 access stairways.

Along the building's exterior balconies, intermittent raised planters will frame portions of the outside face of balcony balustrades, providing texture and colour across the building's facade. A mixture of native flowering species is proposed as well as native climbing plants supported on tensioned cables fixed to the soffit structure above.

The outer edge of the building's roof line is proposed to accommodate a small automatically irrigated and drained rooftop planter. Hardy Wellington coastal species *Muehlenbeckia complexa* is proposed to be planted.

09112017



- Key
- A Riverstone buffer zone
 - B Coastal planting amongst the riverstones
 - C Concrete retaining wall (Refer architectural drawing)



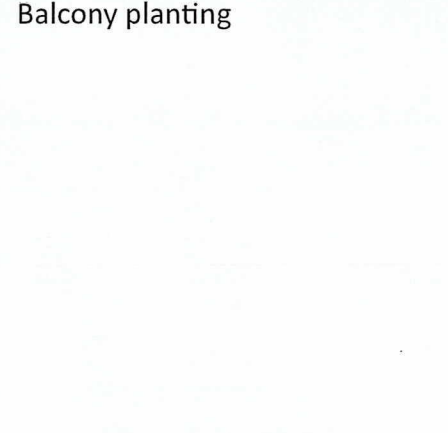
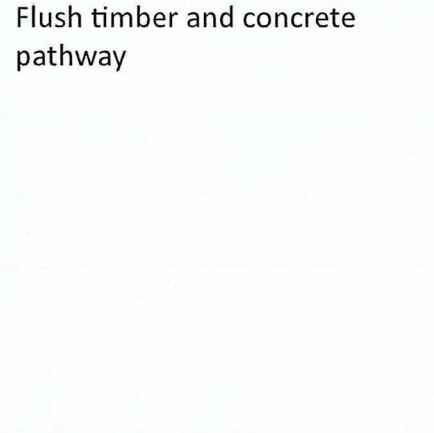
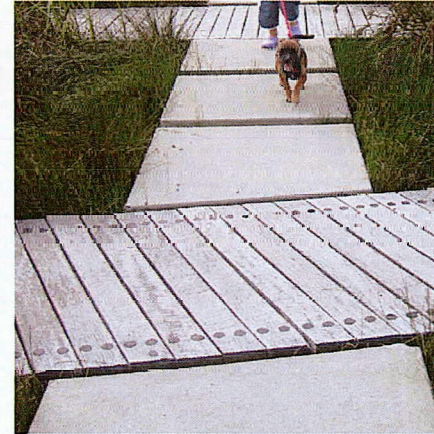
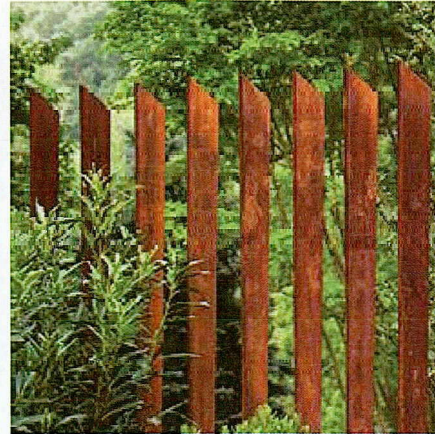
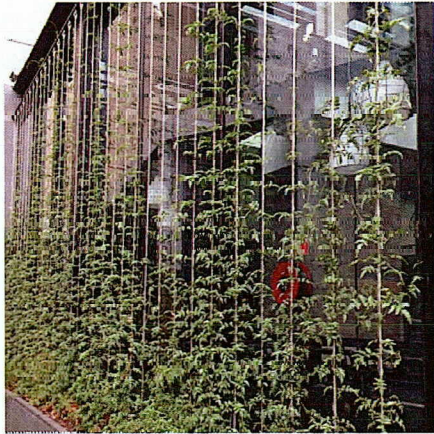
- Key
- 1 Northern Terrace: large format concrete or stone paving
 - 2 Central Lawn
 - 3 Resident's path
 - 4 Flush timber path 'Boardwalk'
 - 5 Raised garden + feature tree
 - 6a Coastal garden
 - 6b Forest Margin garden
 - 7 Private Terrace Garden: hedge and low level planting configured to define boundary between public and private.
 - 8 Communal BBQ
 - 9 Fixed Seating
 - 10 Balcony planting

0.5M 2.0M 5.0M

Lyall Parade to the South



LANDSCAPE MATERIALS PALETTE



Climbing plants on tension cable

Concrete / stone large format paving with garden inserts

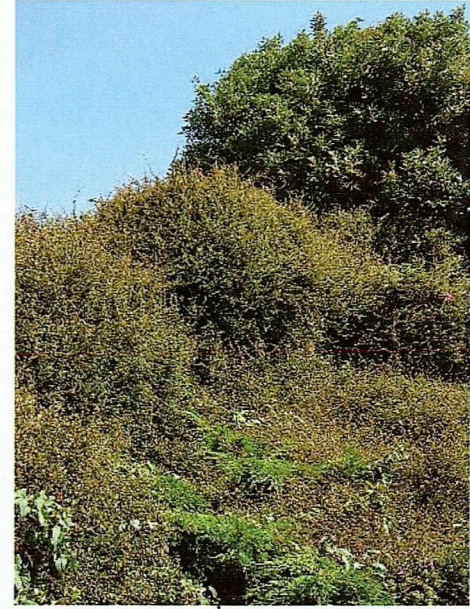
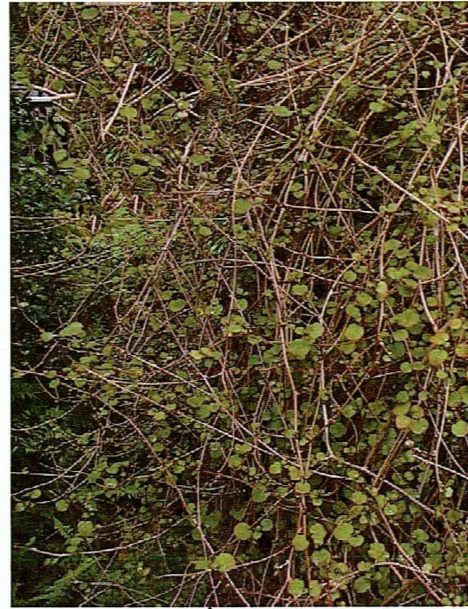
Gravel coastal garden

Entry markers

Flush timber and concrete pathway

Balcony planting

09112017



Arthropodium cirratum
Rengarenga Lily

Astelia fragrans
Bush Lily

Blechnum novae zelandiae
Kiokio

Fuchsia perscandens
Scrambling Fuchsia

Libertia ixioides
Mikoiko

Lobelia angulata
Panakenake

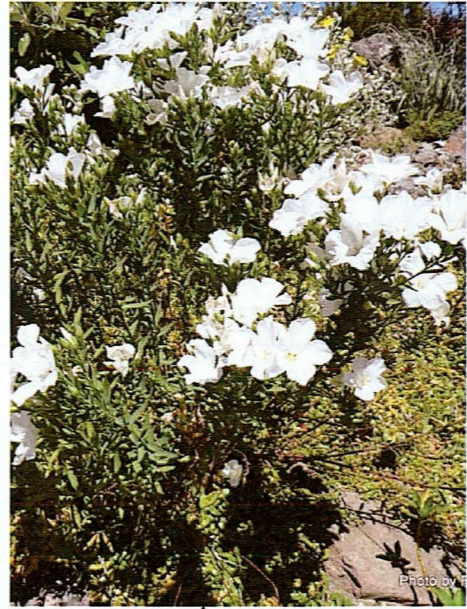
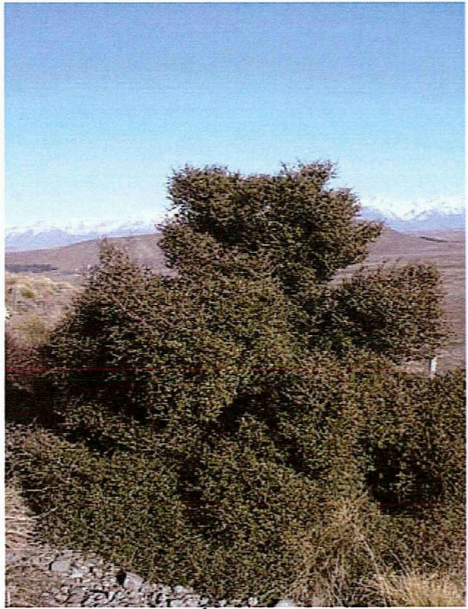
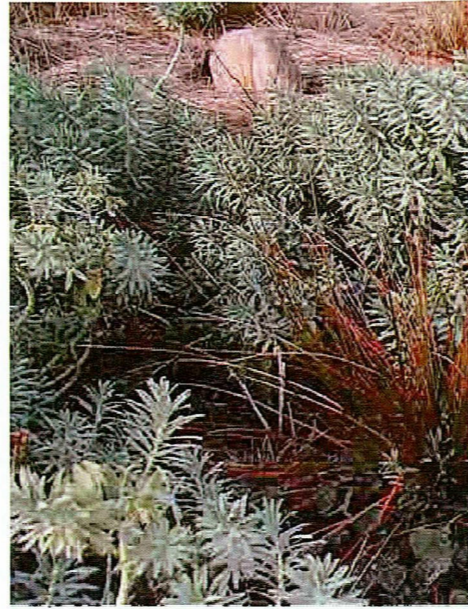
Pseudopanax ferox
Lancewood

Tecomanthe speciosa
Three Kings Vine

Clematis forsteri
Forster's Clematis

Muehlenbeckia complexa
Pohuehue

09112017



Acaena pallida
Sand Piripiri, Bidibidi

Coprosma acerosa
Sand Coprosma

Coprosma crassifolia

Coprosma propinqua
Mingimingi

Euphorbia glauca
Waiuatua, NZ Sea Spurge

Festuca multinodis
Creeping Fescue

Hebe stricta var. macroura
Koromiko

Linum monogynum
Rauhuia

Libertia ixioides
Mikoiko

Libertia peregrinans
Mikoiko

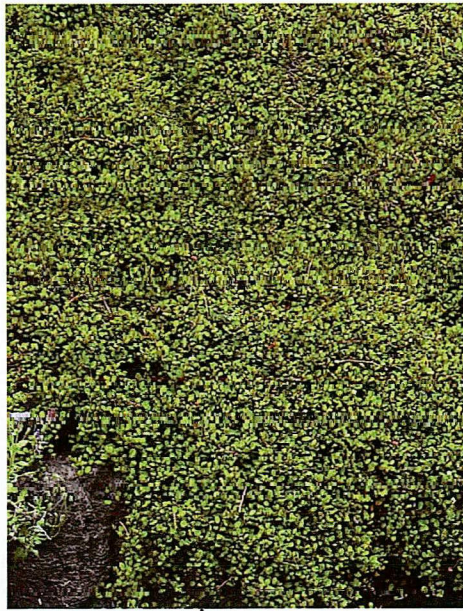
0'911 2'01 7



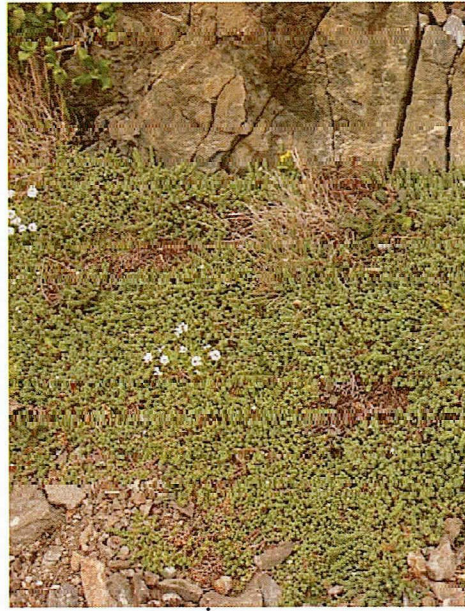
Muehlenbeckia astonii
Shrubby Tororaro



Muehlenbeckia axillaris
Creeping Wire Vine



Phormium cookianum (low var.)
Wharaiki



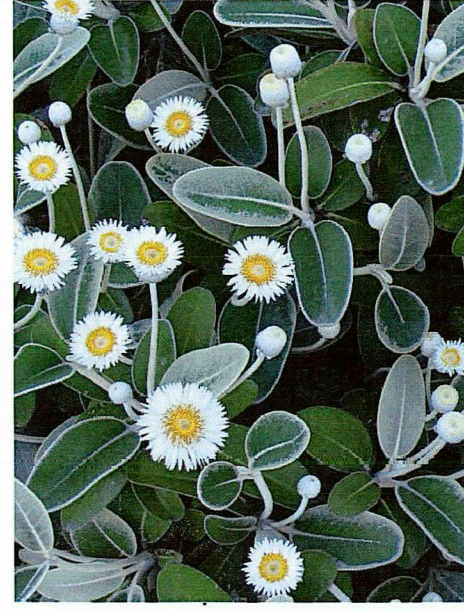
Pimelea prostrata
Pinatoro



Poa cita
Silver Tussock



Raoulia hookeri
Scabweed



Pachystegia insignis
Marlborough Rock Daisy



Sophora microphylla
Kowhai



Carex testacea
Sand Tussock



Ficinia nodosa
Wiwi

Feature Tree

Dune Mix Ground Floor

10911201



FOREST MARGIN GARDEN COLLECTION



NORTH + WEST FACING BALCONY COLLECTION



COASTAL GARDEN COLLECTION

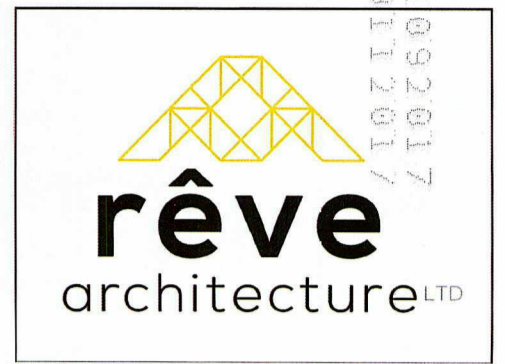


SOUTH FACING BALCONY COLLECTION

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
JUNE 21ST OVER THE COURSE OF THE DAY

CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328



ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

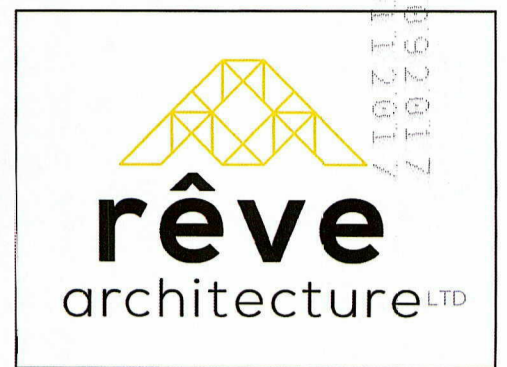
	EAST VIEW	SOUTH VIEW	WEST VIEW
8AM			
9AM			
10AM			
11AM			
12PM			

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
SEPTEMBER 21ST OVER THE COURSE OF THE DAY

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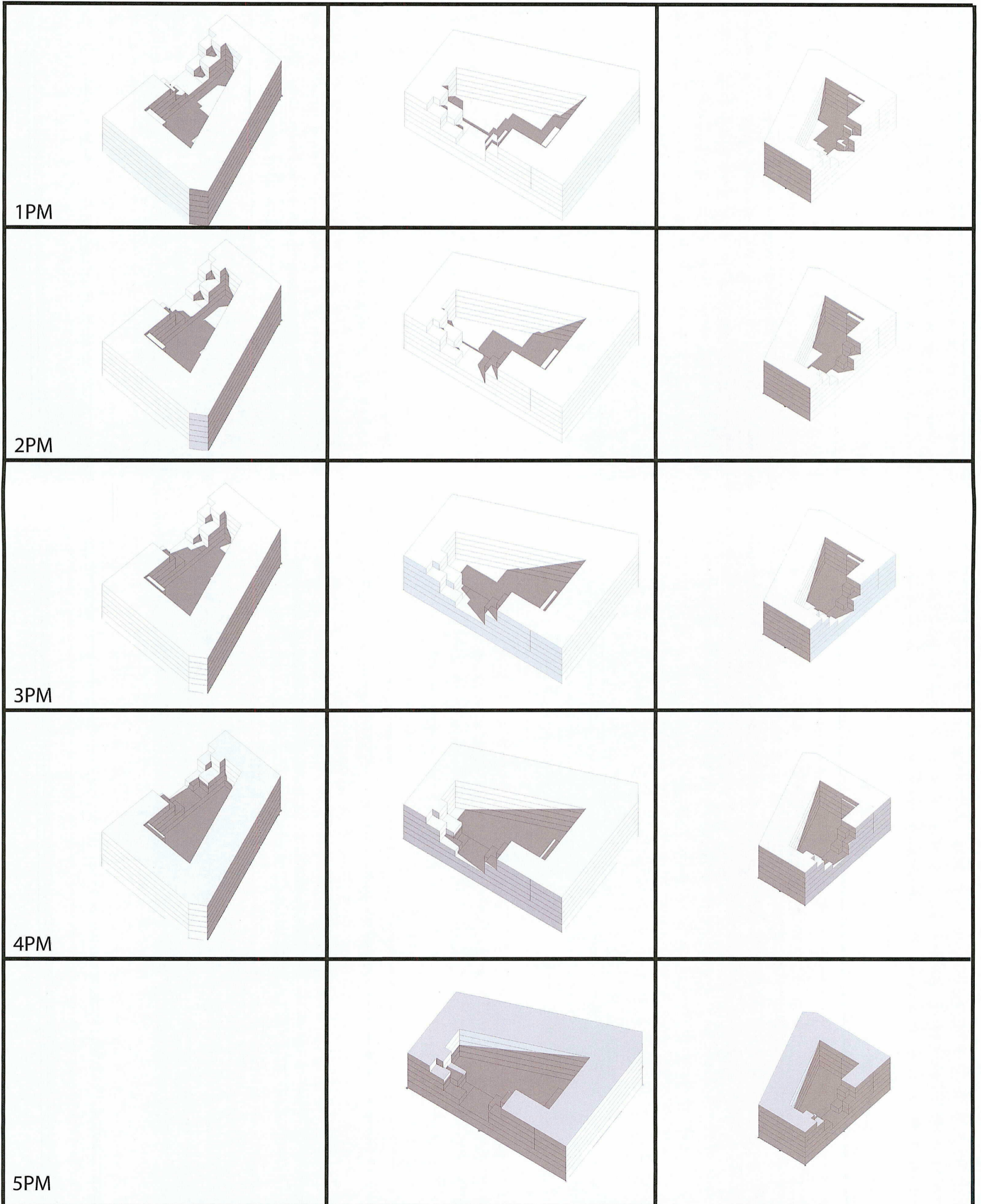
ISSUE DATE: 31/05/2017



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SOUTH VIEW

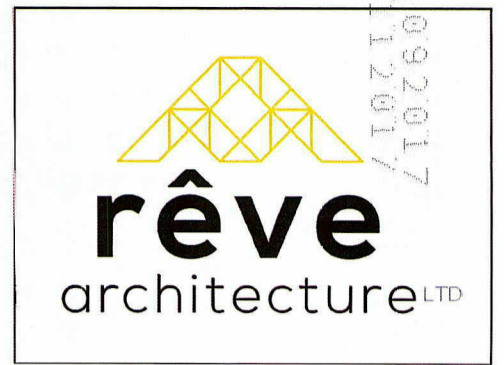
WEST VIEW



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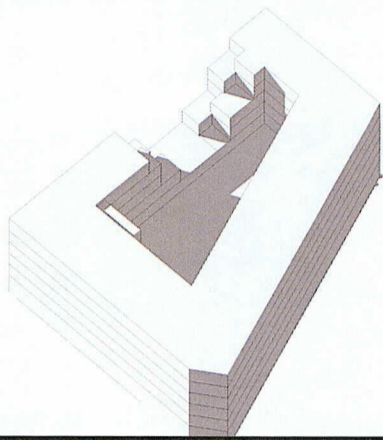
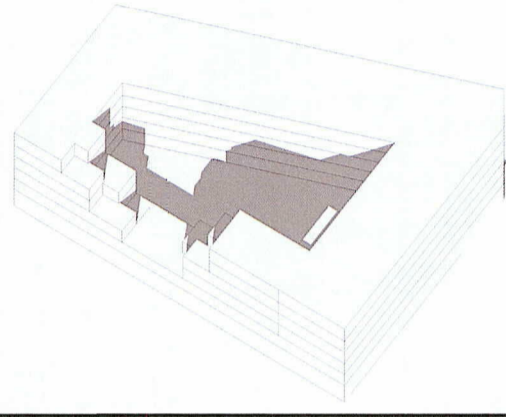
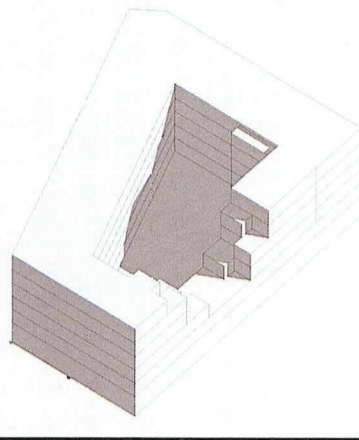
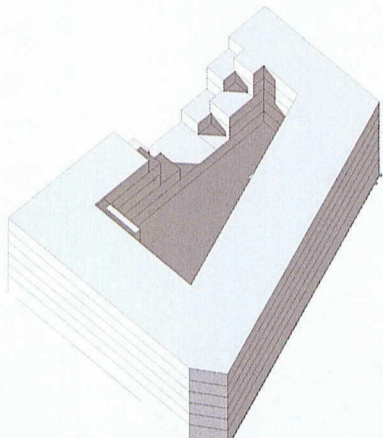
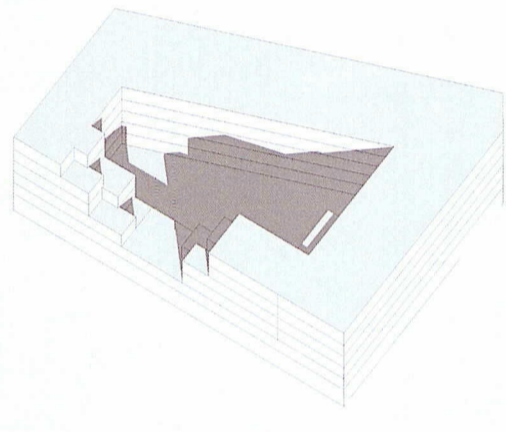
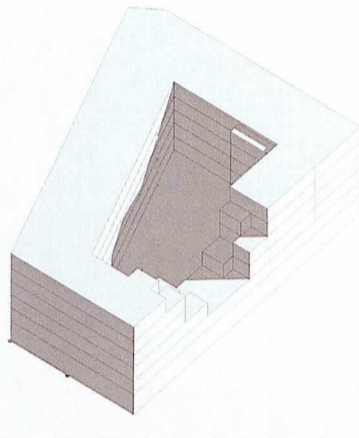
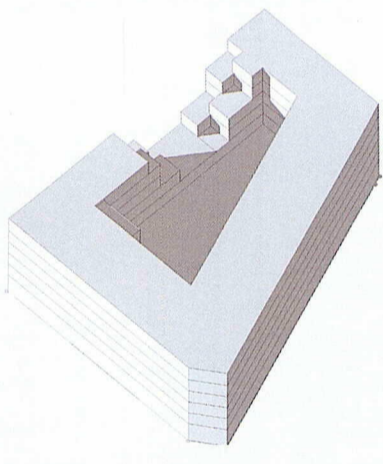
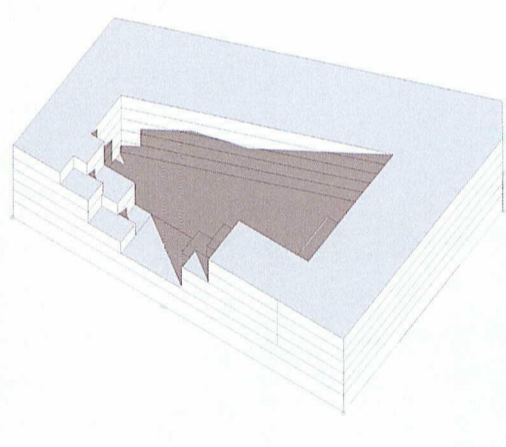
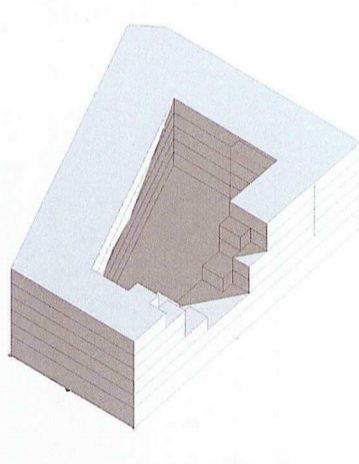
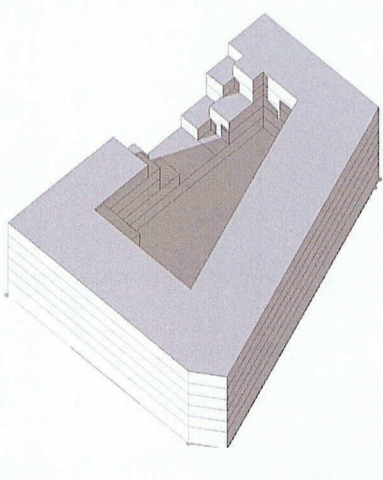
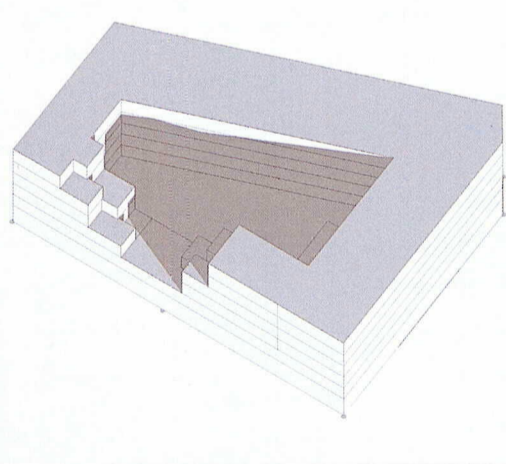
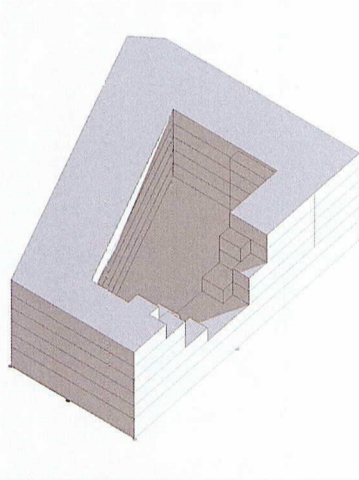


ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

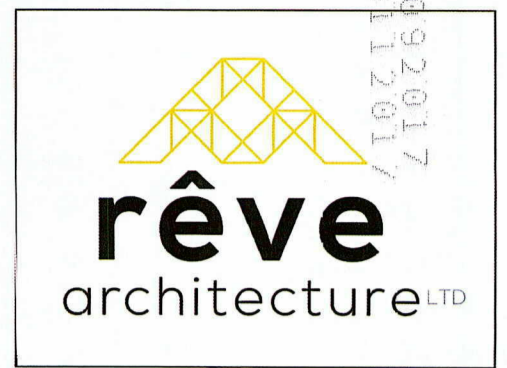
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 <p>2PM</p>		
 <p>3PM</p>		
 <p>4PM</p>		

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
DECEMBER 21ST OVER THE COURSE OF THE DAY

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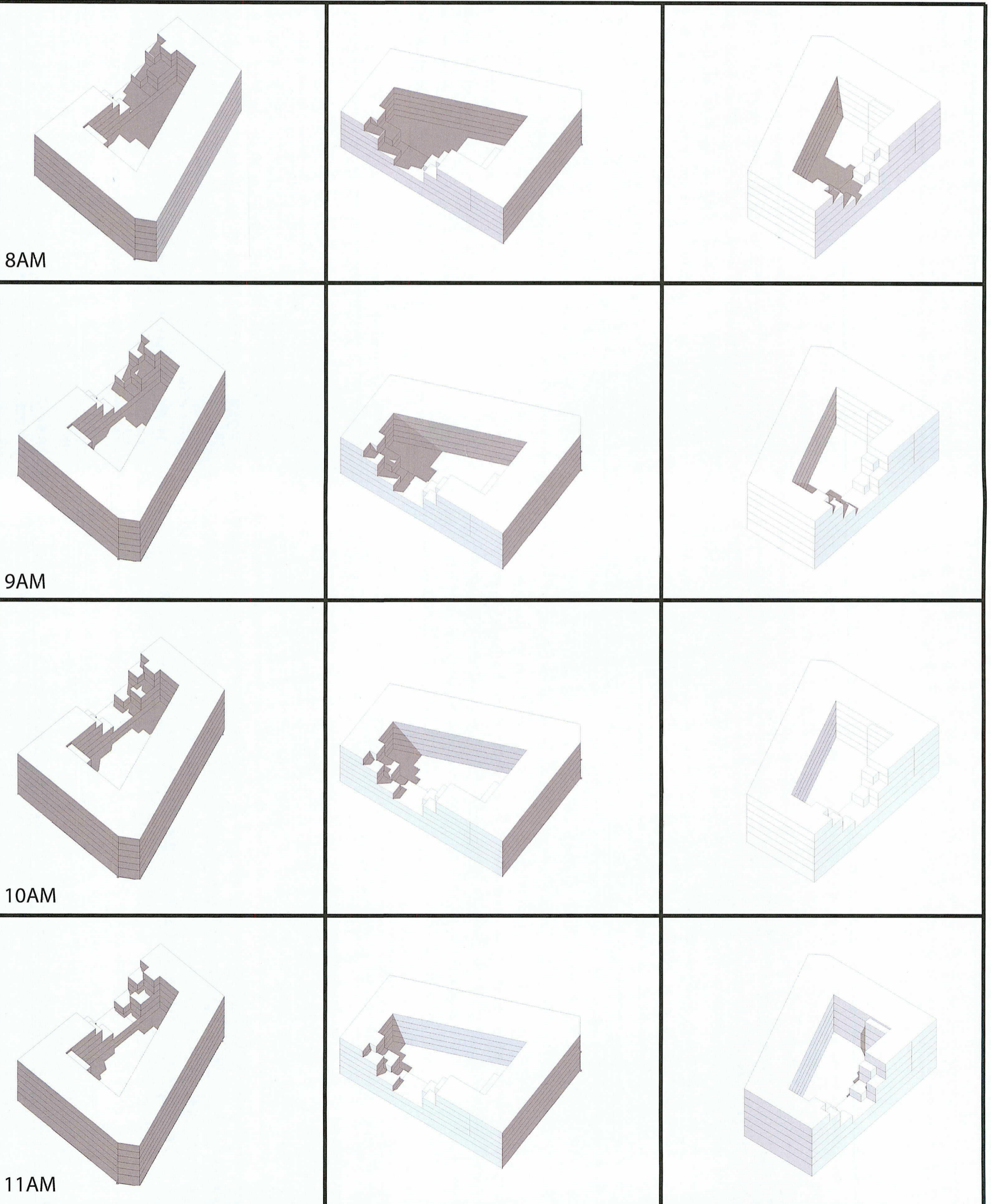
ISSUE DATE: 31/05/2017



EAST VIEW

SOUTH VIEW

WEST VIEW



LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:

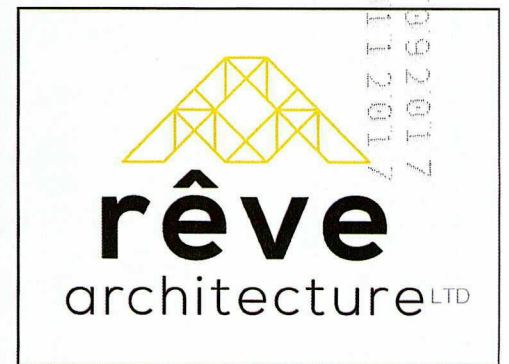
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DECEMBER 21ST OVER THE COURSE OF THE DAY

ISSUE DATE: 31/05/2017

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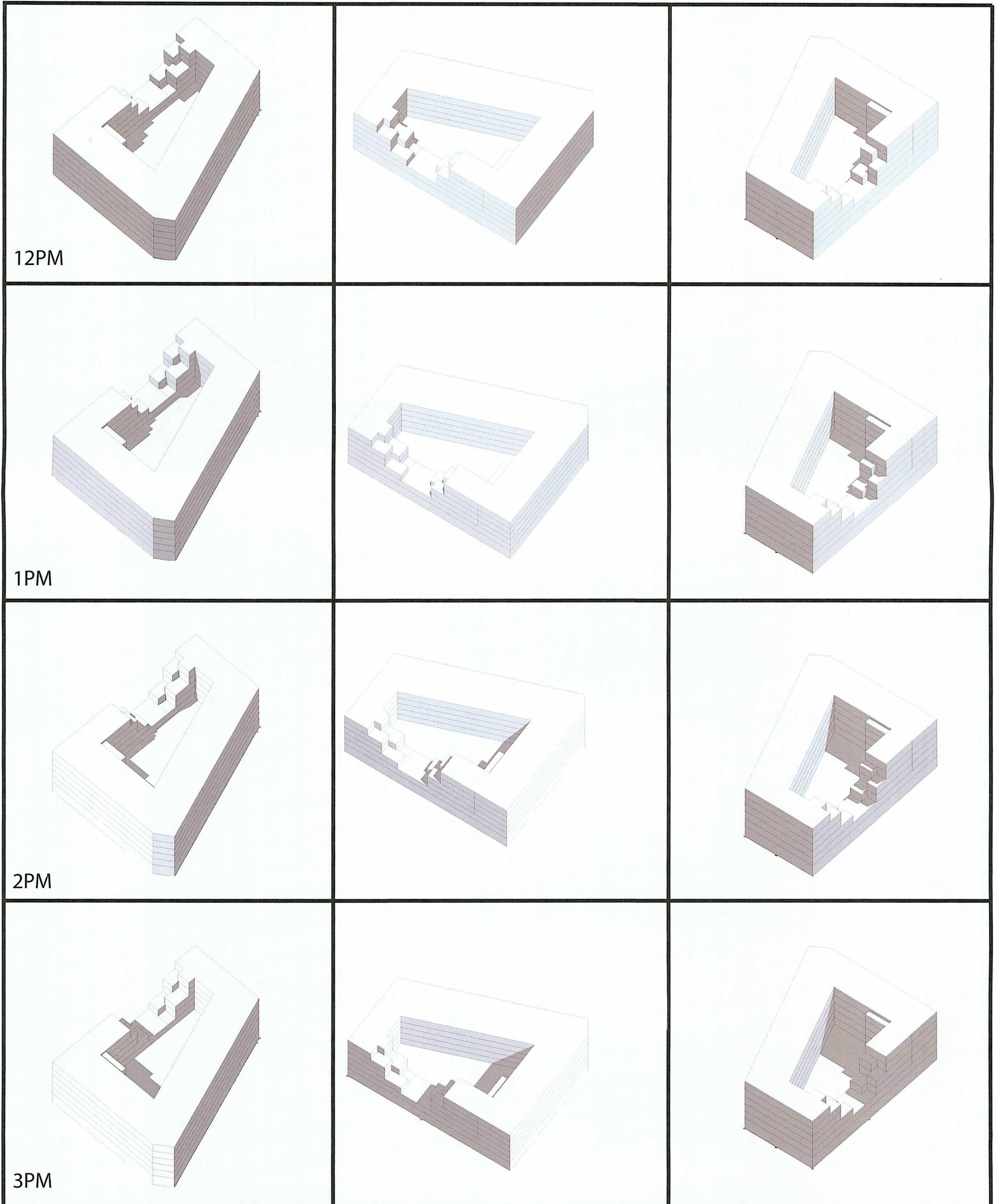
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EAST VIEW

SOUTH VIEW

WEST VIEW

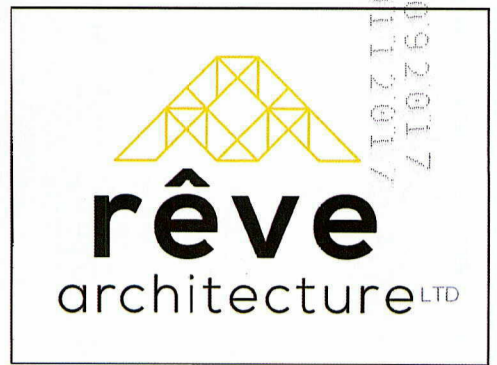


LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
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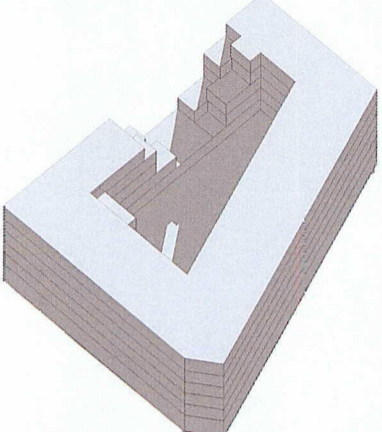
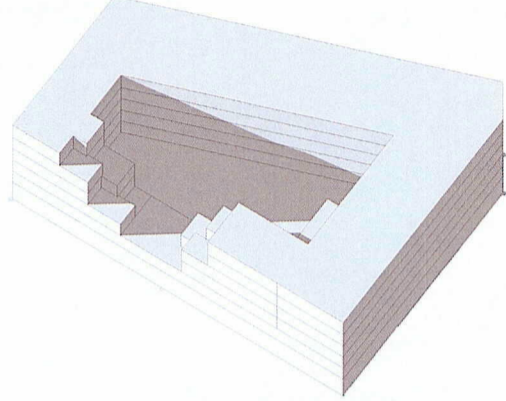
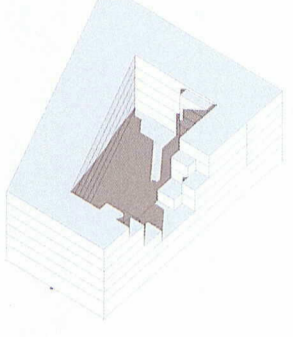
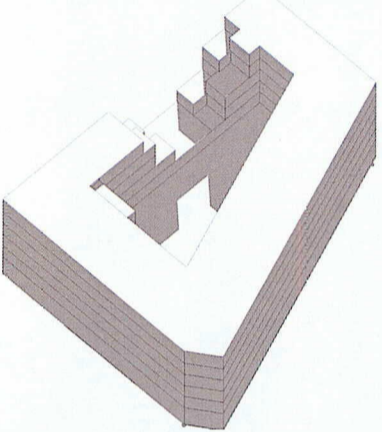
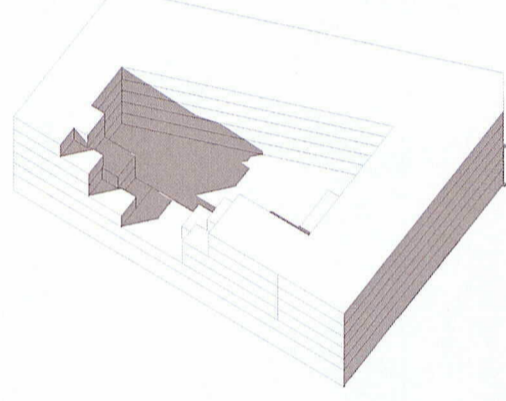
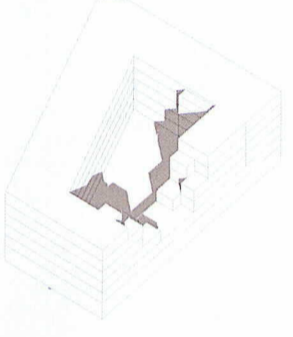
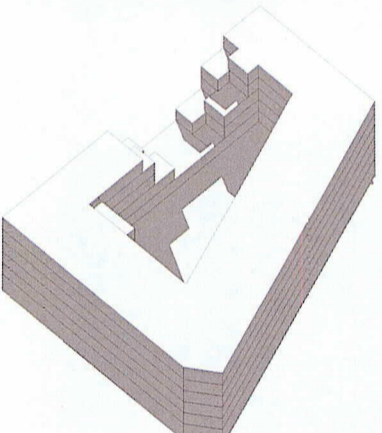
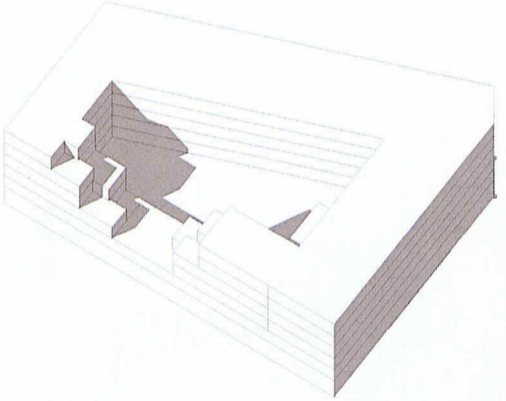
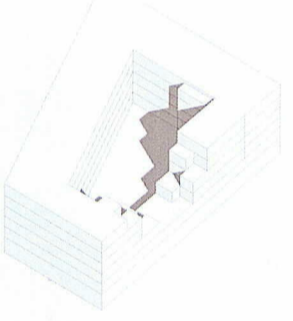
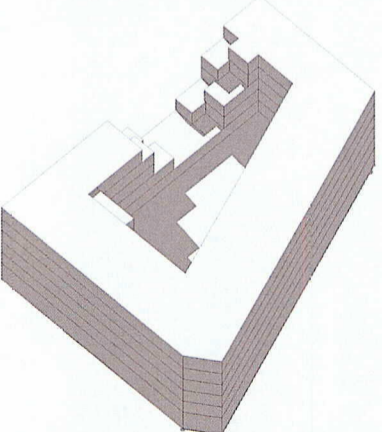
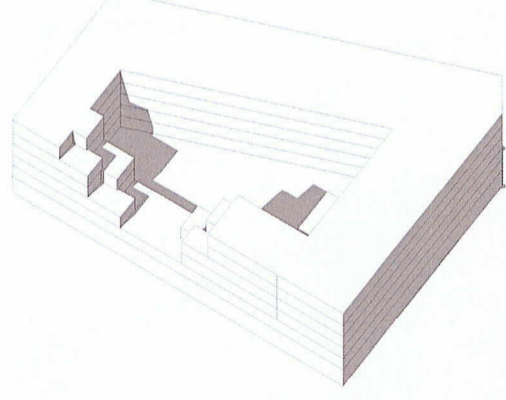
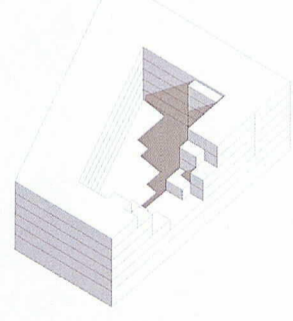
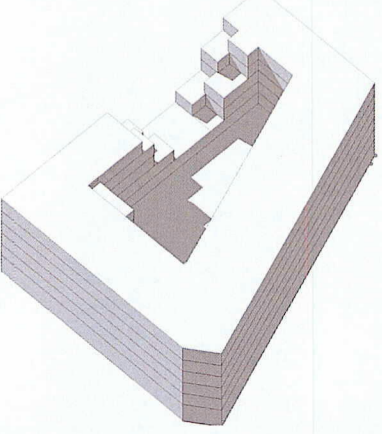
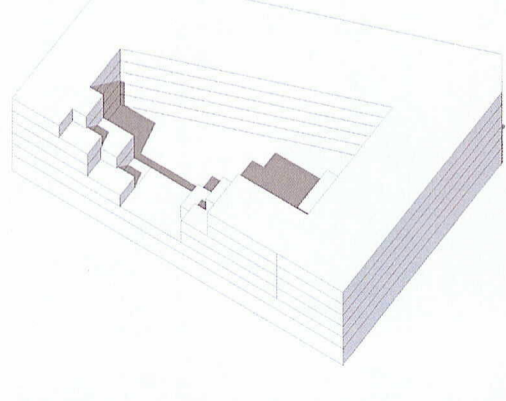
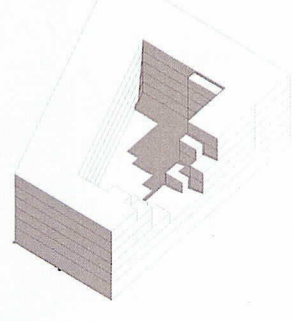
ISSUE DATE: 31/05/2017



EAST VIEW

SOUTH VIEW

WEST VIEW

 <p>8AM</p>		
		
		
		
		

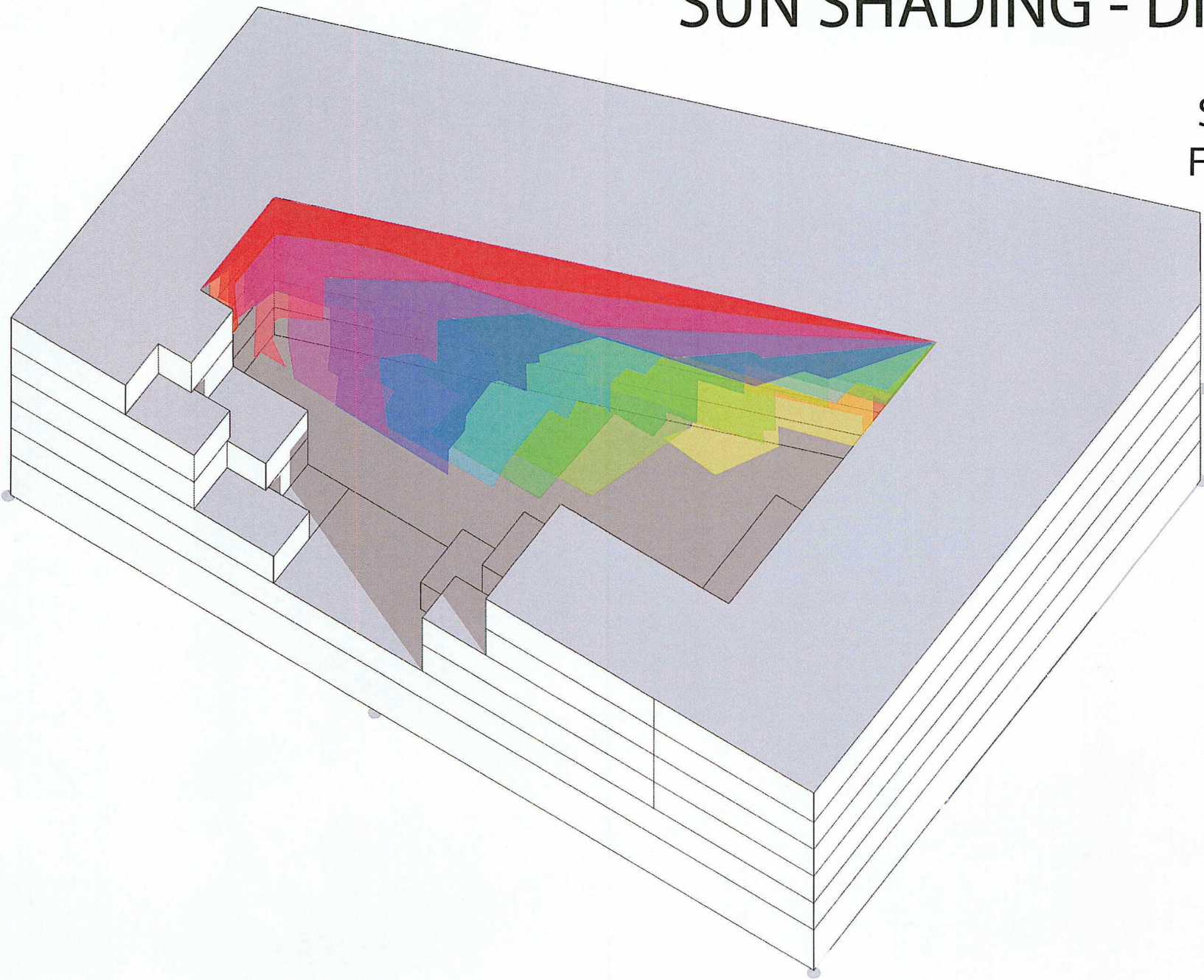
0911 2017

SUN SHADING - DIAGRAM 1

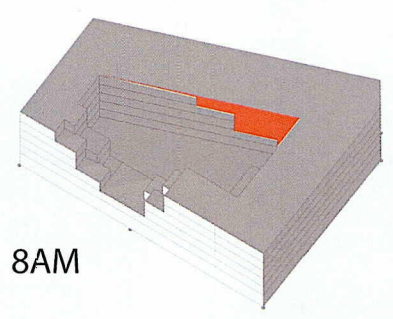
JUNE 21ST

SOUTHERN VIEW

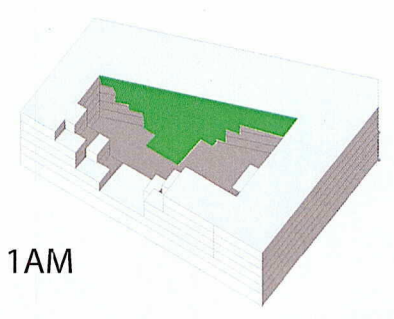
FROM 8AM - 4PM



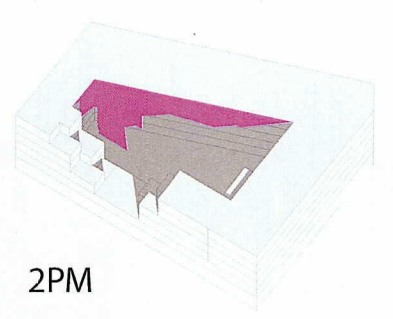
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9AM	
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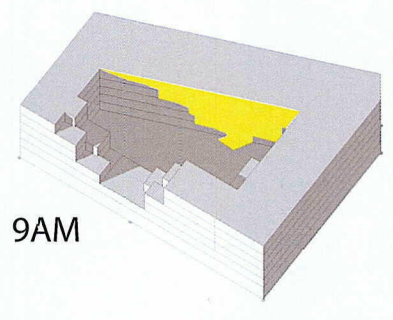
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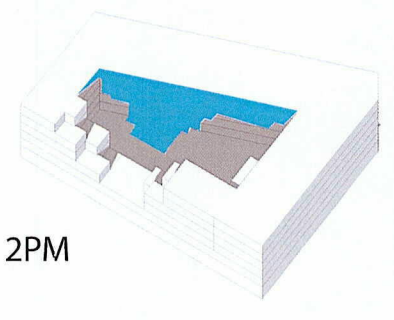
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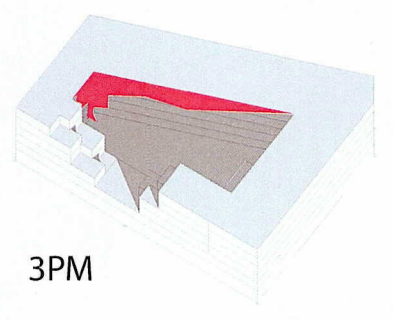
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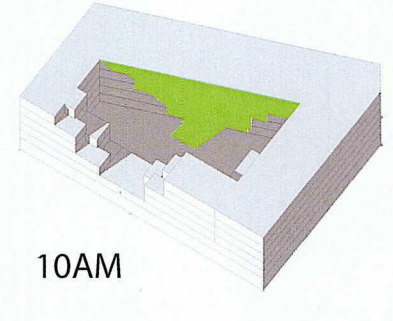
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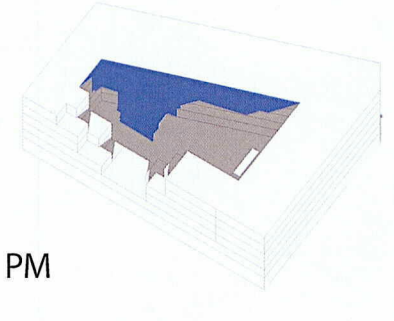
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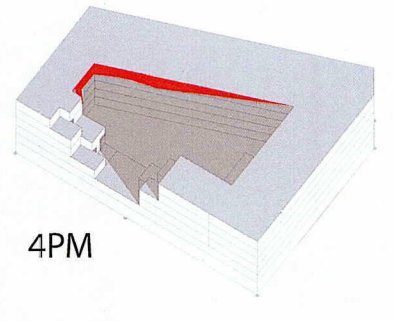
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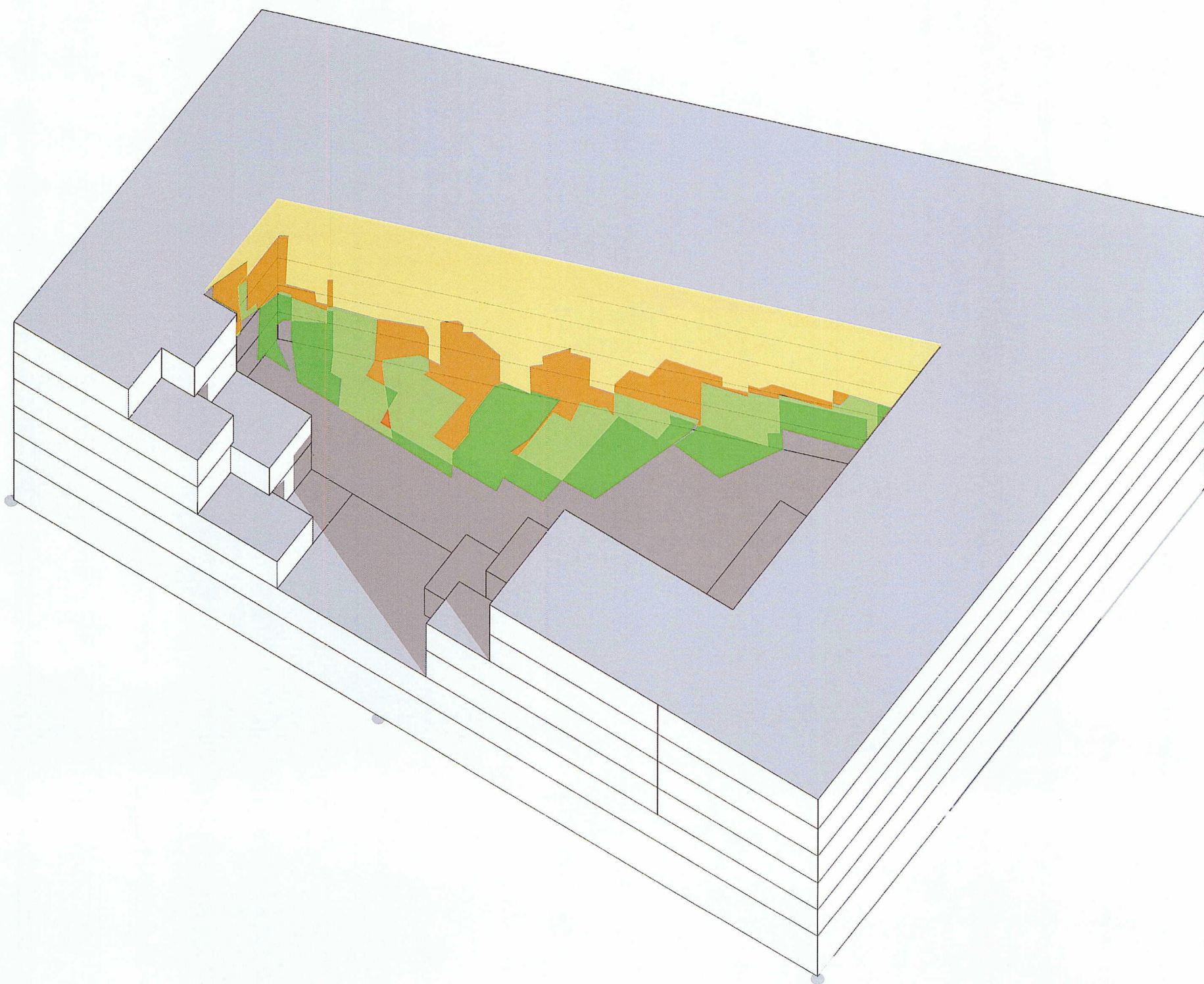


1PM



4PM





SUN SHADING - DIAGRAM 2

JUNE 21ST

SOUTHERN VIEW

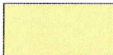



COLOURS SHOW WHICH PARTS OF THE BUILDING THROUGH OUT THE WINTER SOLTICE RECIEVES

DIAGRAM 1 :

DEPICTS THE LIGHT RECIEVED BY APARTMENTS FROM 8AM - 4PM ON THE WINTER SOLTICE. LIGHT CASTED AT EACH HOUR IS RECORDED AND THEN OVERLAPPED TO REVEAL WHICH APARTMENTS RECIEVE MORE THAN 4 HOURS OF SUN AND THE ONES THAT RECIEVE LESS THAN 4 HOURS OF SUN.

DIAGRAM 2 :

DERIVED FROM THE INFORMATION GATHERED FROM DIAGRAM 1; DIAGRAM 2 HAS OUTLINED AND HIGHLIGHTED THE AREAS THAT RECIEVE 4 HOURS OF SUN, 3 HOURS OF SUN, 2 HOURS OF SUN, AND 1 HOUR OF SUN, FOR CLEARER UNDERSTANDING

	4 HOURS OF SUN
	3 HOURS OF SUN
	2 HOURS OF SUN
	1 HOUR OF SUN



Apartment Number	Gross Floor Area (m ²)	Apartment Type (Stand-alone or Dual Key)	Single Storey or Double Storey	Number of Bedrooms + (Study)	Number of Bathrooms/ Ensuites	Number of Private Decks/ Private Yards	Lanai Room Provided	Deck/ Courtyard Areas (m2)	Total Area of Private Outdoor Space (m ²)	Number of Kitchens + (Kitchenettes)
1	90	Stand-alone	Single	2	2	2	No	16.2 (corner deck), 3.7(north-eastern), 2.2 (southern)	22.1	1
2	81	Stand-alone	Single	2	2	2	No	4.3 (north-eastern), 12 (courtyard)	16.3	1
3	104	Stand-alone	Single	3	3	2	No	9.0(north-eastern), 22 (courtyard)	31	1
4	100	Stand-alone	Single	3	3	1	No	10.0(north-eastern)	10	1
5	91	Stand-alone	Single	2	2	2	No	6.2 (southern), 10.4 (courtyard)	16.6	1
6	96	Stand-alone	Single	2	2	2	No	8.3 (southern), 28.0 (courtyard)	36.3	1
7	96	Stand-alone	Single	2	2	2	No	8.2(southern), 28.2 (courtyard)	36.4	1
8	96	Stand-alone	Single	2	2	2	No	7.8 (southern), 28.2 (courtyard)	36	1
9	96	Stand-alone	Single	2	2	2	No	8.0 (southern), 19.1 (courtyard)	27.1	1
10	82	Stand-alone	Single	2	2	2	No	9.0 (southern), 5.0 (courtyard)	14	1
11	89	Stand-alone	Single	2	2	2	No	16.2 (corner), 6.2(north-eastern)	22.7	1
12	76	Stand-alone	Single	2	2	2	No	6.3 (north-eastern), 5.4 (Lanai)	11.7	1
13	100	Stand-alone	Single	3	3	2	No	10.4 (north-eastern), 3.1 (Eastern)	13.5	1
14	100	Stand-alone	Single	3	3	1	No	10.2(north-eastern)	10.2	1
15	129	Dual Key	Single	4	3	3	Yes	4.2 (northern), 7.8 (Lanai), 31.2 (eastern)	43.2	1+(1)
16	140	Dual Key	Single	4	4	3	Yes	31.2 (western), 11.9 (Lanai), 4.2 (northern)	47.3	1+(1)
17	92	Stand-alone	Single	2	2	1	No	6.2 (southern)	6.2	1
18	86	Stand-alone	Single	2	2	2	Yes	6.6(southern),10.6(Lanai)	17.2	1
19	86	Stand-alone	Single	2	2	2	Yes	7.5(southern), 10.6 (Lanai)	18.1	1
20	85	Stand-alone	Single	2	2	2	Yes	7.6(southern), 10.6 (Lanai)	18.2	1
21	85	Stand-alone	Single	2	2	2	Yes	7.4(southern), 10.6 (Lanai)	18	1
22	81	Stand-alone	Single	2	2	2	Yes	7.2(southern), 7.0 (Lanai)	14.2	1
23	125	Stand-alone	Double	3	3.5	4	No	16.2(corner), 1.6(southern), 3.8(north-eastern), 4.5 (master bedroom)	26.1	1
24	116	Stand-alone	Double	3+(1)	3	2	Yes	6.3(north-eastern), 9.6(Lanai)	15.9	1
25	105	Stand-alone	Single	3	3	2	Yes	6.5(Lanai), 8.9(north-eastern)	15.4	1
26	100	Stand-alone	Single	3	3	1	No	10.0(north-eastern)	10	1
27	111	Dual Key	Single	3	3	3	Yes	4.2(northern), 8.5 (Lanai), 10.0(eastern)	22.7	1+(1)
28	121	Dual Key	Single	3	3	3	Yes	4.2(northern), 9.4 (Lanai), 10.0(western)	23.6	1+(1)
29	91	Stand-alone	Single	2	2	1	No	7.2(southern)	7.2	1
30	125	Dual Key	Double	4	4	2	Yes	10.6(Lanai), 7.4(southern)	18	1+(1)
31	125	Dual Key	Double	4	4	2	Yes	10.6(Lanai), 5.9(southern)	16.5	1+(1)
32	127	Dual Key	Double	4	4	2	Yes	10.6(Lanai), 5.5(southern)	16.1	1+(1)
33	127	Dual Key	Double	4	4	2	Yes	10.6(Lanai), 6.6(southern)	17.2	1+(1)
34	127	Dual Key	Double	3	3	1	No	7.5(southern), 3.0(Bedroom 1 deck),2.4(north-eastern), 9.6(Lanai)	7.5	1+(1)
35	117	Stand-alone	Double	3+(1)	3	3	Yes	6.5(Bedroom 1 Lanai), 6.5 (Lanai)	13	1
36	70	Stand-alone	Double	2	1	2	Yes	5.4(to bedrooms), 3.9(to stucio), 8.1(to living room), 3.9 (Bedroom 3)	21.3	1+(1)
37	117	Dual Key	Double	4	4	4	No	10.2 (north-eastern)	10.2	1
38	100	Stand-alone	Single	3	3	1	No	4.2(northern), 8.9(Lanai), 8.2 (eastern)	21.3	1
39	95	Stand-alone	Single	3	2	3	Yes	4.2(northern), 10.4 (Lanai), 12.0(western)	26.6	1
40	99	Stand-alone	Single	3	3	3	Yes	5.9(Lanai)	5.9	1
41	86	Stand-alone	Double	2	1.5	1	Yes	3.6(to bedrooms), 3.9(to living room)	7.5	1
42	77	Stand-alone	Double	2	1.5	2	No	5.9(southern lower level), 10.6(northern upper level Lanai), 5.2(southern upper level)	21.7	1+(1)
43	129	Dual Key	Double	4	4.5	3	Yes	6.0(southern lower level), 10.6(northern upper level Lanai), 5.6 (southern upper level)	22.2	1+(1)
44	129	Dual Key	Double	4	4.5	3	Yes	6.5(southern lower level), 10.6(northern upper level Lanai), 5.9 (southern upper level)	23	1+(1)
45	132	Dual Key	Double	4	4.5	3	Yes	6.5(southern lower level), 10.6(northern upper level Lanai), 4.8 (southern upper level)	21.9	1+(1)
46	131	Dual Key	Double	4	4.5	3	Yes	5.5(southern lower level), 5.9(southern upper level)	11.4	1+(1)
47	134	Dual Key	Double	4	4.5	2	No	1.0(southern lower level), 16.2(corner ceck), 1.7(southern upper level), 16.2 (corner deck), 3.0(bedroom 3 deck)	38.1	1
48	131	Stand-alone	Double	3	3	4	No	10.0(north-eastern)	10	1
49	100	Stand-alone	Single	3	3	1	No	4.2(northern), 4.8 (Lanai), 10.8(eastern)	19.8	1
50	76	Stand-alone	Single	2	2	3	Yes	7.0 (Lanai), 9.4(western)	16.4	1
51	83	Stand-alone	Single	2	2	3	Yes			
Total	5287			143+(2)					987.8	