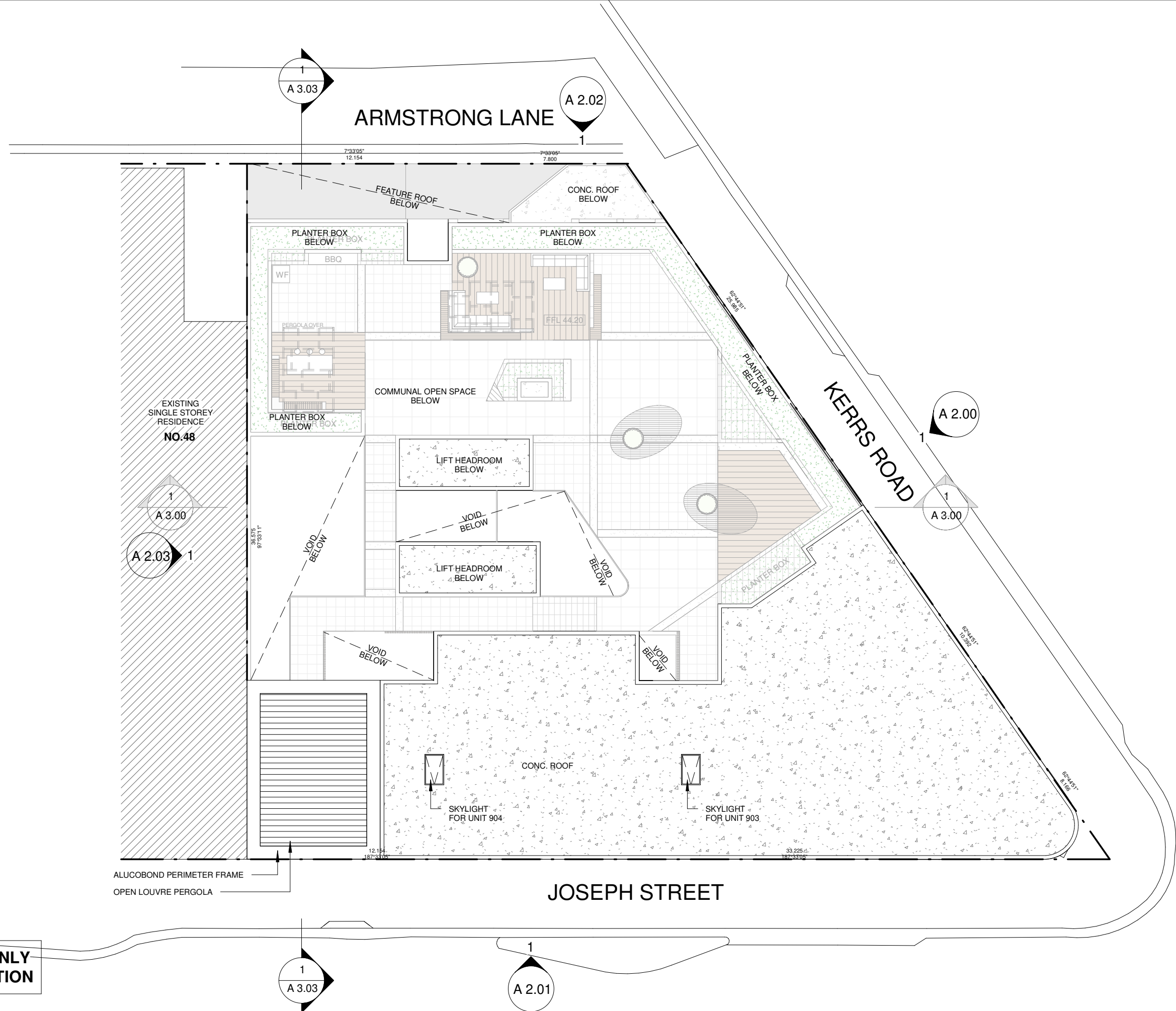


Sheet Number	Sheet Name
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SITE AREA	1194.7m ²		
	REQUIRED	PROPOSED	COMPLIANCE
TOTAL GFA	5974 m ²	5973.9 m ²	✓
FSR	1:5	1:5	✓
HEIGHT LIMIT	32m	31.35m (ROOF TOP) 32.6m (LIFT OVERRUN TOP)	X
NO. OF UNITS	-	72 UNITS 1 BED = 24 UNITS 2 BED = 39 UNITS 3 BED = 9 UNITS	N/A
CAR PARKING	TOTAL :84 CARPARK SPACES (INCLUDING 9 DISABLED SPACE) RESIDENTIAL= 78 SPACES (VISITOR PARKING = 15 SPACES) COMMERCIAL= 6 SPACES (COMMERCIAL AREA= 312m ²) (TOTAL DISABLED PARKING = 9 SPACES) CALCULATION UNDER RMS PARKING RATE: 1 BED 0.6 PARKING PER UNIT =0.6X24= 14.4 PARKINGS 2 BED 0.9 PARKING PER UNIT =0.9X39= 35.1 PARKINGS 3 BED 1.4 PARKING PER UNIT =1.4X9= 12.6 PARKINGS VISITOR 1 SPACE PER 5 UNITS =74/5= 14.8 PARKINGS COMMERCIAL 1 PARKING PER 60m ² =312/60= 5.2 PARKINGS DISABLED PARKING RESIDENTIAL= 1 PARKING PER ADAPT. UNIT = 8 SPACES COMMERCIAL=10% OF COMMER. PARKING =0.1X 5.2 =0.52 SPACE (1 SPACE) DISABLED PARKING TOTAL = 9 SPACES	85 CARPARK SPACES RESIDENTIAL= 78 SPACES COMMERCIAL = 7 SPACES (INC. DISABLED PARKING = 10 SPACES)	✓

A 0.01	PLAN- SITE/ ROOF
A 0.02	PLAN- SITE ANALYSIS
A 1.00	PLAN- BASEMENT 1
A 1.01	PLAN- BASEMENT 2
A 1.02	PLAN- BASEMENT 3
A 1.03	PLAN- BASEMENT 4
A 1.04	PLAN- GROUND LEVEL (RETAIL)
A 1.05	PLAN- LEVEL 1
A 1.06	PLAN- LEVEL 2 - 8
A 1.07	PLAN- LEVEL 9
A 2.00	ELEVATION- NORTH (KERRS ROAD)
A 2.01	ELEVATION- EAST (JOSEPH STREET)
A 2.02	ELEVATION- WEST (ARMSTRONG LANE)
A 2.03	ELEVATION - SOUTH
A 3.00	SECTION (NORTH-SOUTH)
A 3.01	SECTION (EAST-WEST)
A 3.02	SECTION (RAMP LAYOUT)
A 3.03	RAMP DETAIL
A 4.00	SHADOW DIAGRAM - June 21st
A 4.01	POST ADAPTABLE UNIT
A 5.00	MATERIAL SCHEDULE & FINISHES
A 6.00	CROSS VENTILATION & SOLAR ACCESS
A 6.01	LANDSCAPE & COMMUNAL OPEN SPACE
A 6.02	STREETSCAPE ELEVATION (KERRS ROAD)
A 6.03	STREETSCAPE ELEVATION (JOSEPH STREET)
A 6.04	GROSS FLOOR AREA CALCULATIONS
A 6.05	SOLAR STUDY - HOURS OF SUNLIGHT
A 6.06	SOLAR STUDY - DIRECT SUNLIGHT
A 7.01	CEILING HEIGHT DETAIL



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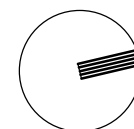
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B7	UPDATE FOR DA-RE-SUBMISSION	14.02.2019	AC
B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

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PROJECT

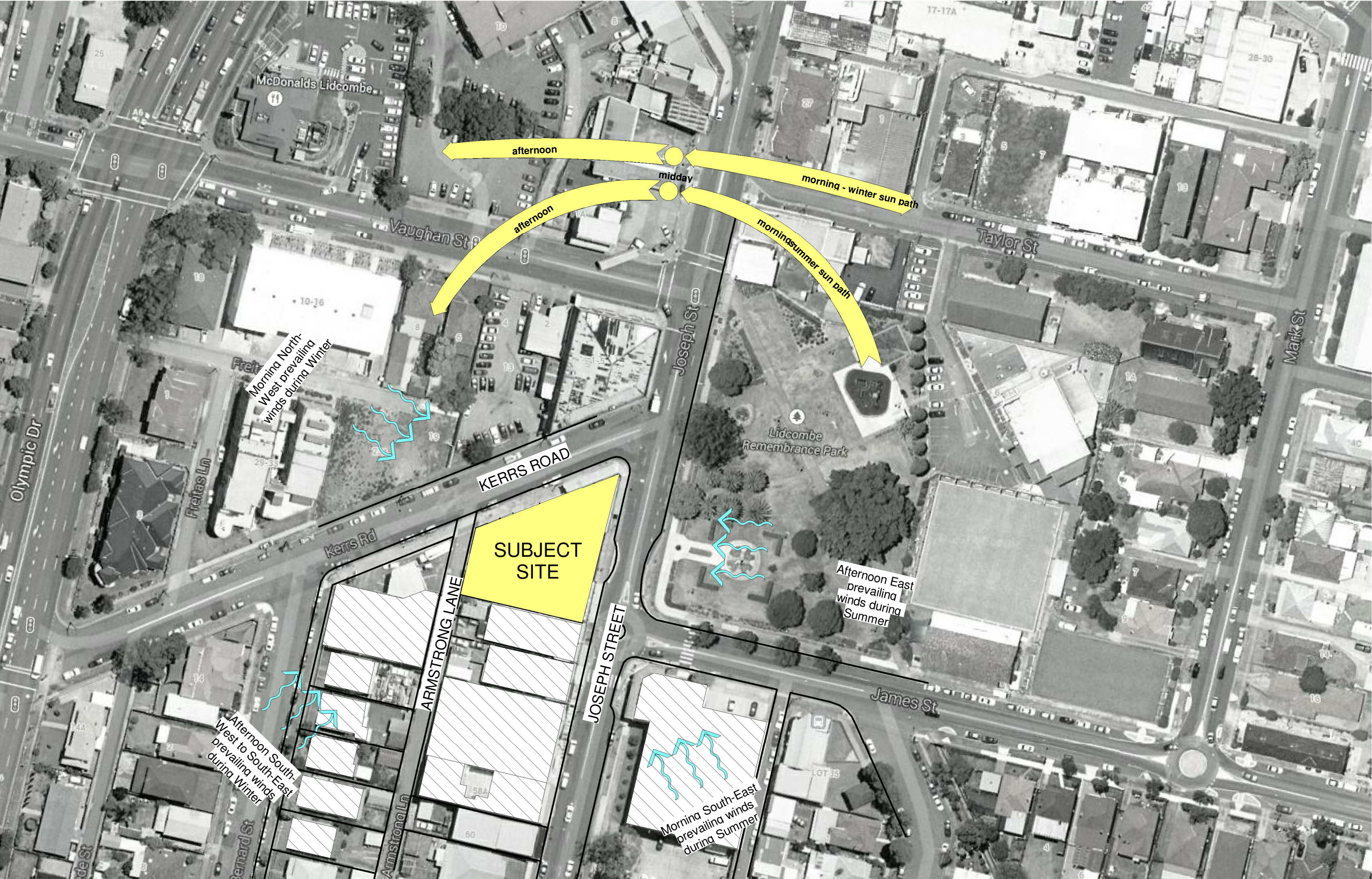
2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE



DRAWING TITLE

PLAN- SITE/ ROOF

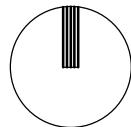
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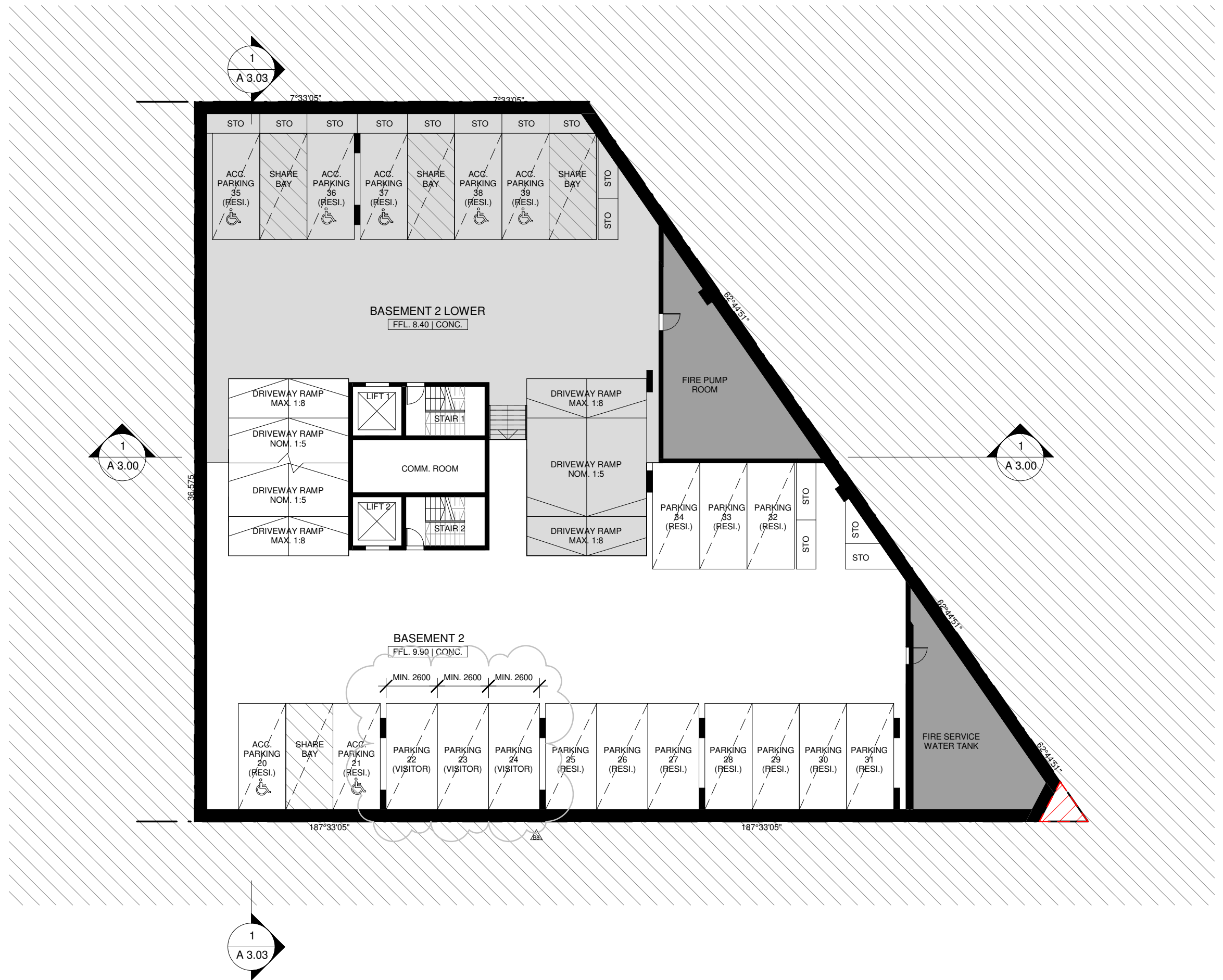
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PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



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PLAN- SITE ANALYSIS

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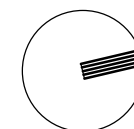
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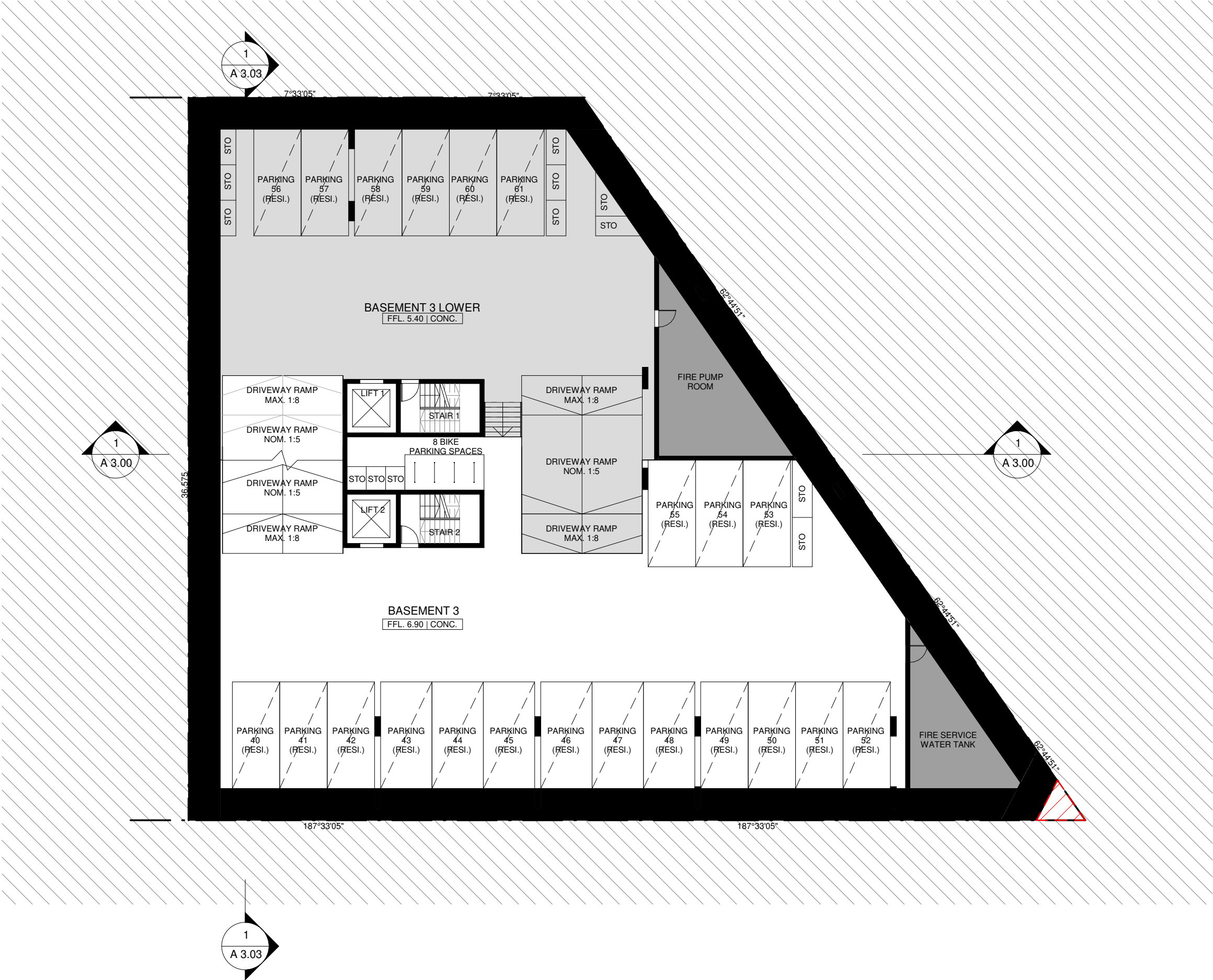
2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE



DRAWING TITLE

PLAN- BASEMENT 2

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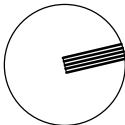
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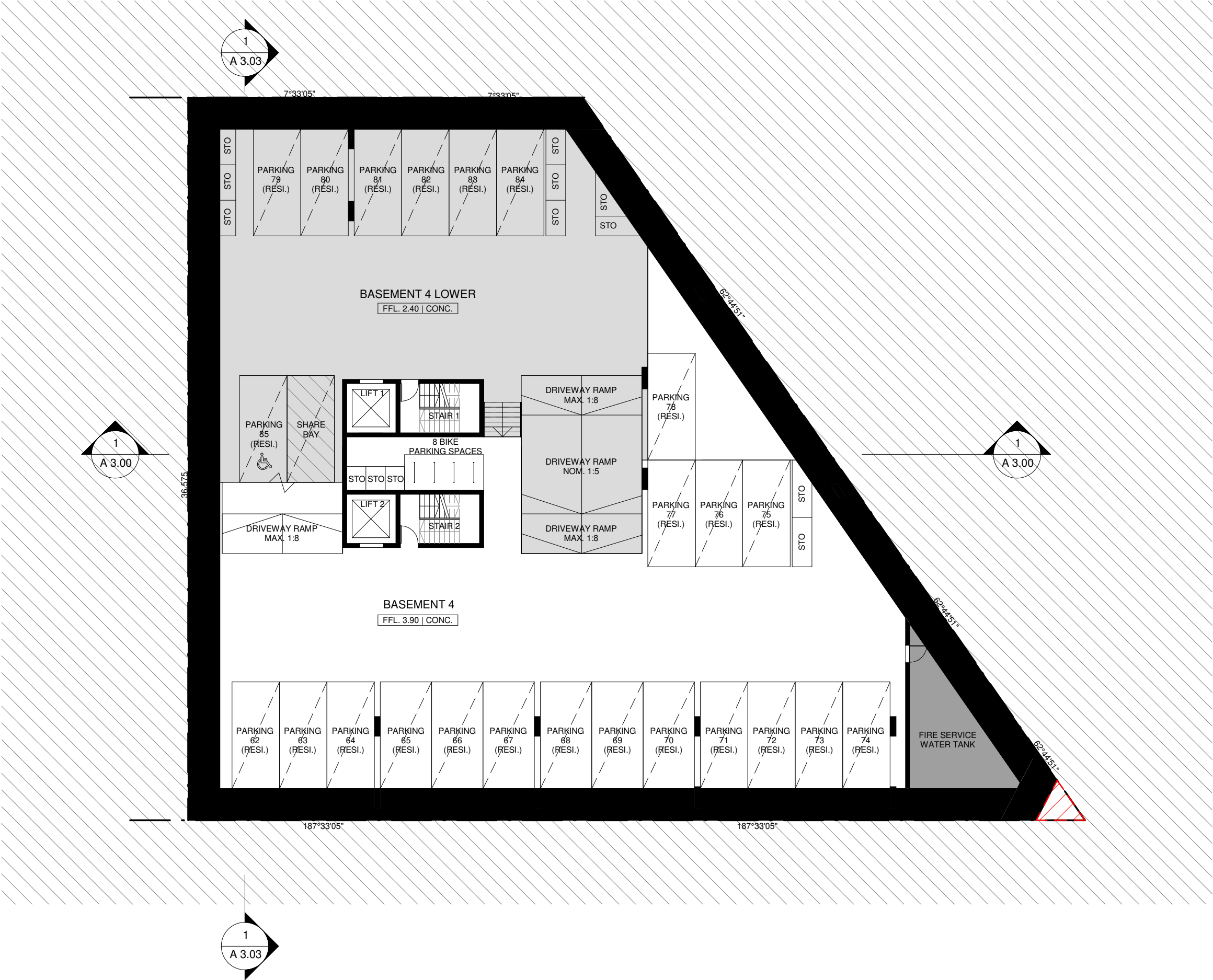
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**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE
PLAN- BASEMENT 3

JOB NO.	SCALE	DWG NO.	ISSUE
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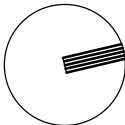
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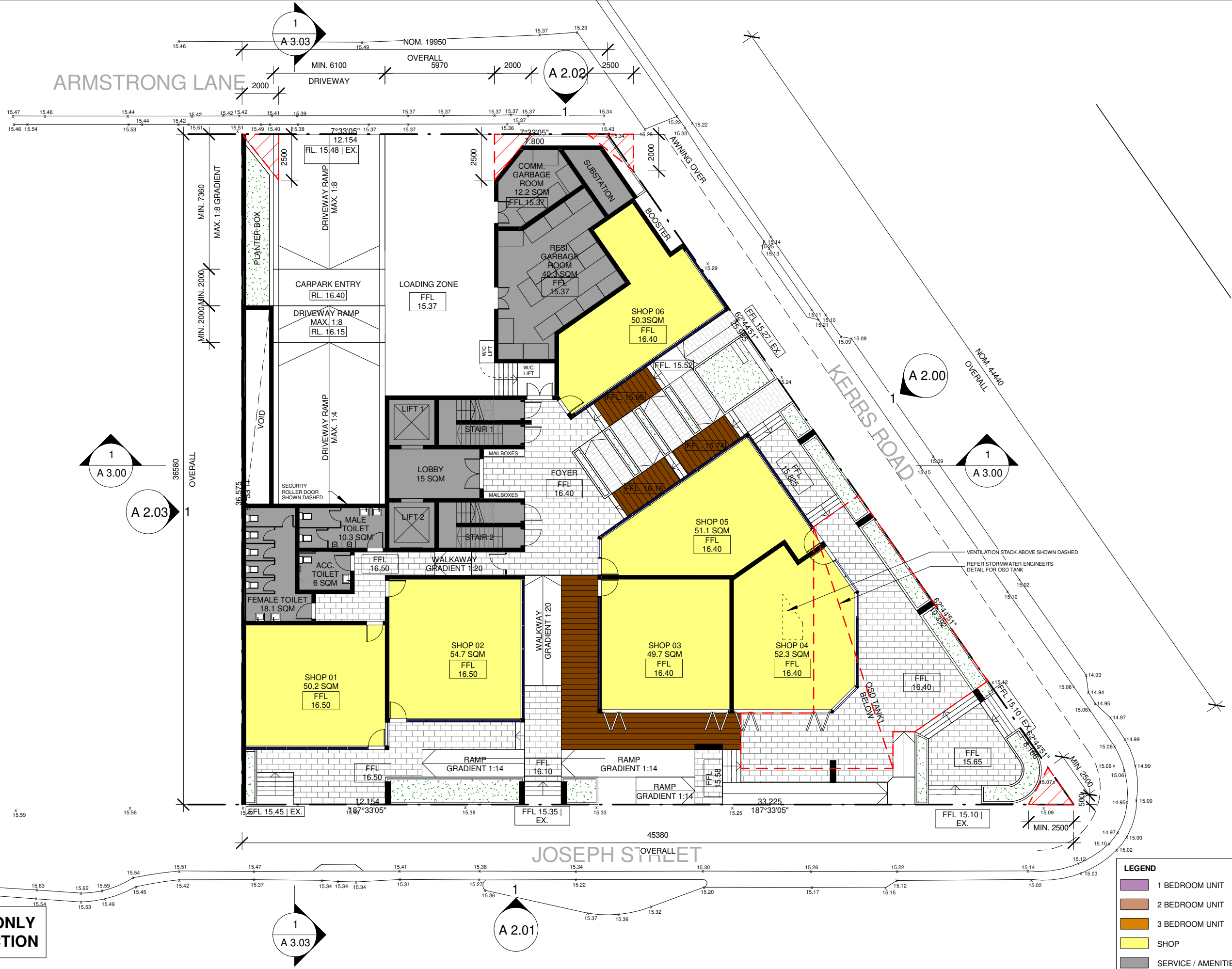
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**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE
PLAN- BASEMENT 4

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 1.03	B8



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LEGEND	
	1 BEDROOM UNIT
	2 BEDROOM UNIT
	3 BEDROOM UNIT
	SHOP
	SERVICE / AMENITIES

ARCHITECTURE
mo
MA

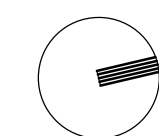
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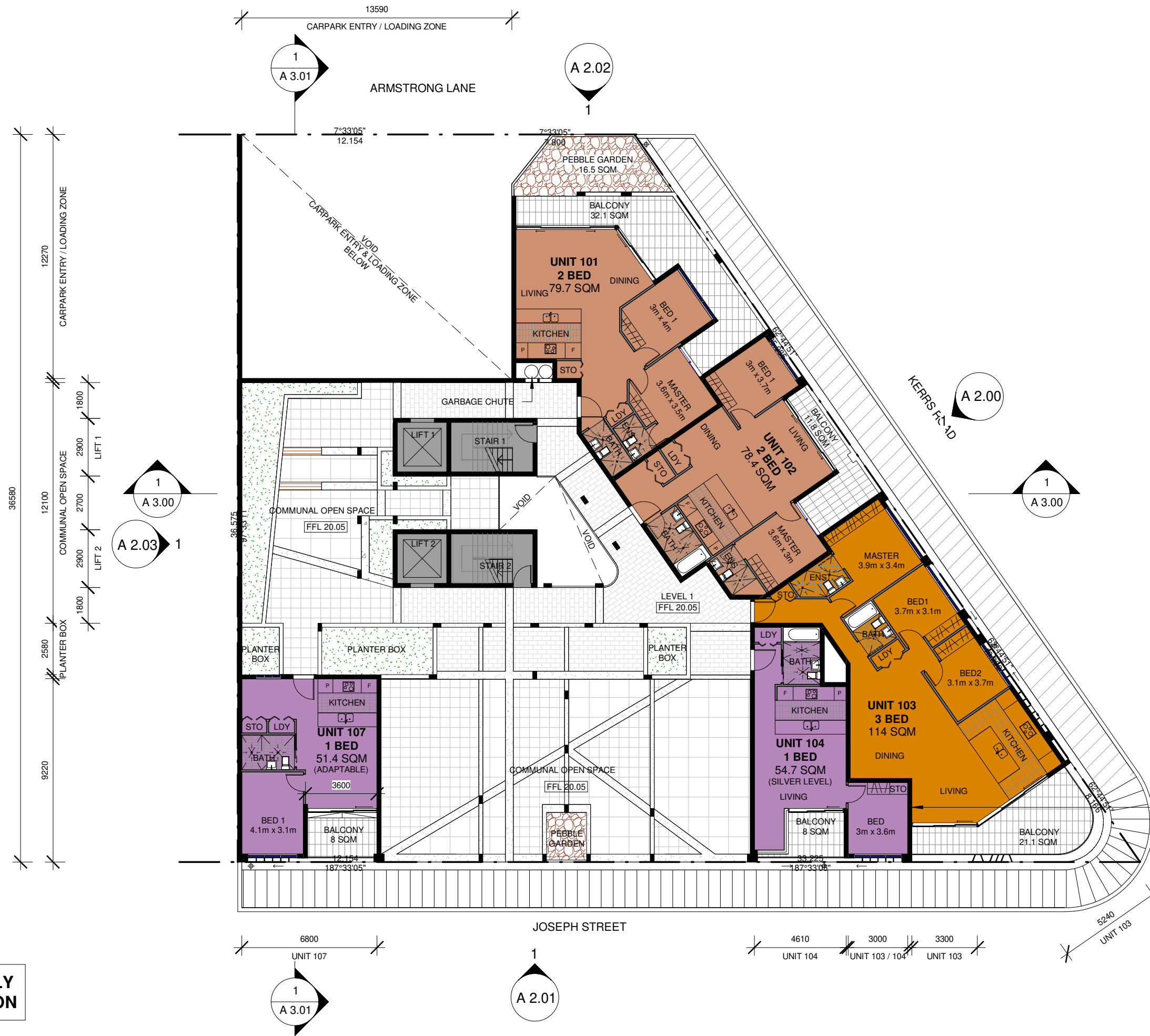
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B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

CLIENT
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PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE PLAN- GROUND LEVEL (RETAIL)			
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 1.04	B8



ADDITIONAL ACOUSTIC TREATMENT TO BE SUPPLIED IN ACCORDANCE WITH ACOUSTIC REPORT IN CC STAGE

LEGEND	
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	2 BEDROOM UNIT
	3 BEDROOM UNIT
	SHOP
	SERVICE / AMENITIES

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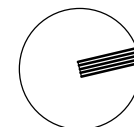
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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE
PLAN- LEVEL 1

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 1.05	B8



ADDITIONAL ACOUSTIC TREATMENT TO BE SUPPLIED IN ACCORDANCE WITH ACOUSTIC REPORT IN CC STAGE

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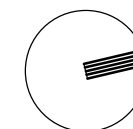
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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE
PLAN- LEVEL 2 - 8

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 1.06	B8





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LEGEND

BAL1	GLASS BALUSTRADE
MC1	METAL CLADDING
PF1A	PAINT FINISH (WHITE)
PF1B	PAINT FINISH (CHARCOAL)
ST1	STONE CLADDING
TB1	TIMBER CLADDING



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B7	UPDATE FOR DA-RE-SUBMISSION	14.02.2019	AC
B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT

2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE

DRAWING TITLE

ELEVATION- NORTH (KERRS ROAD)

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 2.00	B8



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LEGEND	
BAL1	GLASS BALUSTRADE
MC1	METAL CLADDING
PF1A	PAINT FINISH (WHITE)
PF1B	PAINT FINISH (CHARCOAL)
ST1	STONE CLADDING
TB1	TIMBER CLADDING

ARCHITECTURE
mo
MA

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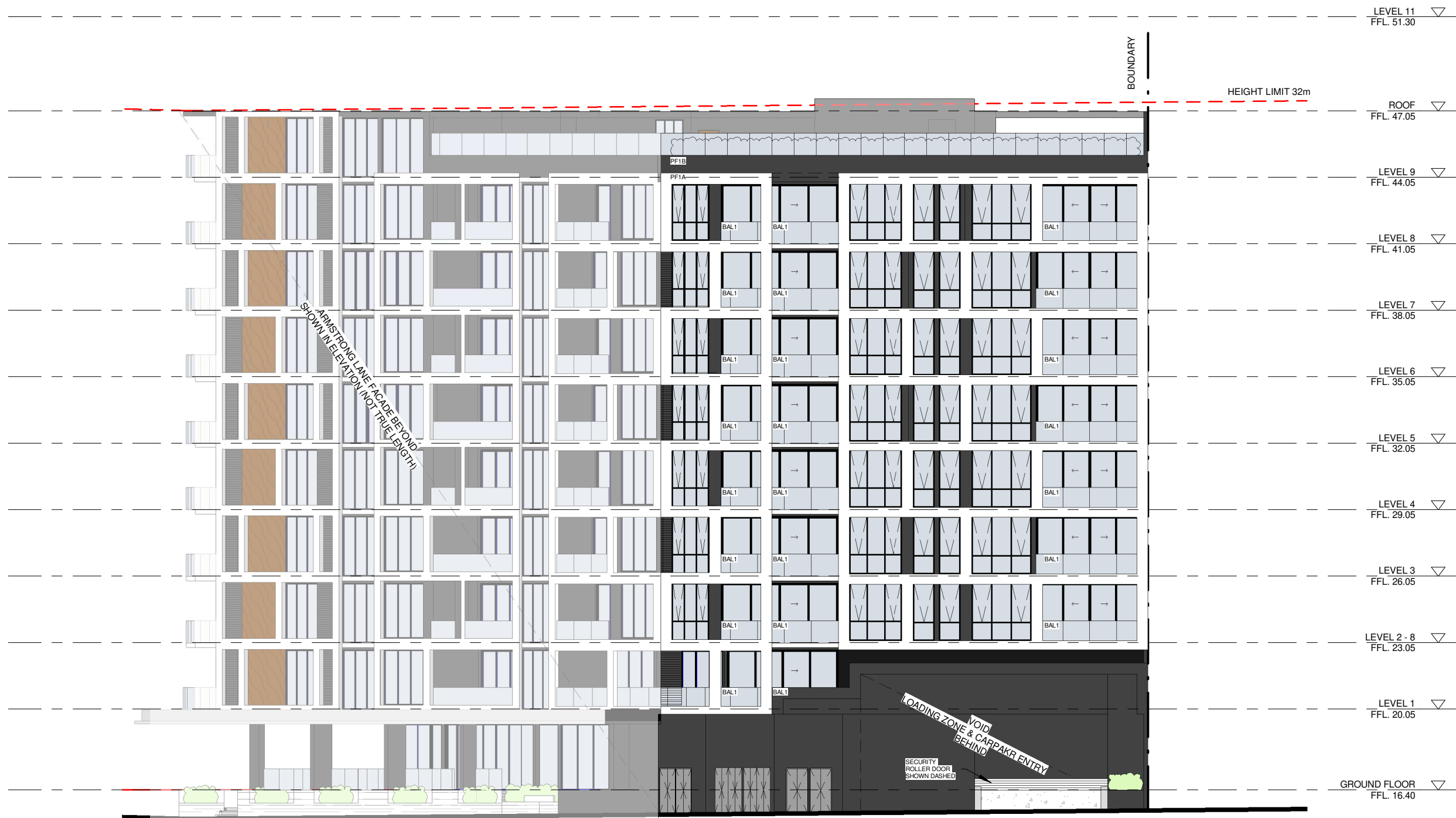
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CLIENT
KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE ELEVATION- EAST(JOSEPH STREET)			
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 2.01	B8



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LEGEND	
BAL1	GLASS BALUSTRADE
MC1	METAL CLADDING
PF1A	PAINT FINISH (WHITE)
PF1B	PAINT FINISH (CHARCOAL)
ST1	STONE CLADDING
TB1	TIMBER CLADDING

ARCHITECTURE
mo
MA

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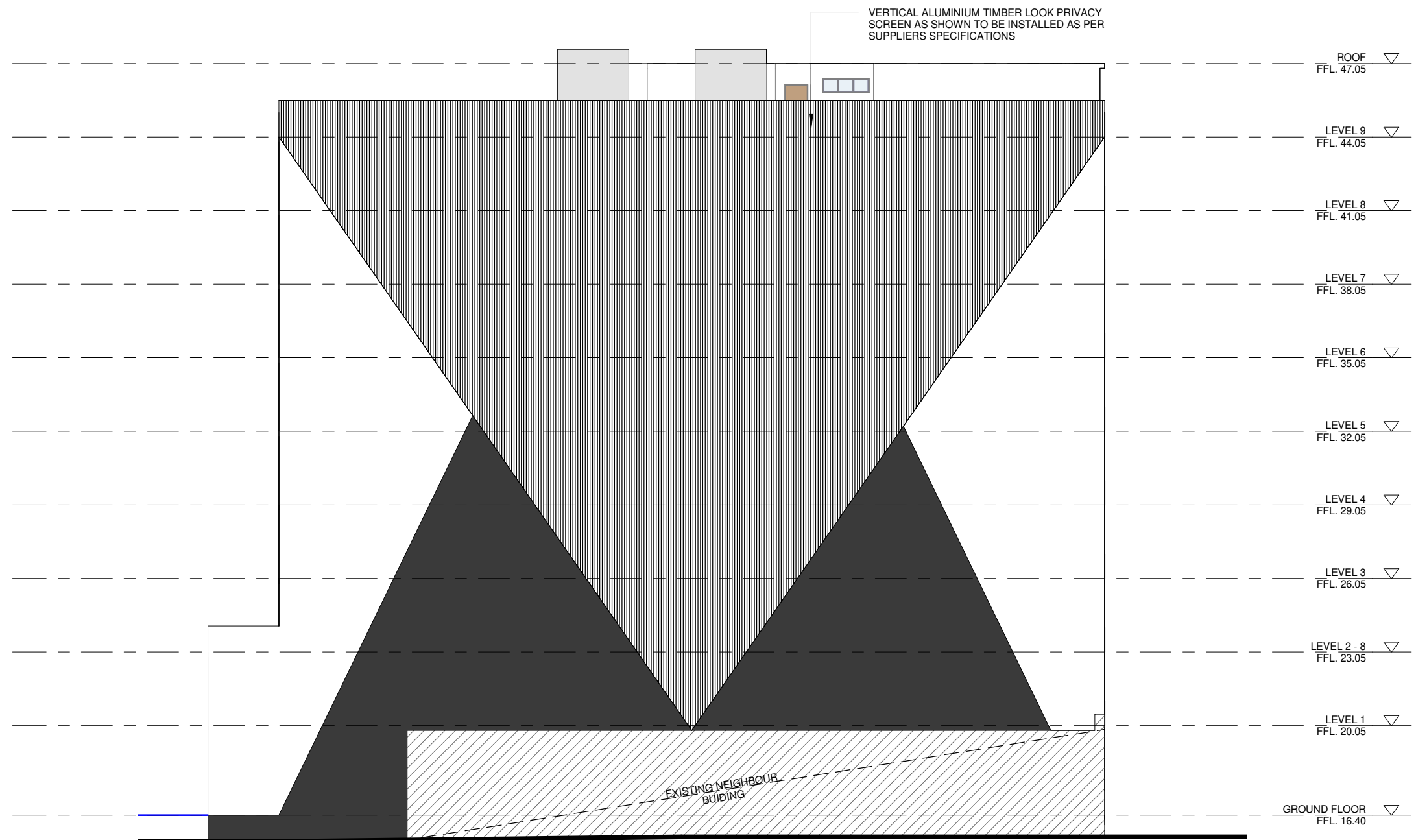
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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE
ELEVATION- WEST (ARMSTRONG LANE)

JOB NO.	SCALE	DWG NO.	ISSUE
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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT

2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE

DRAWING TITLE

ELEVATION - SOUTH

JOB NO.	SCALE	DWG NO.	ISSUE
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B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

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KERRS ROAD DEVELOPMENT PTY LTD

PROJECT

2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE

DRAWING TITLE

SECTION (NORTH-SOUTH)

JOB NO.	SCALE	DWG NO.	ISSUE
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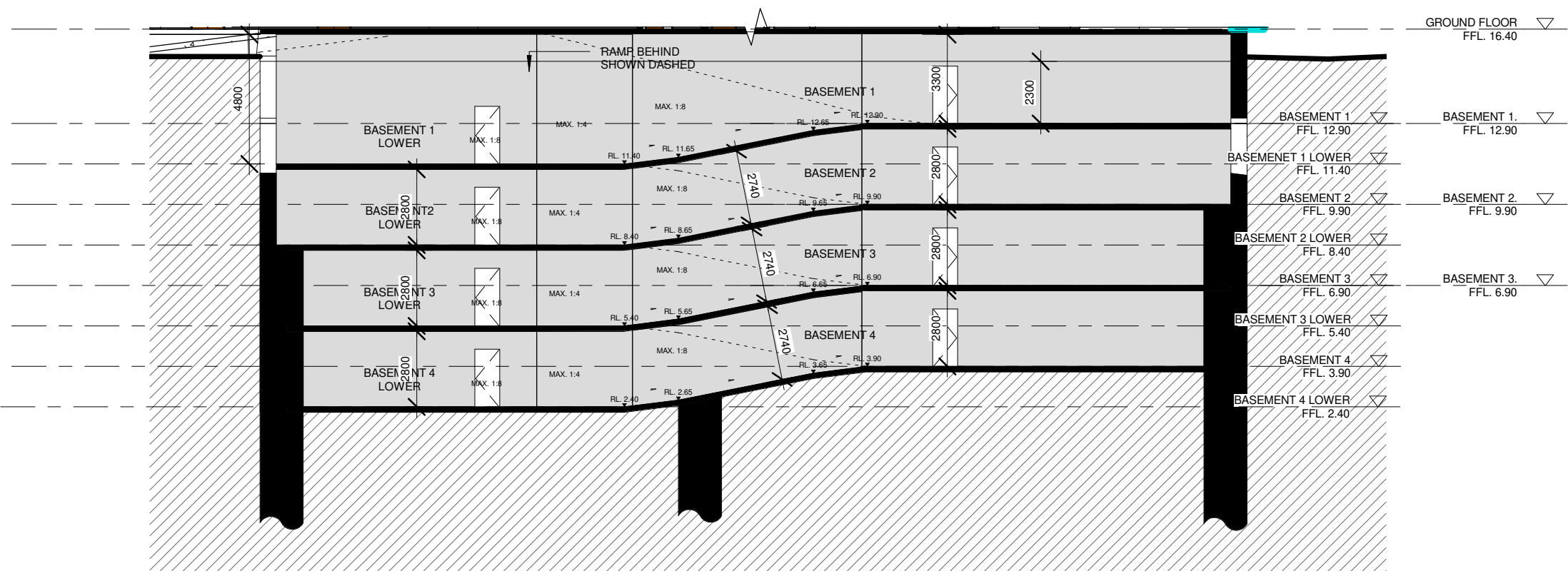
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B6	UPDATE FOR DA-RE-SUBMISSION	18.12.2018	QT
B7	UPDATE FOR DA-RE-SUBMISSION	14.02.2019	AC
B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

CLIENT
KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE
SECTION (EAST-WEST)

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 3.01	B8



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ISSUE	DESCRIPTION	DATE	DRAWN BY
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B7	UPDATE FOR DA-RE-SUBMISSION	14.02.2019	AC
B8	UPDATE FOR DA-RE-SUBMISSION	25.02.2019	AC

CLIENT

KERRS ROAD DEVELOPMENT PTY LTD

PROJECT

2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE

DRAWING TITLE

SECTION (RAMP LAYOUT)

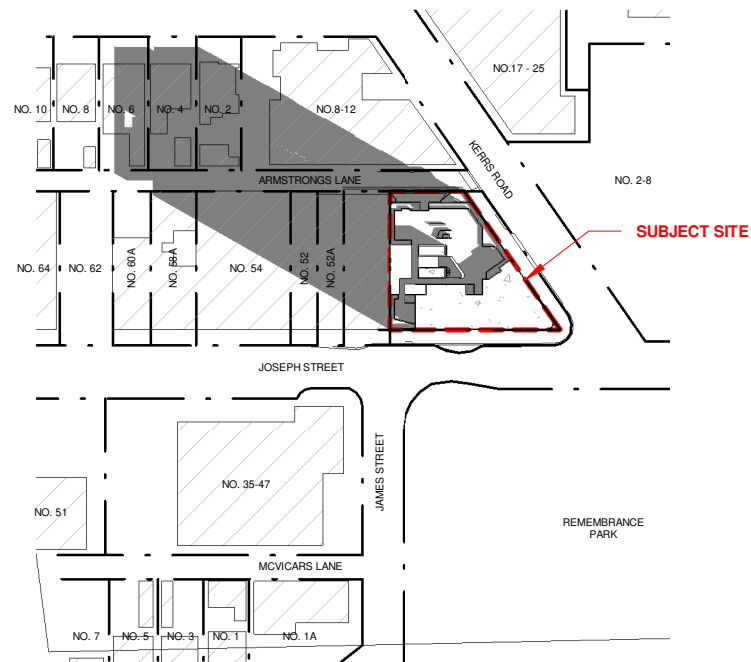
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 3.02	B8



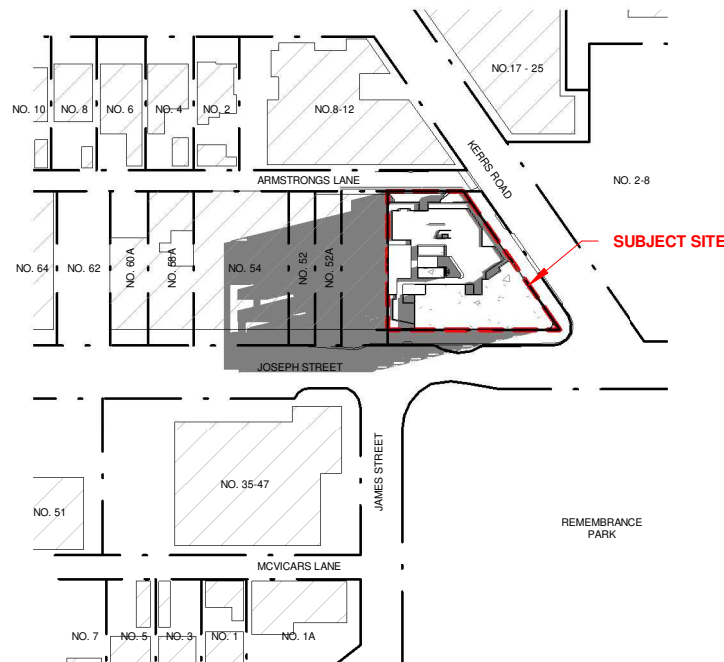
1 RAMP DETAIL 1
1 : 100



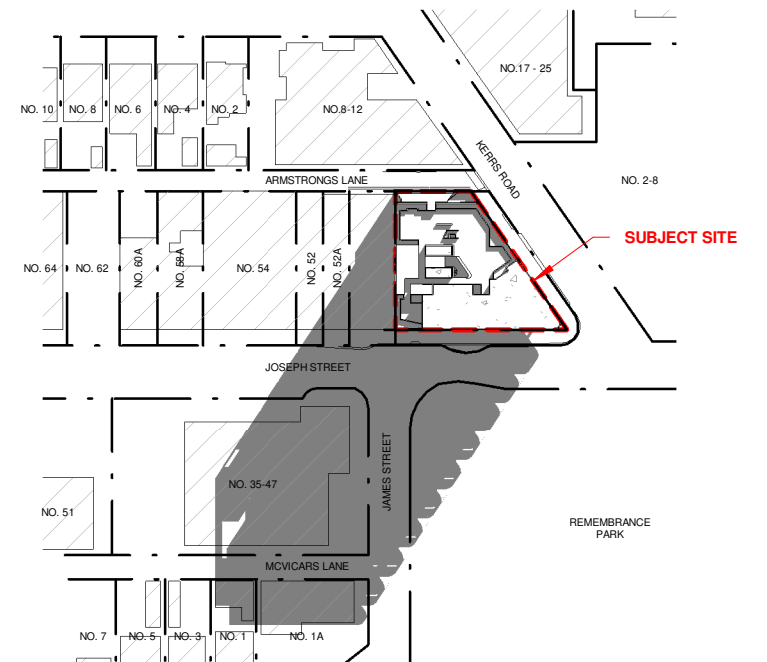
2 RAMP DETAIL 2
1 : 100



1 SHADOW DIAGRAM - June 21st 9AM
1 : 2000



2 SHADOW DIAGRAM - June 21st Midday
1 : 2000



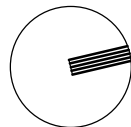
3 SHADOW DIAGRAM - June 21st 3PM
1 : 2000

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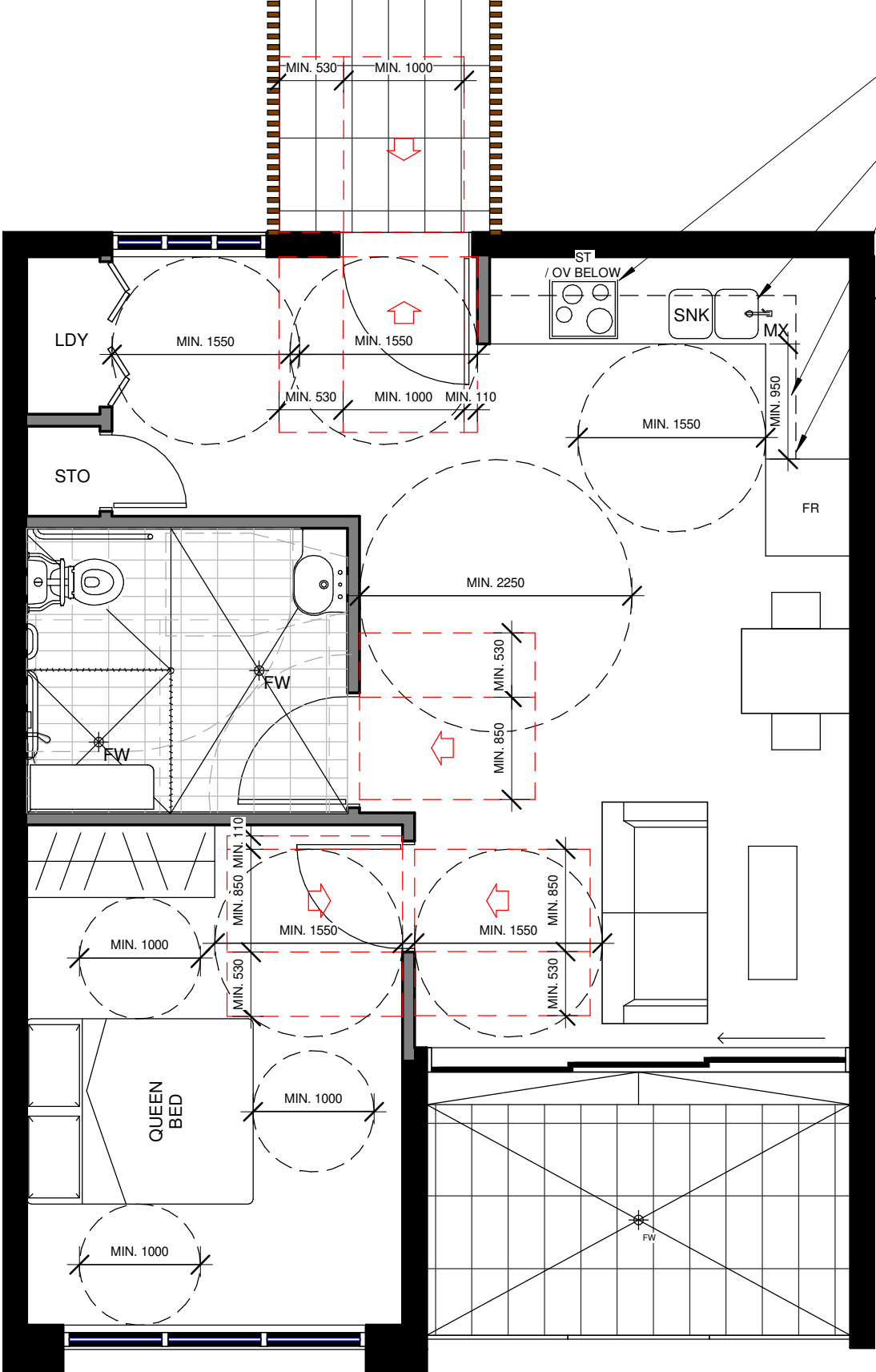
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CLIENT
KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**



DRAWING TITLE			
SHADOW DIAGRAM - June 21st			
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 2000@A3	A 4.00	B8



1 POST ADAPTABLE UNIT
1 : 50

OVEN BELOW COOKTOP. ALLOW FOR MODIFICATION TO ENSURE COOKTOP CONTROLS AREA LOCATED IN FRONT WITH RAISED CROSS BARS ALLOW COOKTOP TO INCLUDE ISOLATING SWITCH

ENSURE SINK MIXER TO BE LOCATED WITHIN 300mm FROM BENCH END. SINK BOWL TO ACHIEVE 150mm DEPTH

ALLOW FOR HEIGHT ADJUSTBLE BENCH FROM 750mm TO 850mm TO MEET AS4299 REQUIREMENT

ALLOW FOR MICROWAVE ON OVERHEAD UNIT TO BE LOCATED BETWEEN 750mm AND 1200mm TO MEET AS4299 REQUIREMENT

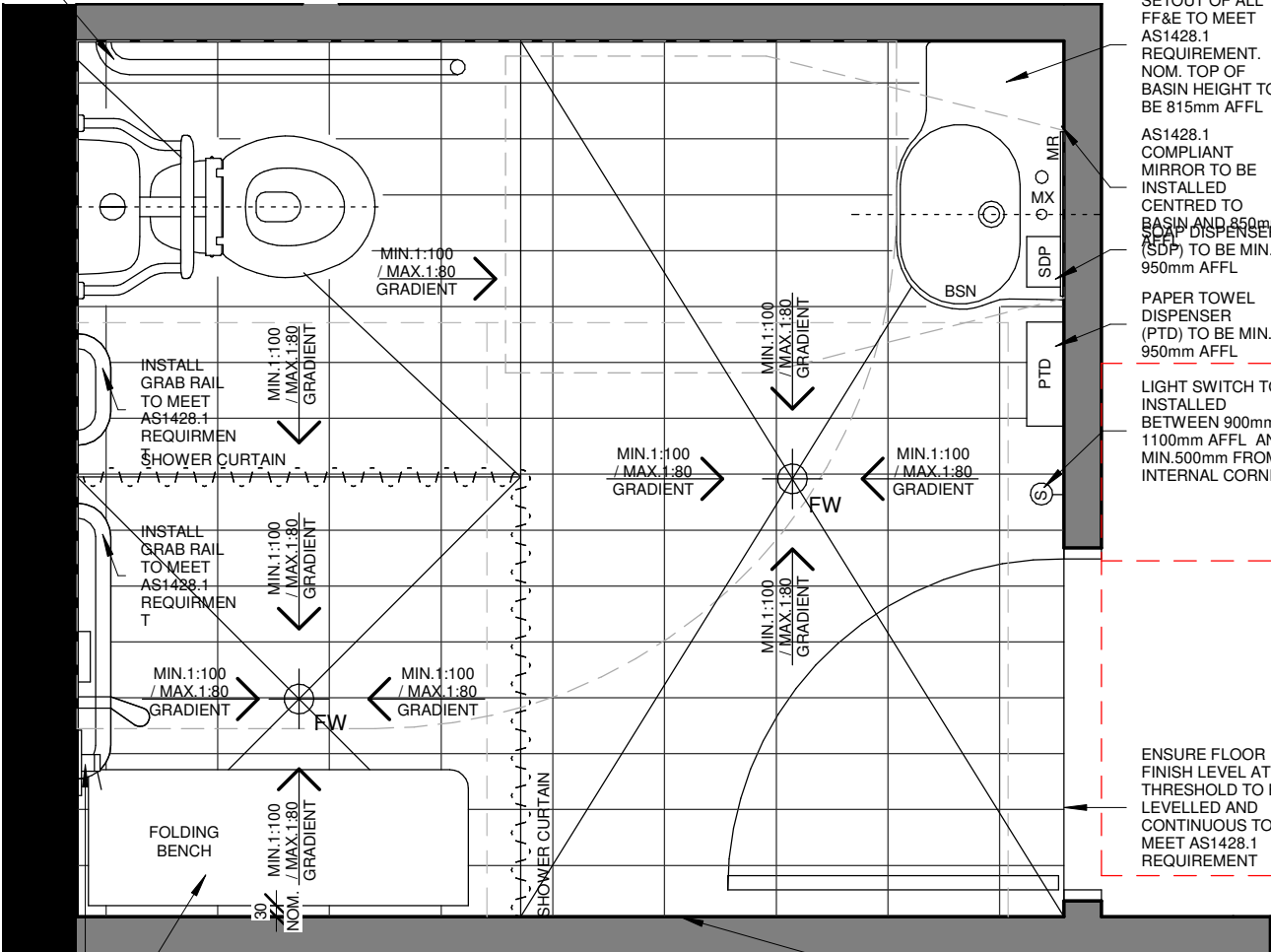
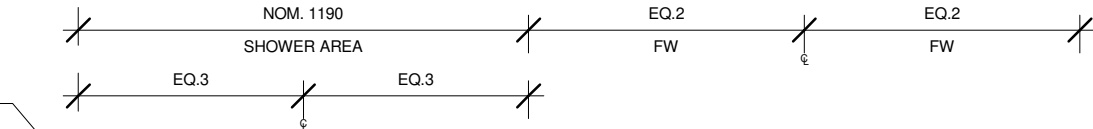
INSTALL GRAB RAIL TO MEET AS1428.1 REQUIREMENT

MIN. 300 GRAB RAIL
MIN. 450 GRAB RAIL SETOUT
MIN. 450 WC SETOUT

MIN. 580 SHOWER
MIN. 390 MIXER

ENSURE THE HEIGHT OF HOSEWALL OUTLET TO BE 700mm AFFL

SUPPLY AND INSTALL FOLDING BENCH TO MEET AS1428.1 REQUIREMENT.



2 POST ADAPTABLE UNIT - BATHROOM
1 : 20

ENSURE VERTICAL SETOUT OF ALL FF&E TO MEET AS1428.1 REQUIREMENT. NOM. TOP OF BASIN HEIGHT TO BE 815mm AFFL

AS1428.1 COMPLIANT MIRROR TO BE INSTALLED CENTRED TO BASIN AND 500mm (SDP) TO BE MIN. 950mm AFFL

PAPER TOWEL DISPENSER (PTD) TO BE MIN. 950mm AFFL

LIGHT SWITCH TO BE INSTALLED BETWEEN 900mm - 1100mm AFFL AND MIN. 500mm FROM INTERNAL CORNER

ENSURE FLOOR FINISH LEVEL AT THE THRESHOLD TO BE LEVELLED AND CONTINUOUS TO MEET AS1428.1 REQUIREMENT

ENSURE DOOR CLEARNACE TO MEET AS1428.1 REQUIREMENT

2 x CLOTHHOOK TO BE WALL-MOUNTED BETWEEN 400mm - 600mm LENGTH FROM THE SEAT, INSTALL BETWEEN 1200mm - 1850mm AFFL TO MEET AS1428.1 REQUIREMENT

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ARCHITECTURE
mo
MA

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a: suite 20, 33 waterloo road, macquarie park nsw 2113
Nominated Architects
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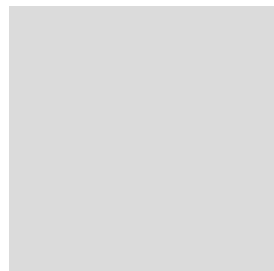
CLIENT
KERRS ROAD DEVELOPMENT PTY LTD
PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE
POST ADAPTABLE UNIT

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	As indicated3	A 4.01	B8



FINISH LEGENDS



PF1 A PAINTED & RENDERED FINISH (WHITE)



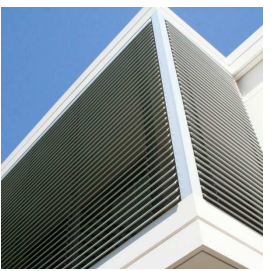
PF1 B PAINTED & RENDERED FINISH (CHARCOAL)



TC1 TIMBER TONE CLADDING



TB1 TIMBER TONE BATTEN



MC1 POWDERCOAT ALUMINIUM BLACK GRILL



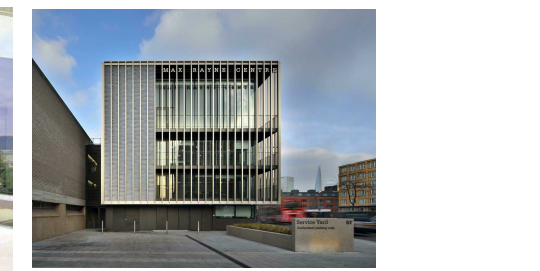
ST1 TEXTURED / INSITU CONCRETE



BAL 1 GLASS BALUSTRADE



AD1 POWDERCOAT ALUMINIUM BLACK FRAME GLASS DOOR



AL1 DECORATIVE ALUMINIUM PANEL

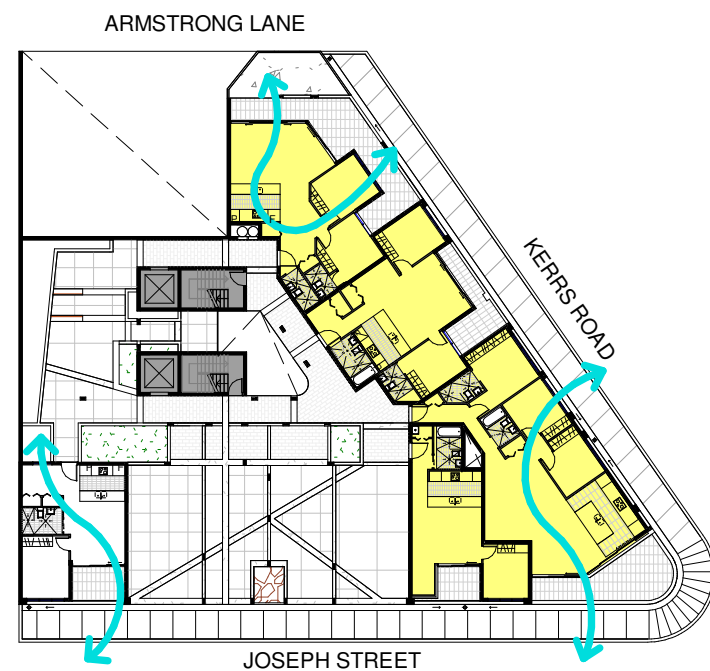
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CLIENT
KERRS ROAD DEVELOPMENT PTY LTD

PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE MATERIAL SCHEDULE & FINISHES			
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 5.00	B8



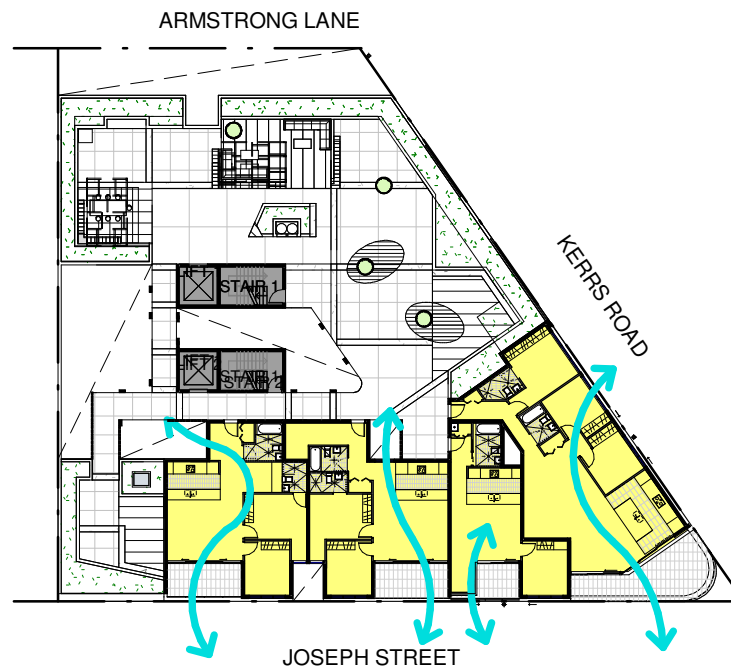
1 LEVEL 1 (VENT.)
1 : 500



2 LEVEL 2 - 7
1 : 500



3 LEVEL 8
1 : 500



4 LEVEL 9 (VENT)
1 : 500

SOLAR ACCESS SUMMARY

	NUMBER OF UNIT	SOLAR ACCESS UNIT
LEVEL 1	5 UNITS	4 UNITS
LEVEL 2-7	54 UNITS	36 UNITS
LEVEL 8	9 UNITS	7 UNITS
LEVEL 9	4 UNITS	4 UNITS
TOTAL	72 UNITS	51 UNITS (70.8%)

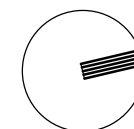
CROSS VENTILATION SUMMARY

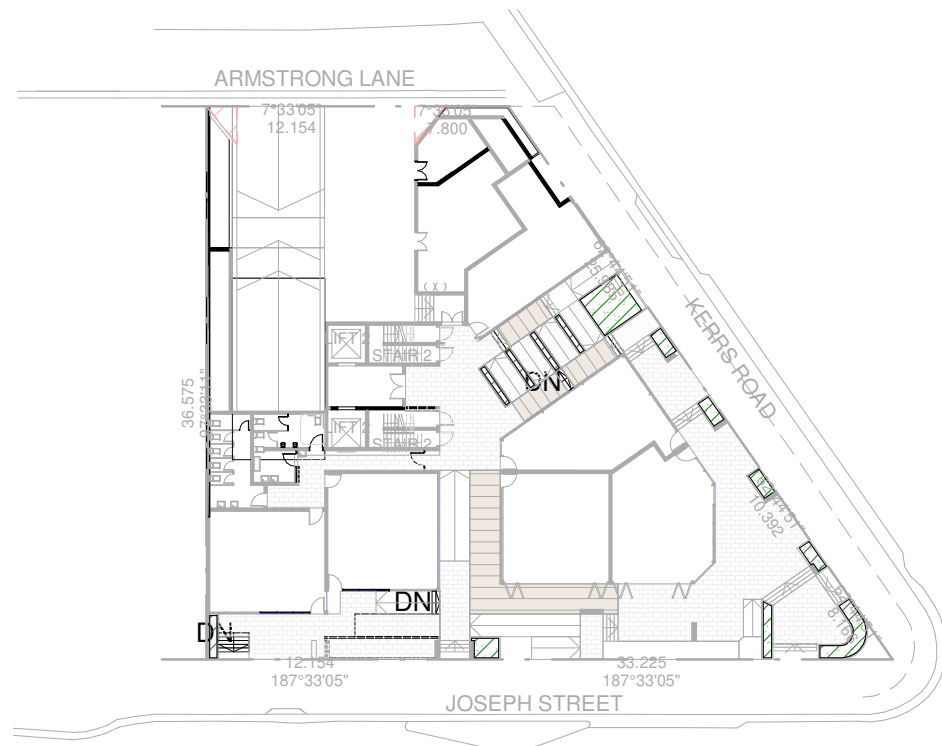
	NUMBER OF UNIT	CROSS VENTILATION UNIT
LEVEL 1	5 UNITS	3 UNITS
LEVEL 2-7	54 UNITS	36 UNITS
LEVEL 8	9 UNITS	6 UNITS
LEVEL 9	4 UNITS	4 UNITS
TOTAL	72 UNITS	49 UNITS (68%)

LEGEND

- CROSS VENTILATION
- SOLAR ACCESS

**FOR INFORMATION ONLY
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1 GROUND LEVEL
1 : 500



2 LEVEL 1
1 : 500



3 LEVEL 9
1 : 500

LANDSCAPE AREA SUMMARY

	LANDSCAPE AREA
GROUND LEVEL	APPROX. 28 SQM
LEVEL 1	APPROX. 18 SQM
LEVEL 9	APPROX. 67 SQM
TOTAL	APPROX. 113 SQM

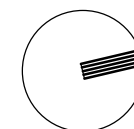
COMMUNAL OPEN SPACE

ADG REQUIREMENT	PROPOSED	COMPLIANCE
MIN. 25% OF THE SITE = 1194.7×0.25 = APPROX. 298.7 SQM	LEVEL 1 = APPROX. 310.4 SQM LEVEL 9 = APPROX. 446 SQM TOTAL = APPROX. 756.4 SQM	✓
MIN. 50% OF COMMUNAL OPEN SPACE ACHIEVE 2HRS OF DIRECT SUNLIGHT = 756.4×0.5 = APPROX. 378.2 SQM	TOTAL = APPROX. 446 SQM	✓

LEGEND

- LANDSCAPE AREA
- COMMUNAL OPEN SPACE

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CLIENT
KERRS ROAD DEVELOPMENT PTY LTD
PROJECT
**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE
STREETSCAPE ELEVATION (KERRS ROAD)

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	@A3	A 6.02	B8



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CLIENT

KERRS ROAD DEVELOPMENT PTY LTD

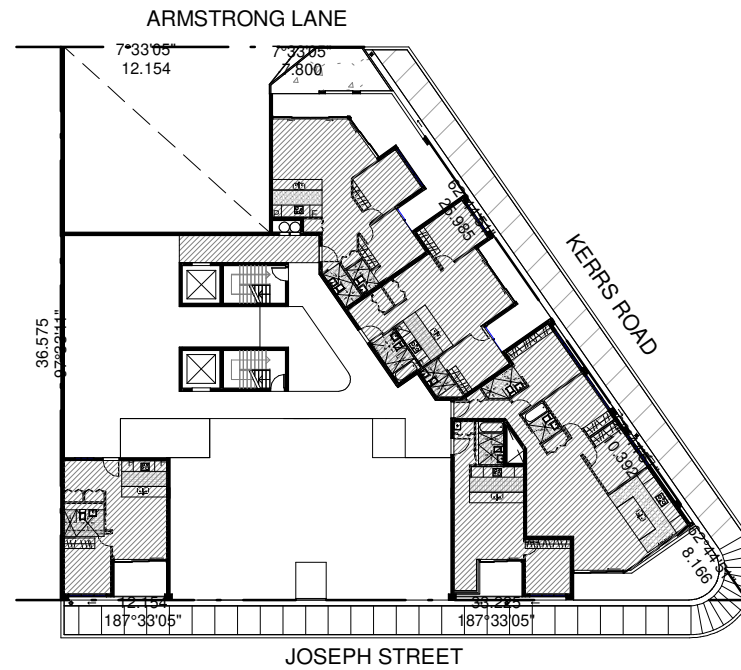
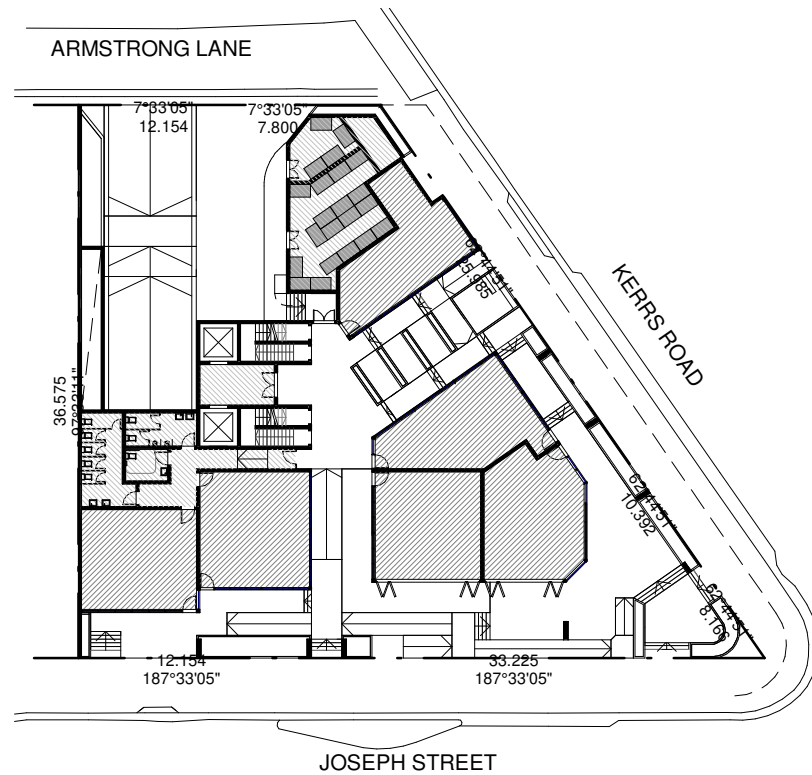
PROJECT

**2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE**

DRAWING TITLE

STREETSCAPE ELEVATION (JOSEPH STREET)

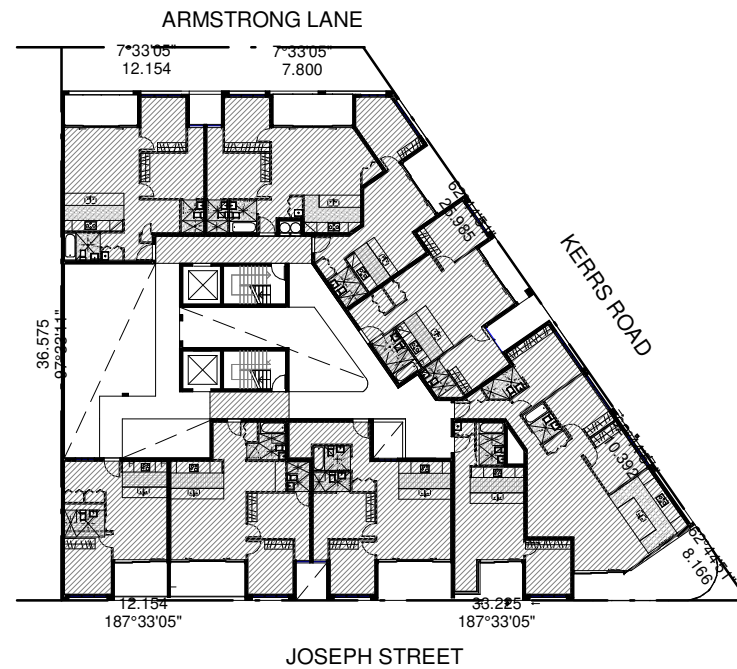
JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 6.03	B8



GFA SUMMARY

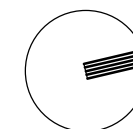
FLOOR SPACE RATIO: 5:1
ALLOWABLE GROSS FLOOR AREA: 5974 SQM

	PROPOSED GROSS FLOOR AREA
GROUND	434.2 SQM
LEVEL 1	390.3 SQM
LEVEL 2-8	689.1 SQM
LEVEL 9	325.7 SQM
TOTAL	5,973.9 SQM



LEGEND

- COMMUNAL GFA
- RESIDENTIAL & COMMERCIAL GFA





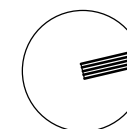
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CLIENT

KERRS ROAD DEVELOPMENT PTY LTD

PROJECT

2-6 KERRS ROAD & 46 JOSEPH STREET,
LIDCOMBE



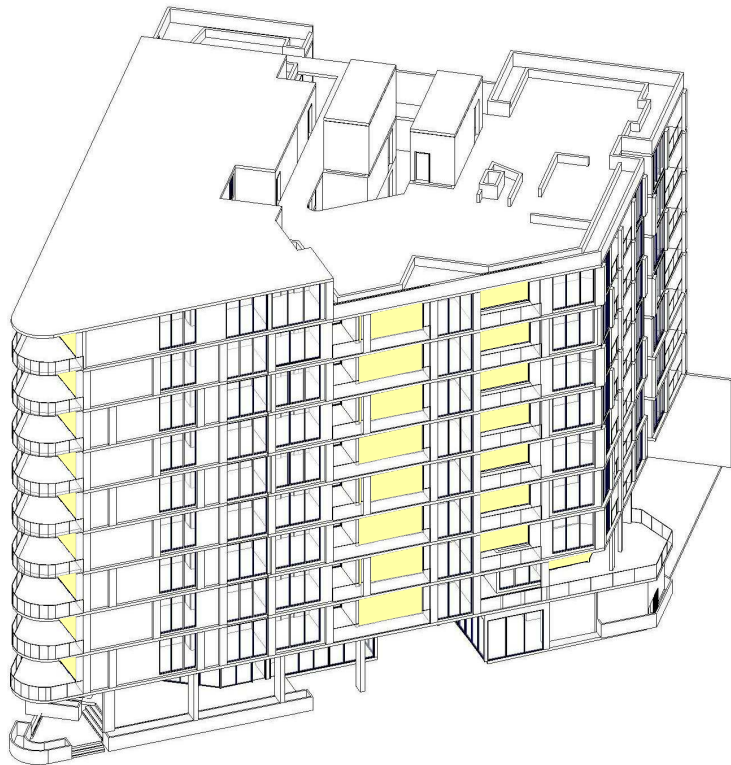
DRAWING TITLE

SOLAR STUDY - HOURS OF SUNLIGHT

JOB NO.	SCALE	DWG NO.	ISSUE
A14084	1 : 200 @A3	A 6.05	B8



DIRECT SUNLIGHT ANALYSIS - MID-WINTER - 9AM
AZIMUTH: 42°34'30"
ALTITUDE: 18°58'55"

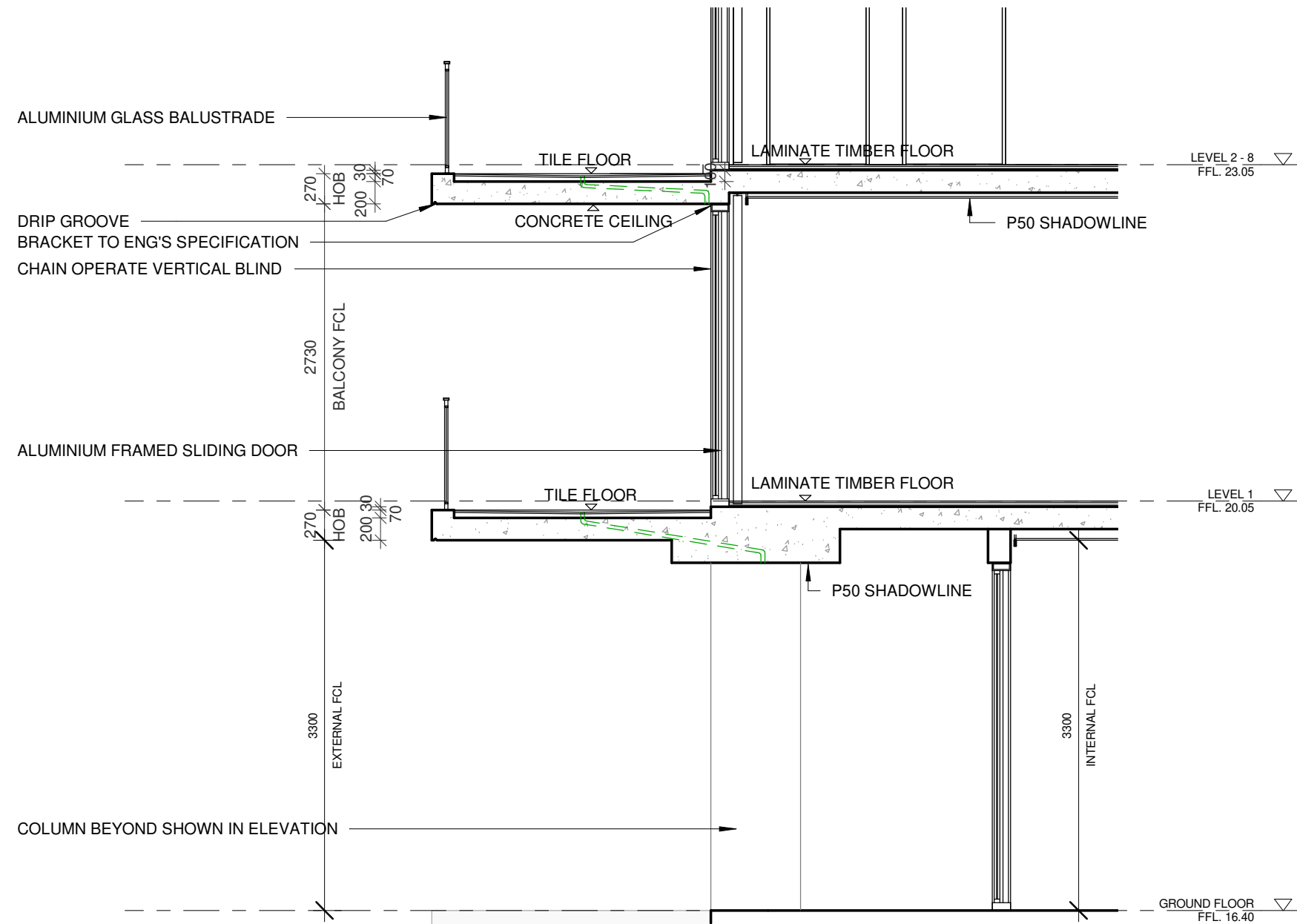


DIRECT SUNLIGHT ANALYSIS - MID-WINTER - 12PM
AZIMUTH: 359°09'41"
ALTITUDE: 32°44'01"



DIRECT SUNLIGHT ANALYSIS - MID-WINTER - 3PM
AZIMUTH: 316°15'24"
ALTITUDE: 18°06'37"

	NUMBER OF UNITS	UNITS WITH DIRECT SUNLIGHT	UNITS WITHOUT DIRECT SUNLIGHT
LEVEL 1	5 UNITS	4 UNITS	1 UNIT
LEVEL 2-8	63 UNITS	56 UNITS	7 UNITS
LEVEL 9	4 UNITS	4 UNITS	0
TOTAL	72 UNITS	64 UNITS (88.9%)	8 UNITS (11.1%)



1 CEILING HEIGHT DETAIL
1 : 50