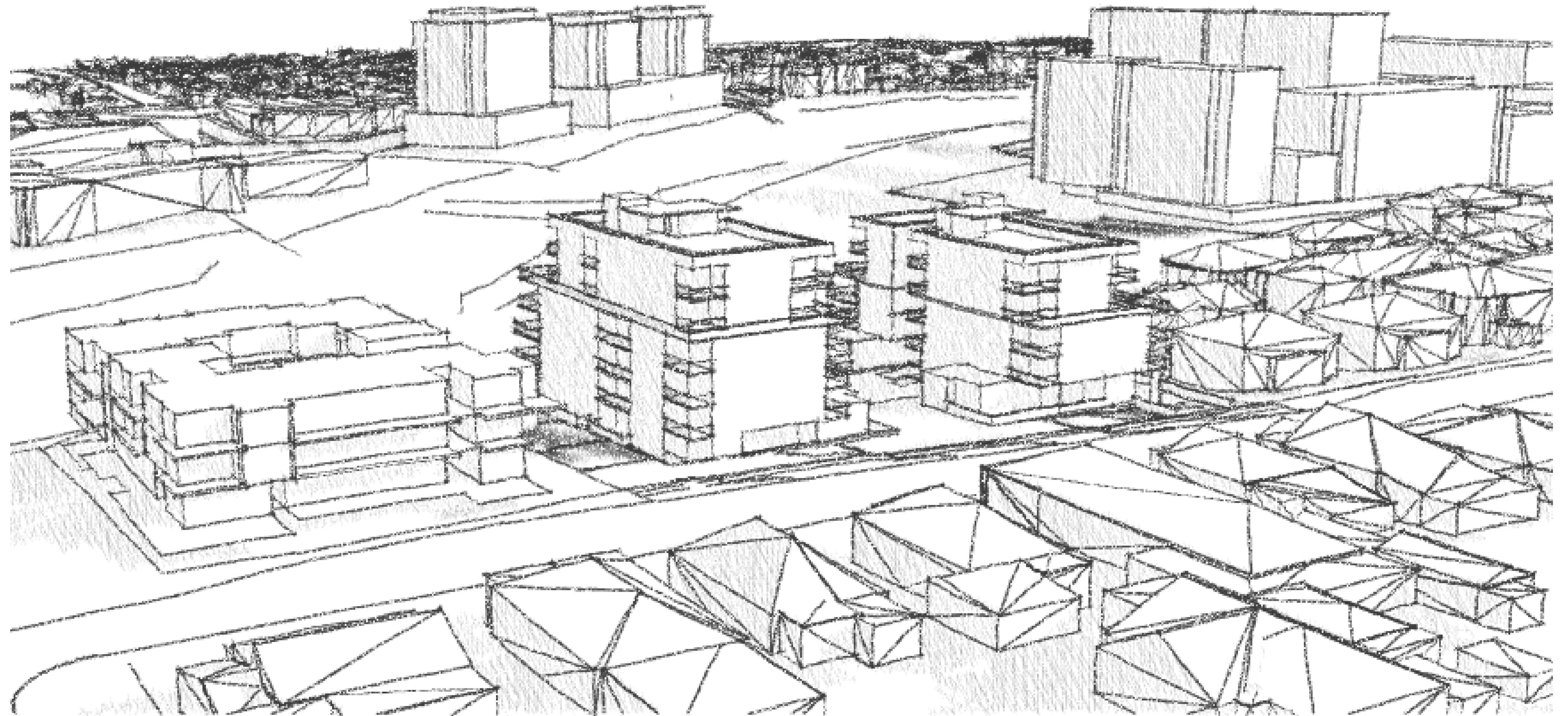


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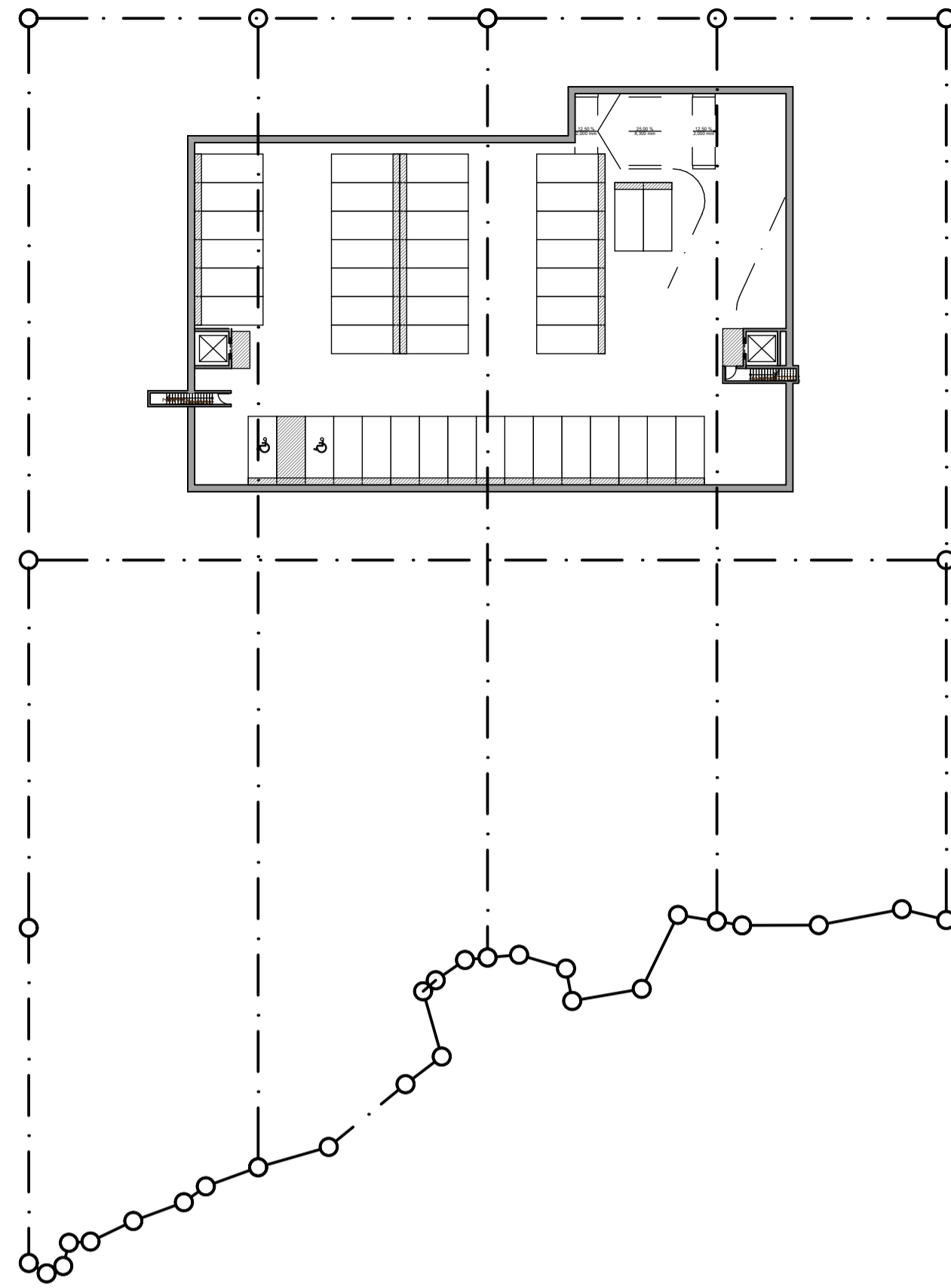
00	COVER SHEET
01	PROJECT INFORMATION
02	SITE CONTEXT PLAN
03	SITE LOCATION PLAN
04	EXISTING SITE ANALYSIS PLAN
05	PROPOSED SITE PLAN
06	MASSING ANALYSIS
07	BASEMENT 2 FLOOR PLAN
08	BASEMENT 1 FLOOR PLAN
09	GROUND FLOOR PLAN
10	LEVEL 1 TO 2 FLOOR PLAN
11	LEVEL 3 FLOOR PLAN
12	LEVEL 4 FLOOR PLAN
13	LEVEL 5 FLOOR PLAN
14	LEVEL 6 ROOFTOP PLAN
15	SECTION B
16	SECTION C
17	SECTION D
18	SECTION E
19	STREET ELEVATIONS
20	SOLAR ACCESS STUDY
21	SOLAR ACCESS STUDY
22	SOLAR & SHADOW IMPACT DIAGRAMS - PAR...
23	SOLAR & SHADOW IMPACT DIAGRAMS - PAR...
24	GFA + FSR SCHEDULE
25	ADG COMPLIANCE SCHEDULE
26	ADG COMPLIANCE SCHEDULE



PROPOSED RESIDENTIAL DEVELOPMENT

PLANNING PROPOSAL
85-91 THOMAS STREET, PARRAMATTA

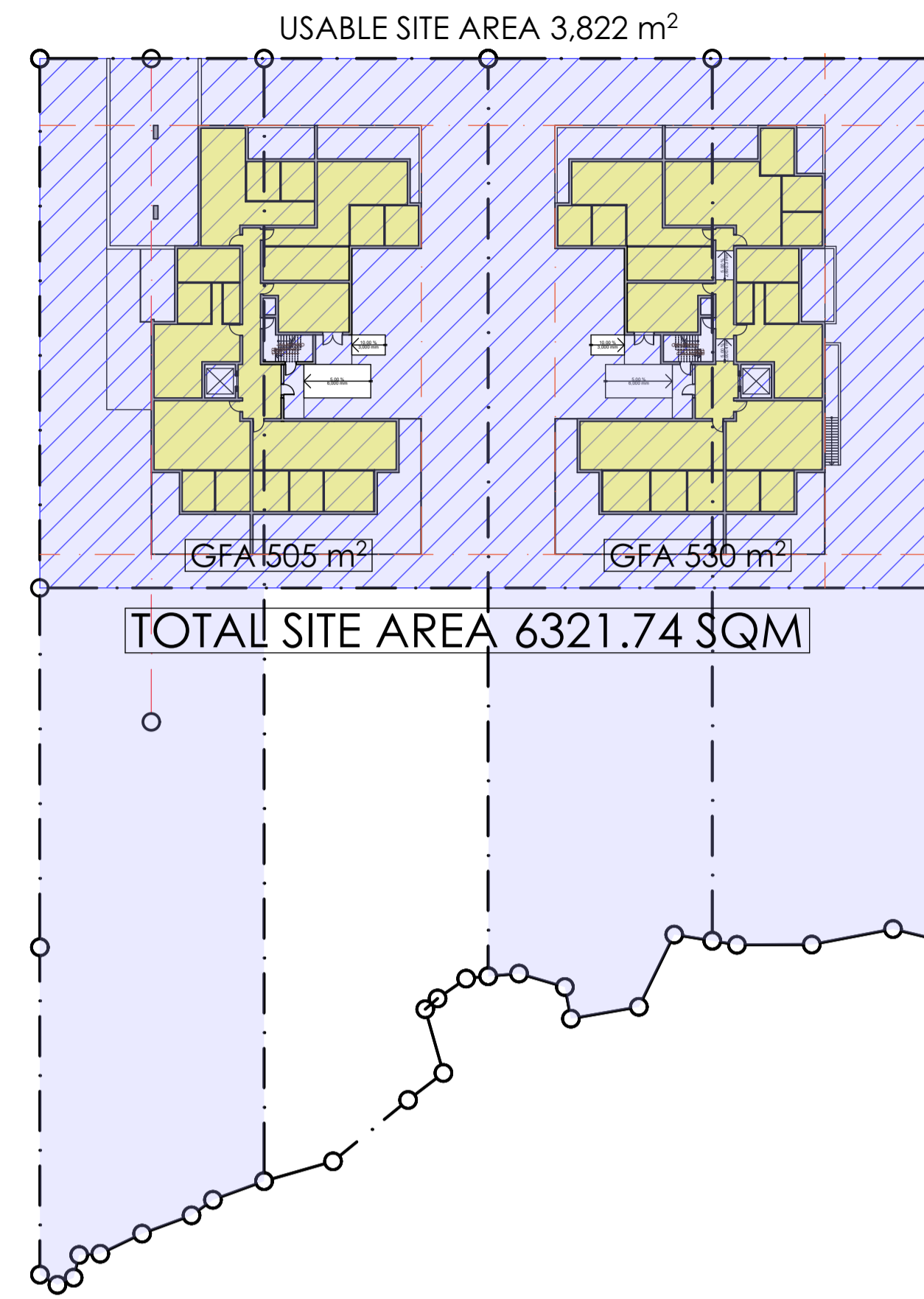
FEBRUARY 2020



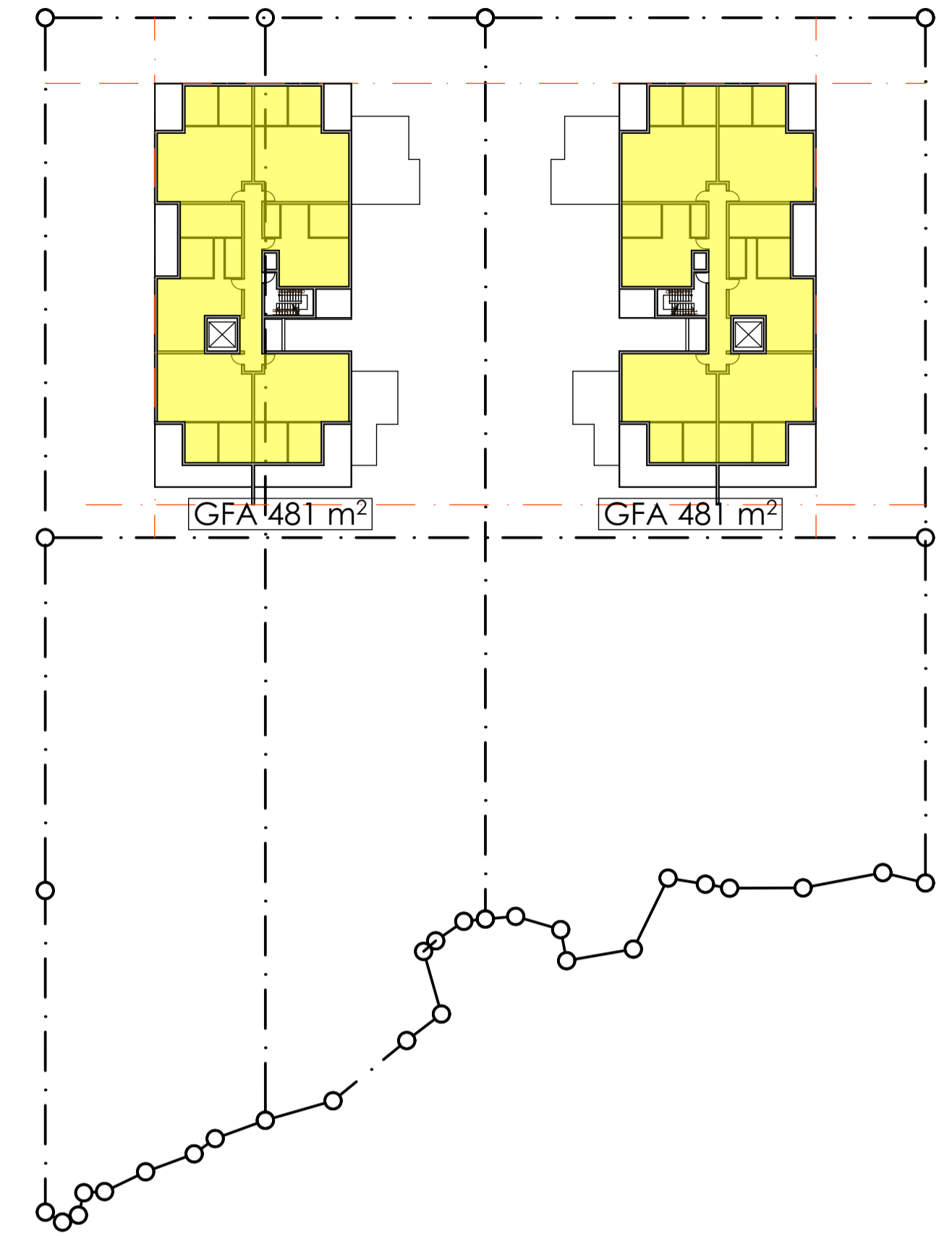
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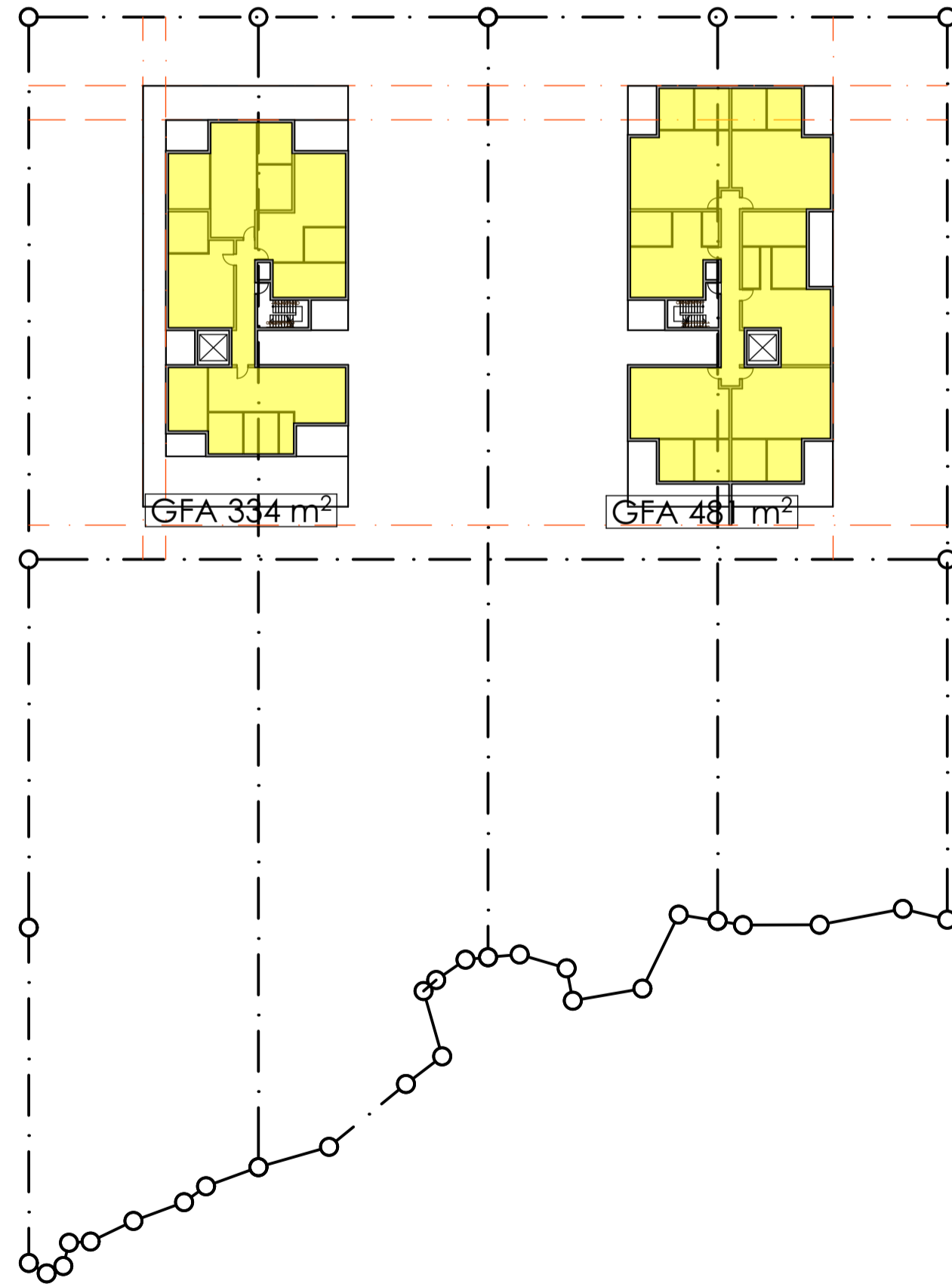
2 BASEMENT 1 GFA
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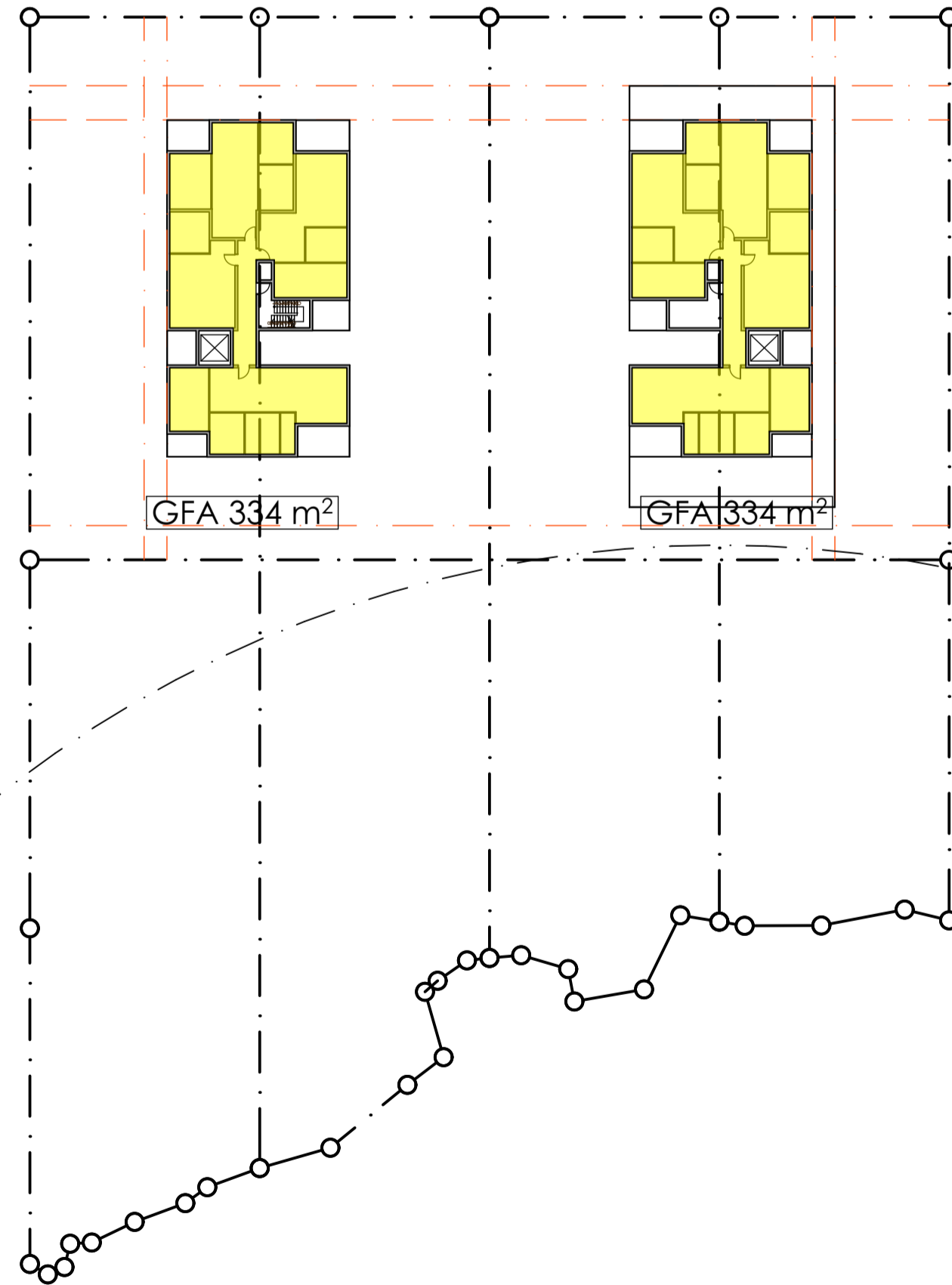
3 GROUND FLOOR GFA
1:500



4 LEVEL 1 GFA
1:500



5 LEVEL 3 GFA
1:500



6 LEVEL 4 GFA
1:500



7 LEVEL 5 GFA
1:500

FSR CALCULATIONS

TOTAL SITE AREA - 6,321.74 m²
USEABLE SITE AREA - 3,822 m²

GFA

BASEMENT 1 - 213 m²
GROUND FLOOR - 1035 m²
LEVELS 1 & 2 - 964 m²
LEVEL 3 - 816 m²
LEVEL 4 - 668 m²
LEVEL 5 - 334 m²

TOTAL GFA: 4994 m²
ALLOWABLE GFA: 5057.4 m²

PROPOSED FSR

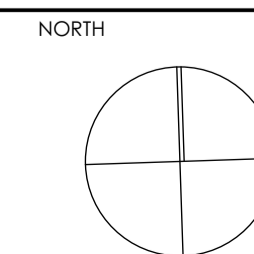
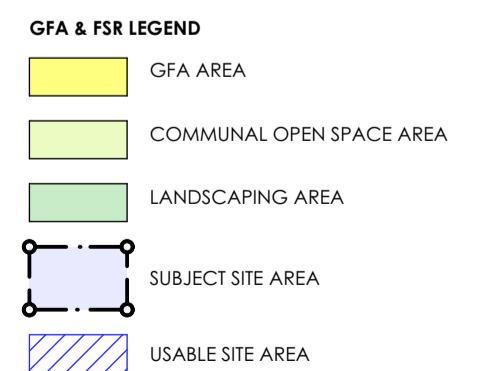
OVER TOTAL SITE AREA - **0.79: 1 (ALLOWABLE 0.8:1)**

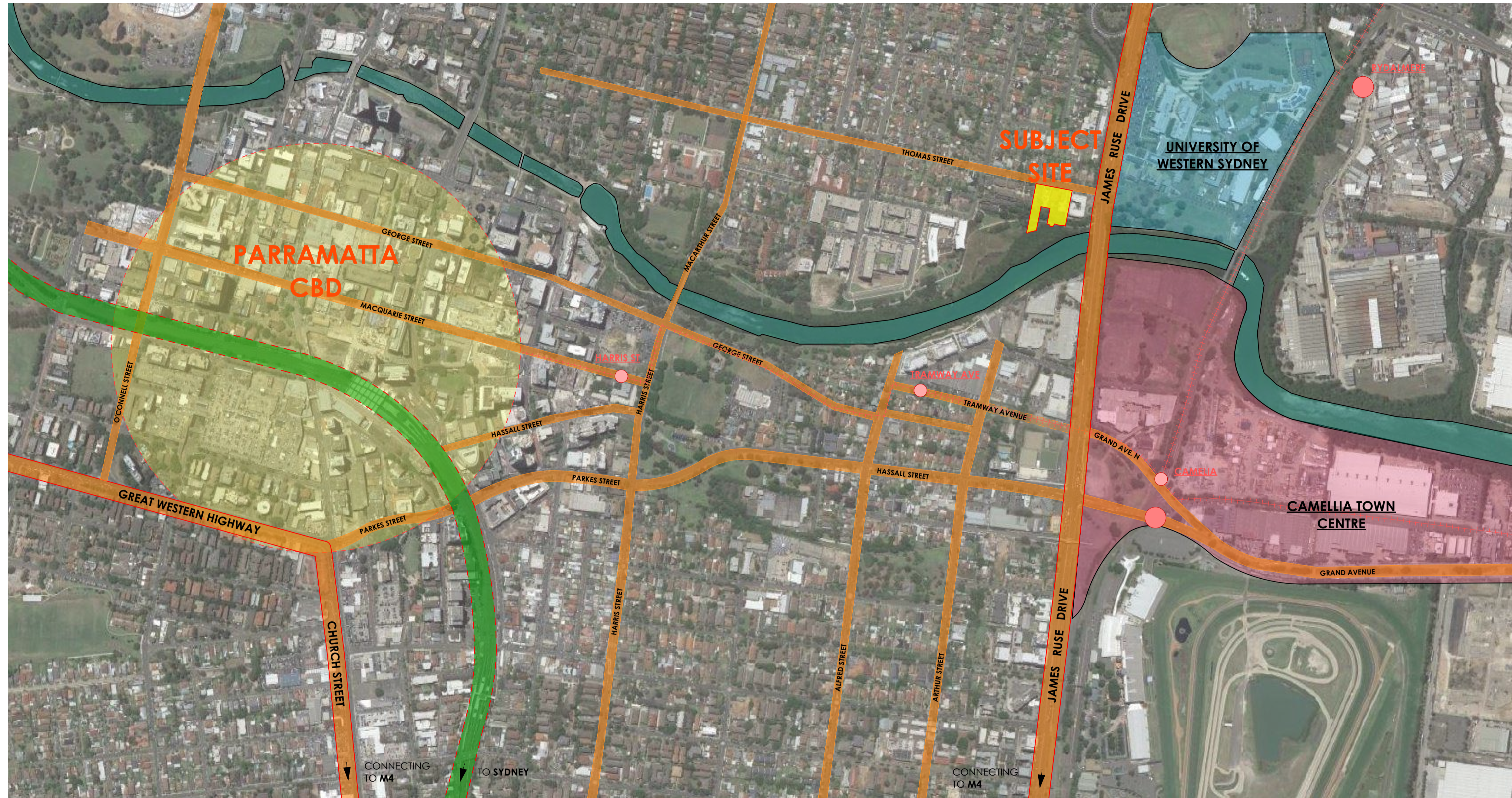
ROOM CALCULATIONS

per level:
BASEMENT 1 - 3 UNITS
GROUND FLOOR - 10 UNITS
LEVEL 1 TO 2 - 24 UNITS
LEVEL 3 - 10 UNITS
LEVELS 4 - 8 UNITS
LEVEL 5 - 4 UNITS

1BED - 11 REQUIRED 1X11=11 PARKING
2BED - 39 REQUIRED 1.25X39=48.75 PARKING
3BED - 9 REQUIRED 1.5X9=13.5 PARKING
VISITORS REQUIRED 0.25X59=14.75 PARKING
REQUIRED **88** PARKING IN TOTAL

TOTAL APARTMENTS - 59
TOTAL PARKING - 88





1 SITE LOCATION PLAN
1:5000

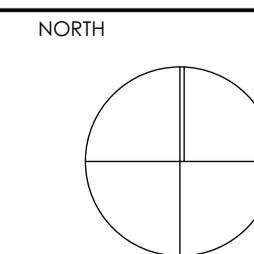
- SITE LOCATION PLAN & NETWORK ANALYSIS LEGEND**
- SUBJECT SITE
 - MAIN ROAD
 - SECONDARY ROAD
 - CITY RAIL LINE
 - PARRAMATTA CITY
 - UNIVERSITY OF WESTERN SYDNEY
 - CAMELLIA TOWN CENTRE
 - RESIDENTIAL DEVELOPMENTS
 - MIXED USE DEVELOPMENTS
 - PROPOSED LIGHT RAIL STATION
 - PROPOSED LIGHT RAIL
 - PARRAMATTA RIVER

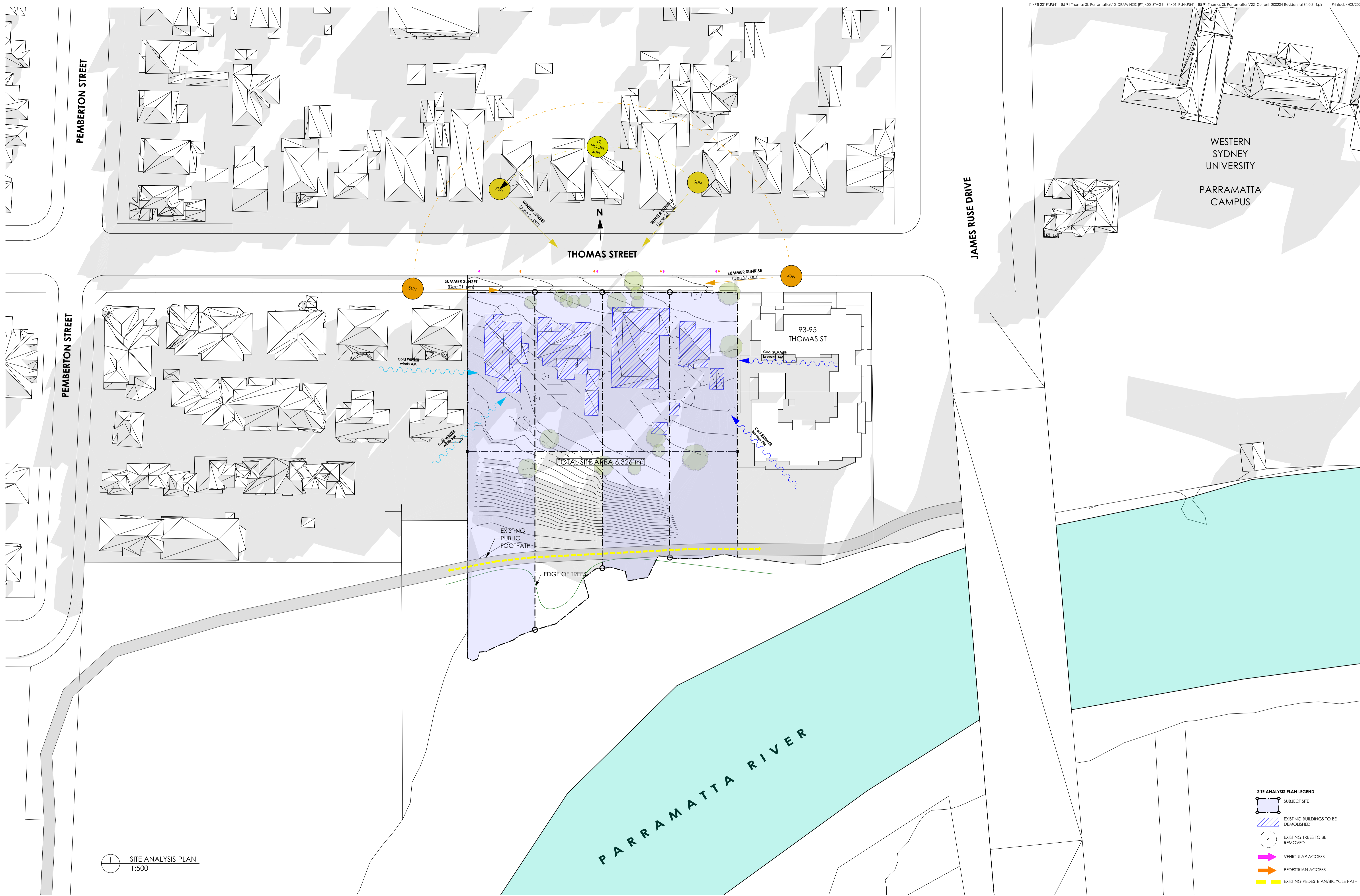


1 LOCATION PLAN
1:2000

- SITE LOCATION PLAN & NETWORK ANALYSIS LEGEND**
- SUBJECT SITE
 - MAIN ROAD
 - SECONDARY ROAD
 - CITY RAIL LINE
 - PARRAMATTA CITY
 - UNIVERSITY OF WESTERN SYDNEY
 - CAMELLIA TOWN CENTRE
 - RESIDENTIAL DEVELOPMENTS
 - MIXED USE DEVELOPMENTS
 - PROPOSED LIGHT RAIL STATION
 - PROPOSED LIGHT RAIL
 - PARRAMATTA RIVER

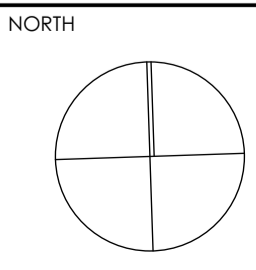
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P2	PRELIMINARY ISSUE	FW	PI	22.11.19	CONQUEST
P3	PRELIMINARY ISSUE	FW	PI	03.12.19	PROJECT
P4	PRELIMINARY ISSUE	FW	PI	24.01.20	PROPOSED RESIDENTIAL DEVELOPMENT
P5	PRELIMINARY ISSUE	LZ	PI	03.02.20	85-91 THOMAS STREET, PARRAMATTA
REV	DESCRIPTION	BY	CHK	DATE	DRAWING





1 SITE ANALYSIS PLAN
1:500

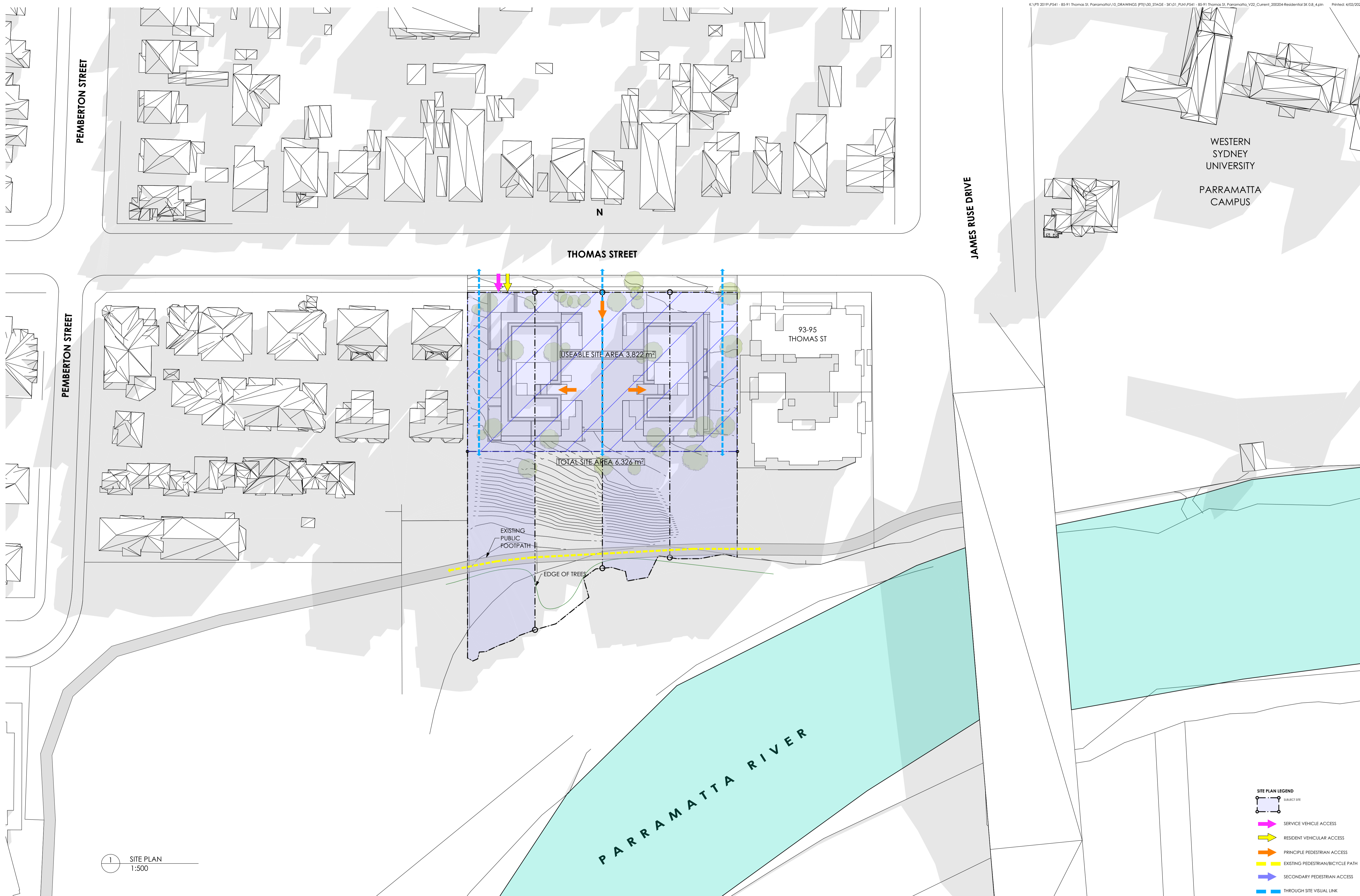
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P5	PRELIMINARY ISSUE	LZ	PI	03.02.20	85-91 THOMAS STREET, PARRAMATTA
					DRAWING
					EXISTING SITE ANALYSIS PLAN
REV	DESCRIPTION	BY	CHK	DATE	



SITE ANALYSIS PLAN LEGEND

	SUBJECT SITE
	EXISTING BUILDINGS TO BE DEMOLISHED
	EXISTING TREES TO BE REMOVED
	VEHICULAR ACCESS
	PEDESTRIAN ACCESS
	EXISTING PEDESTRIAN/BICYCLE PATH

DRAWN	FW	LL
CHECKED	PI	LL
SCALE	@	A1
PROJECT No	PS41	
PP	04	P5
stage	chg no.	revision



1 SITE PLAN
1:500



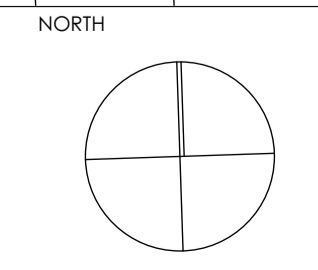
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Suite 4103, 11 Hassall Street, Parramatta NSW 2150
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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

PRELIMINARY

REV	DESCRIPTION	BY	CHK	DATE
P1	PRELIMINARY ISSUE	FW	PI	18.11.19
P2	PRELIMINARY ISSUE	FW	PI	22.11.19
P3	PRELIMINARY ISSUE	FW	PI	03.12.19
P4	PRELIMINARY ISSUE	FW	PI	24.01.20
P5	PRELIMINARY ISSUE	LZ	PI	03.02.20

CLIENT
CONQUEST

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA**
DRAWING
PROPOSED SITE PLAN



SITE PLAN LEGEND

	SUBJECT SITE
	SERVICE VEHICLE ACCESS
	RESIDENT VEHICULAR ACCESS
	PRINCIPLE PEDESTRIAN ACCESS
	EXISTING PEDESTRIAN/BICYCLE PATH
	SECONDARY PEDESTRIAN ACCESS
	THROUGH SITE VISUAL LINK

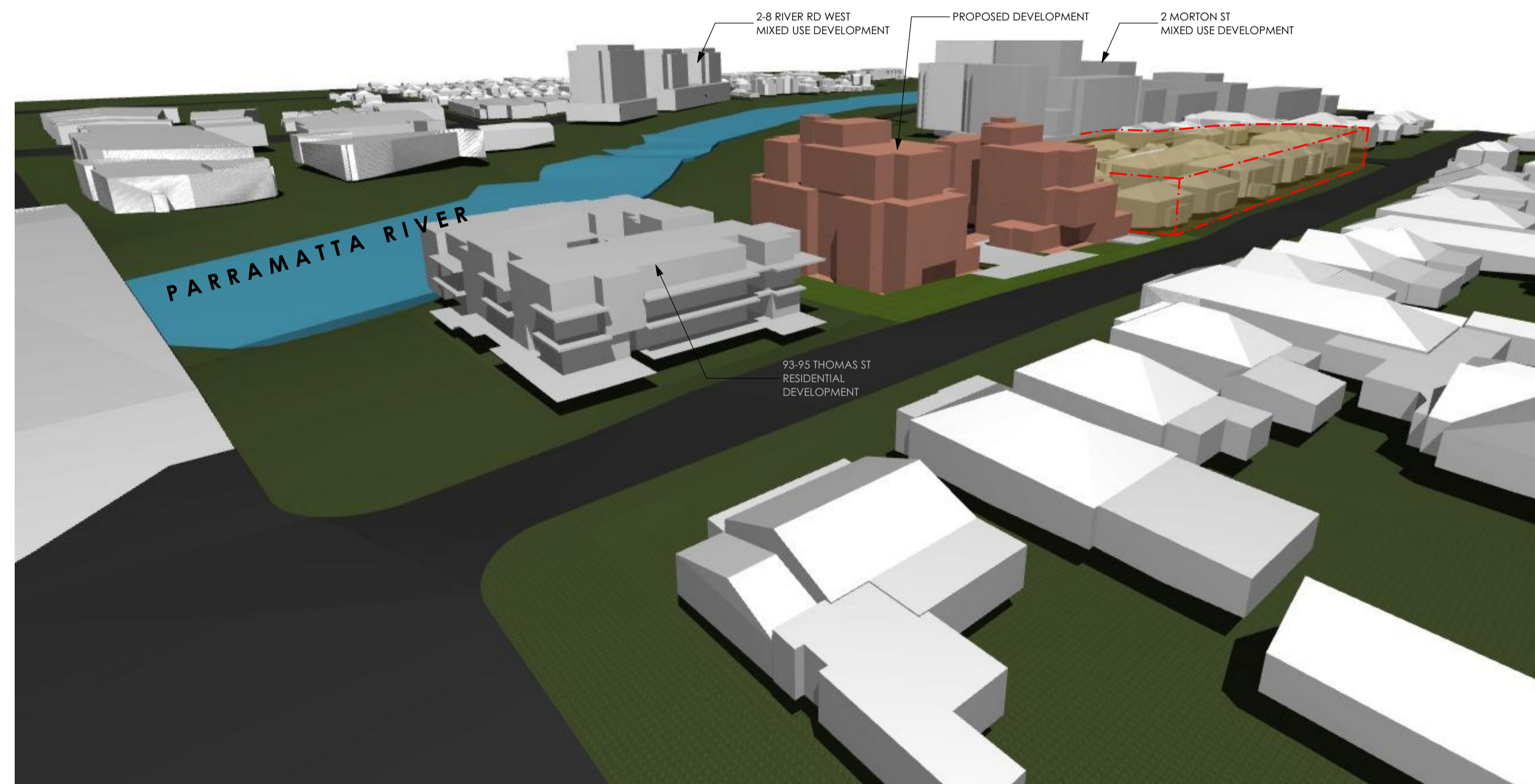
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PROJECT No	P541	
PP	05	P5
stage	chg no.	revision



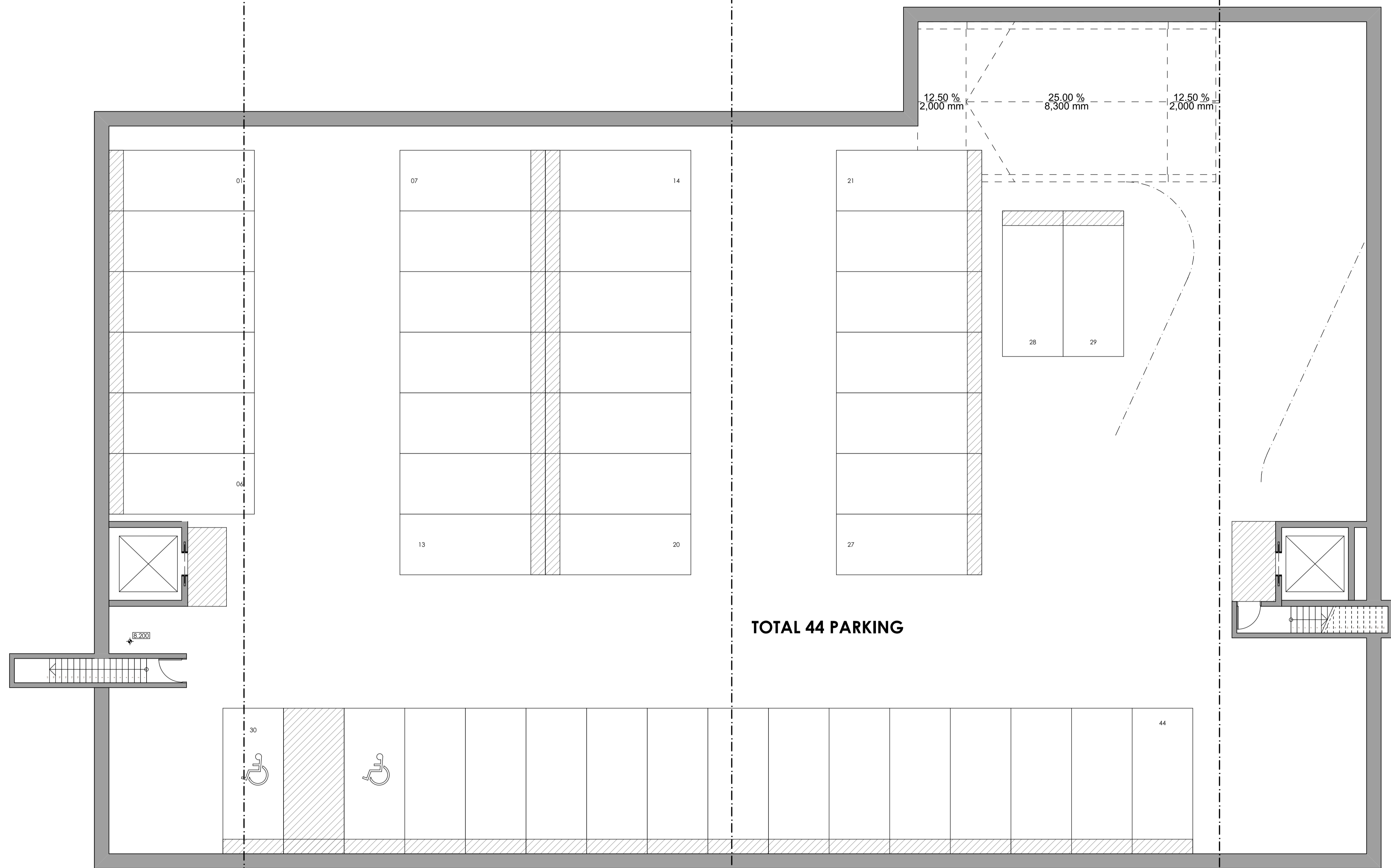
1 SOUTH-EAST VIEW
N.T.S



2 NORTH-EAST VIEW (THOMAS STREET)
N.T.S

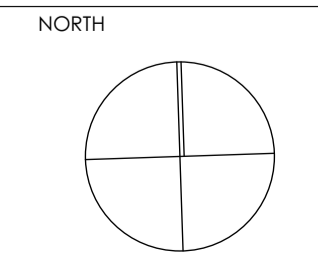


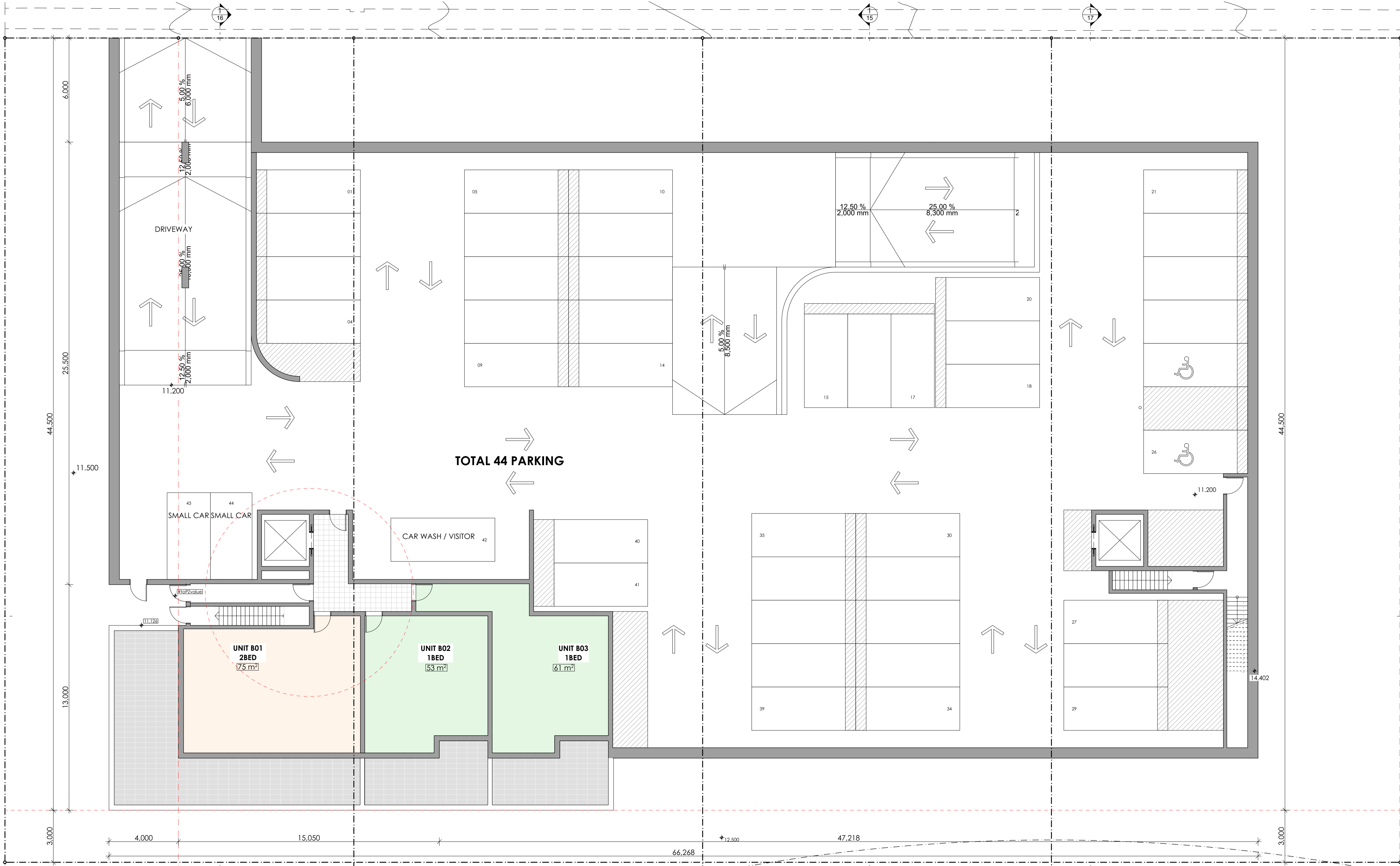
3 NORTH-EAST VIEW (THOMAS STREET)
N.T.S



1 BASEMENT 2 FLOOR PLAN
1:100

REV	DESCRIPTION	BY	CHK	DATE
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P2	PRELIMINARY ISSUE			22.11.19
P3	PRELIMINARY ISSUE			03.12.19
P4	PRELIMINARY ISSUE			24.01.20
P5	PRELIMINARY ISSUE			03.02.20





1 BASEMENT 1 FLOOR PLAN
1:100



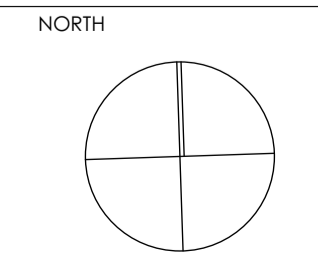
Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
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ABN 90 050 071 022

PRELIMINARY

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P3	PRELIMINARY ISSUE	FW	PI	03.12.19
P4	PRELIMINARY ISSUE	FW	PI	24.01.20
P5	PRELIMINARY ISSUE	LZ	PI	03.02.20

CLIENT
CONQUEST

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
BASEMENT 1 FLOOR PLAN



DRAWN	FW LL
CHECKED	PI LL
SCALE	@ A1
PROJECT No	P541
PP 08	P5
stage	chng no. revision



1 GROUND FLOOR PLAN
1:100



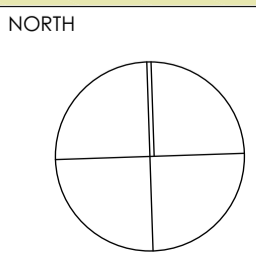
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PRELIMINARY

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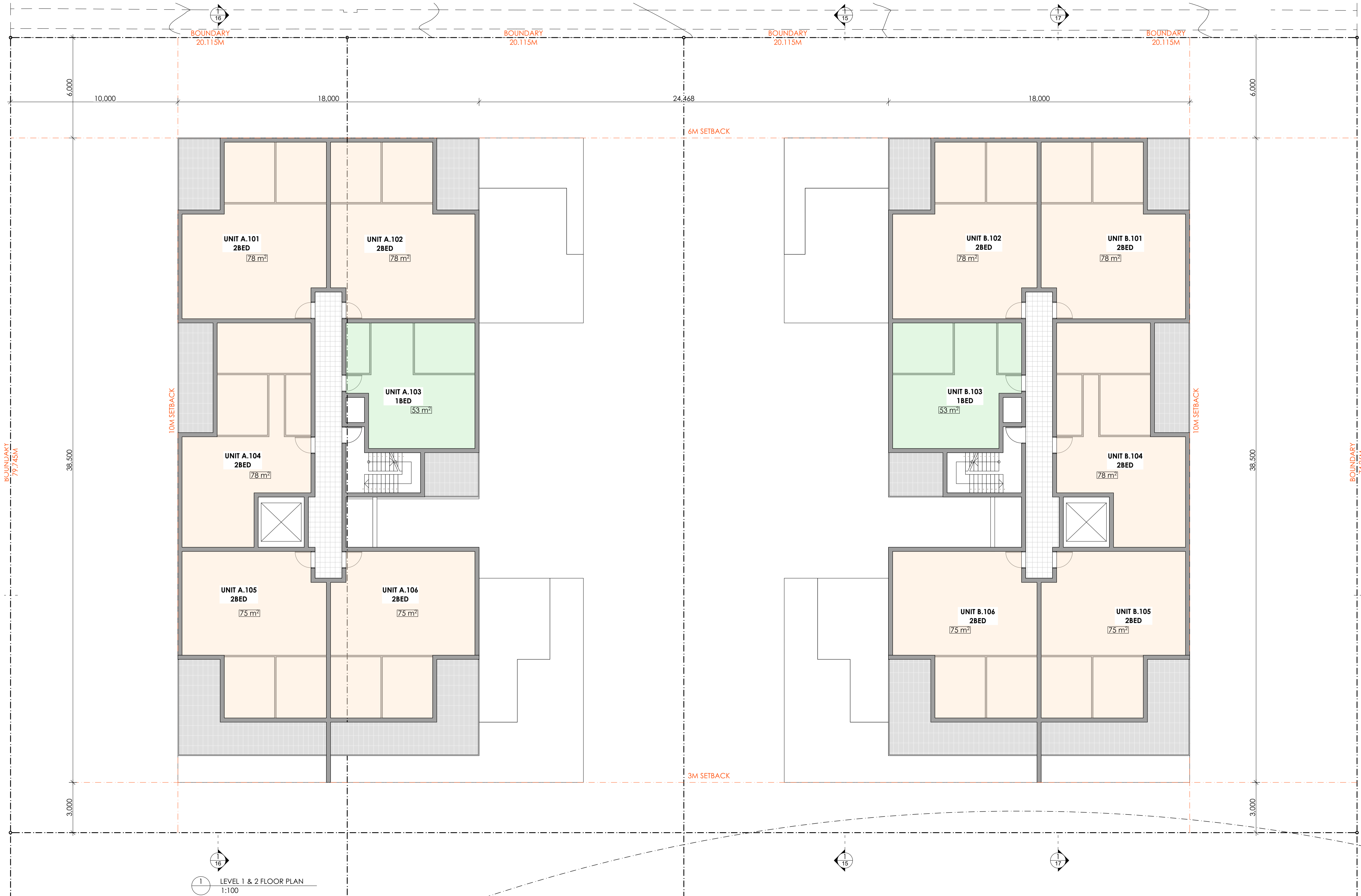
CLIENT
CONQUEST

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA**
DRAWING
GROUND FLOOR PLAN



stage	chno.	revision
PP	09	P5
stage	chno.	revision

DRAWN FW LL
 CHECKED PI LL
 SCALE @ A1
 PROJECT No P541



1 LEVEL 1 & 2 FLOOR PLAN
1:100



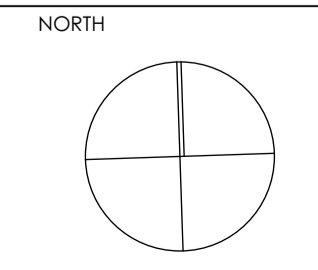
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PRELIMINARY

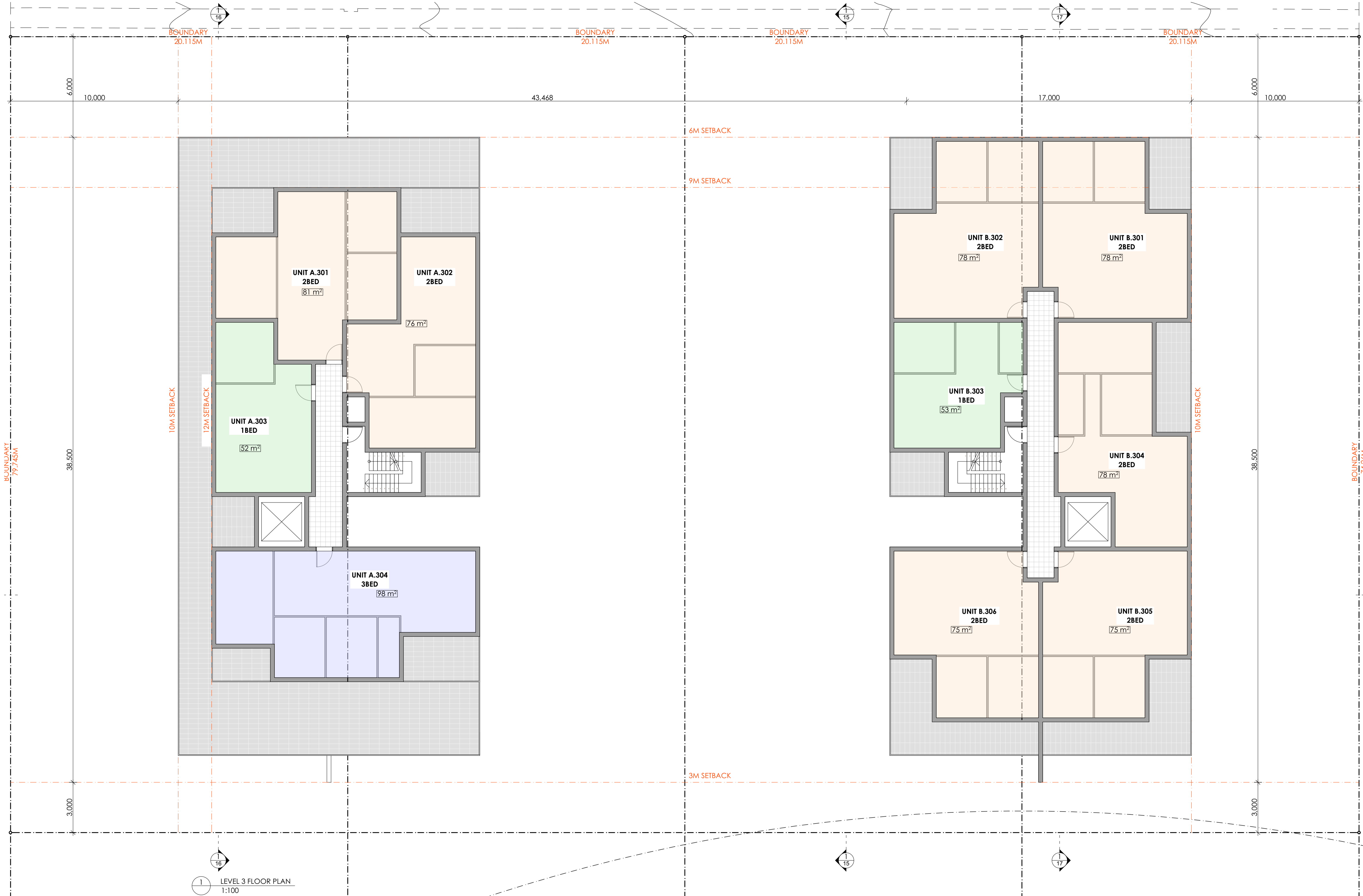
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CLIENT
CONQUEST

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
LEVEL 1 TO 2 FLOOR PLAN



DRAWN	FW	LL
CHECKED	PI	LL
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PROJECT No	P541	
PP	10	P5
stage	chg no.	revision



1 LEVEL 3 FLOOR PLAN
1:100



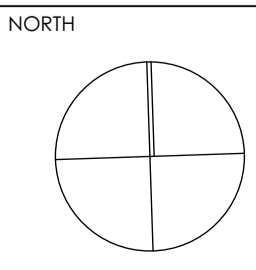
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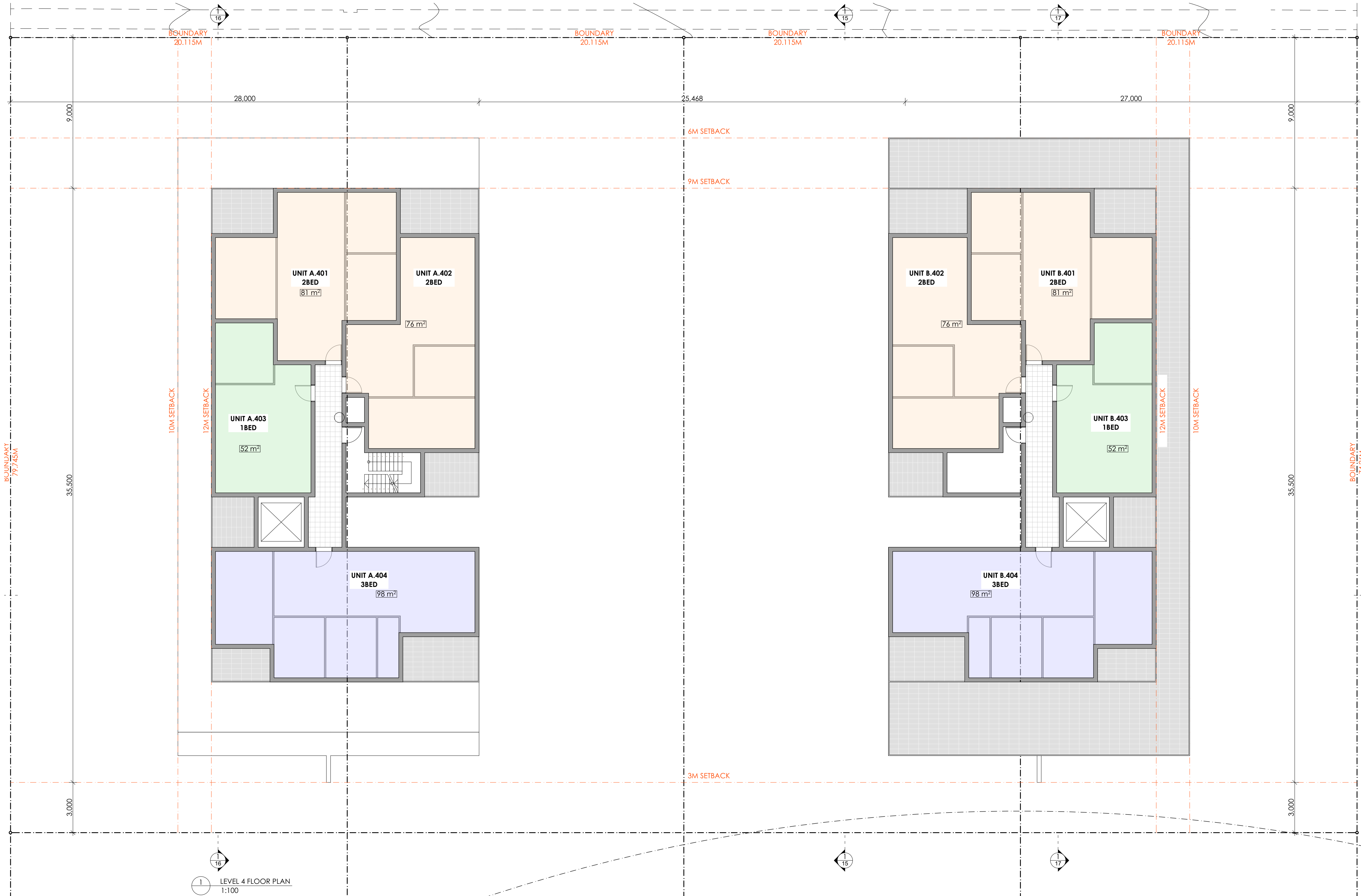
CLIENT
CONQUEST

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
LEVEL 3 FLOOR PLAN**



stage	chno	revision
PP	11	P5
stage	chno	revision

DRAWN FW LL
 CHECKED PI LL
 SCALE @ A1
 PROJECT No P541



1 LEVEL 4 FLOOR PLAN
1:100



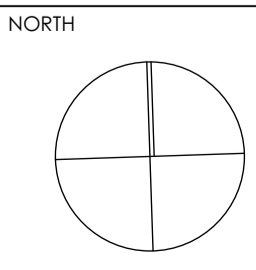
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 Nominated Registered Architect: Peter Israel (reg no 5064)
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PRELIMINARY

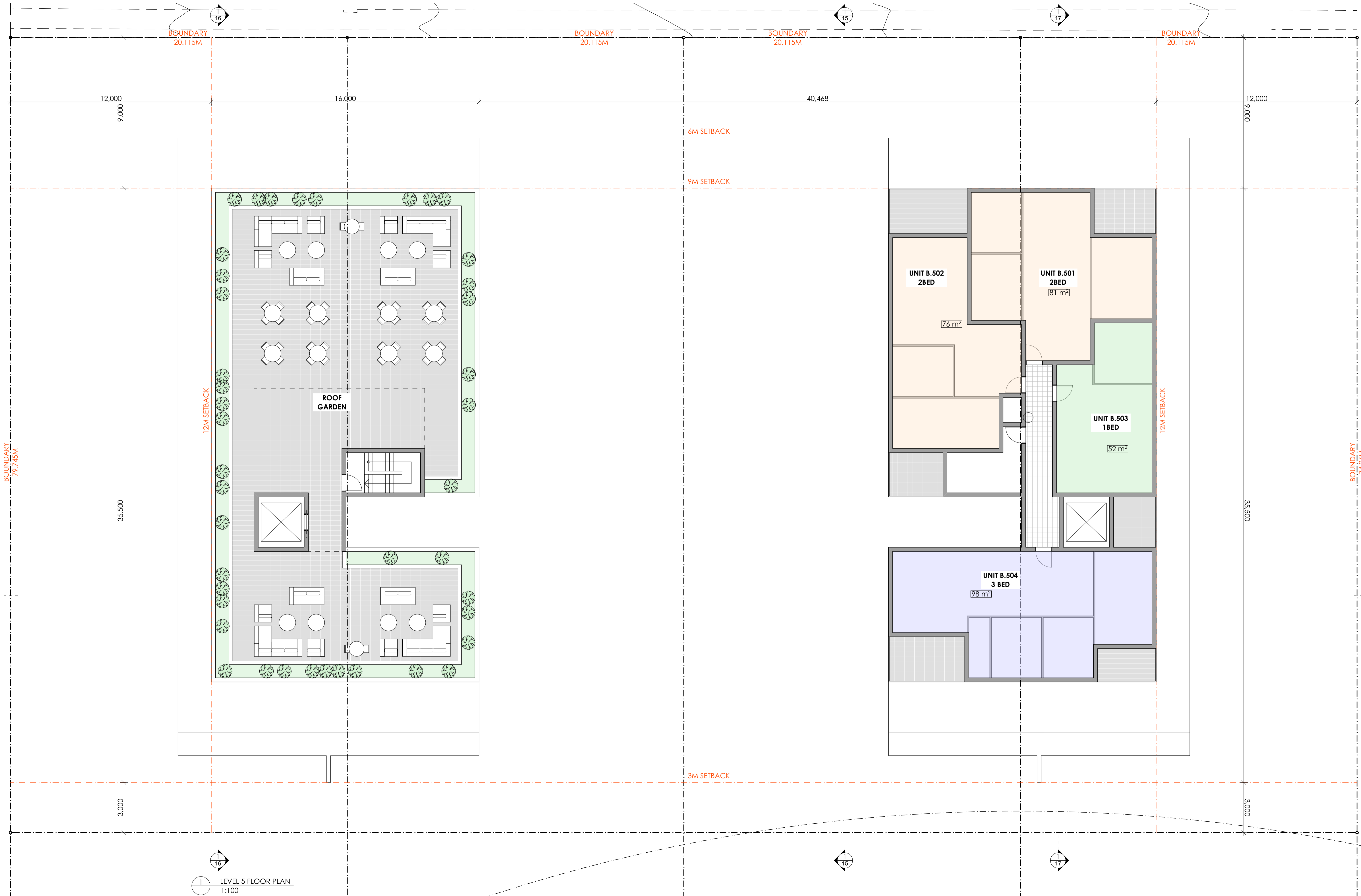
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P5	PRELIMINARY ISSUE	LZ	PI	03.02.20

CLIENT
CONQUEST

PROJECT
**PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
LEVEL 4 FLOOR PLAN**



DRAWN	FW LL
CHECKED	PI LL
SCALE	@ A1
PROJECT No	P541
PP	12
stage	chg no.
	P5
	revision



1 LEVEL 5 FLOOR PLAN
1:100



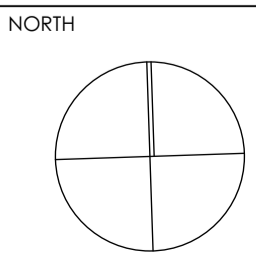
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 Nominated Registered Architect: Peter Israel (reg no 5064)
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PRELIMINARY

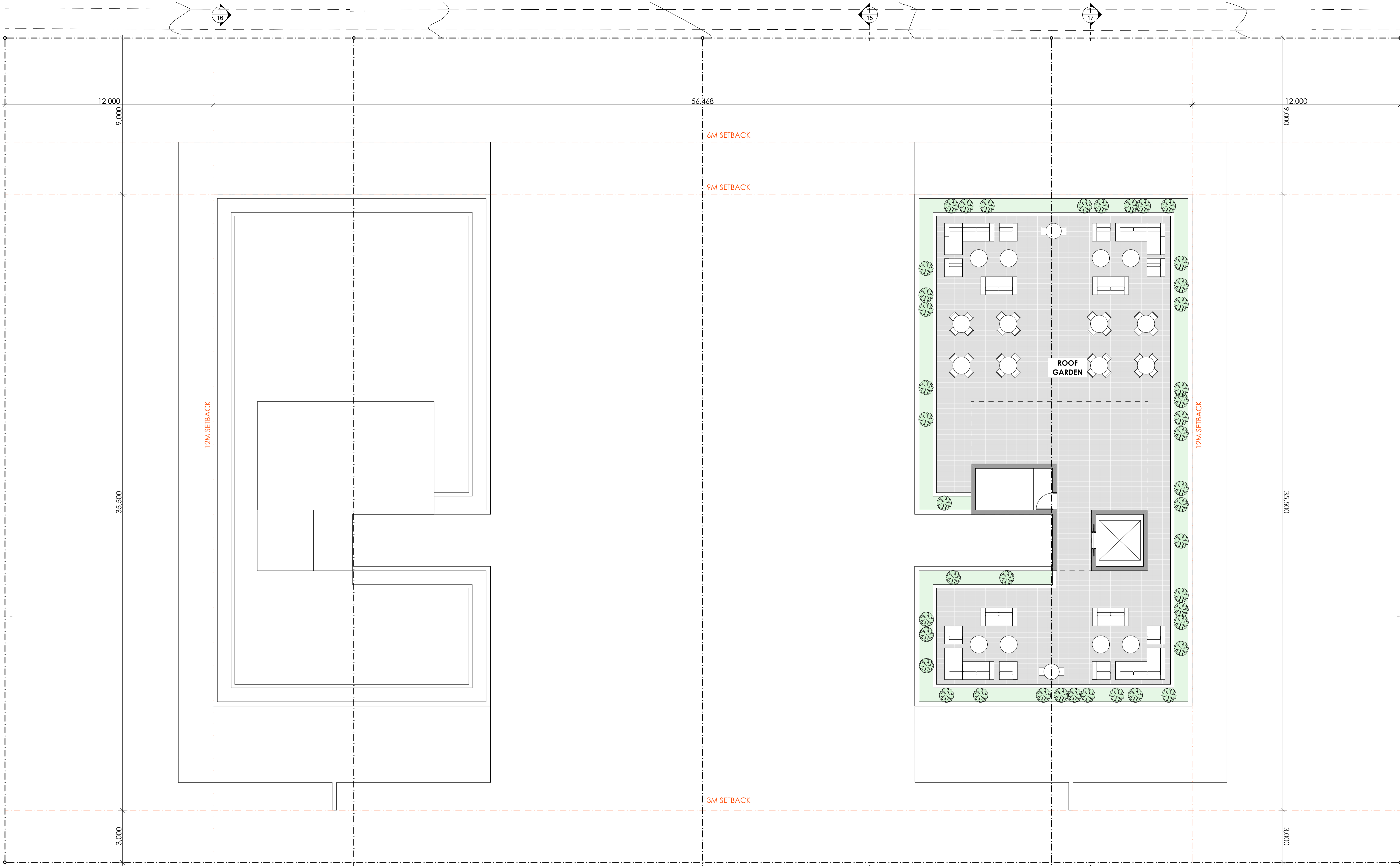
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CLIENT
CONQUEST

PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
LEVEL 5 FLOOR PLAN



DRAWN	FW	LL
CHECKED	PI	LL
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PROJECT No	P541	
stage	PP	
chg no.	13	
revision	P5	



1 LEVEL 6 ROOFTOP PLAN
1:100



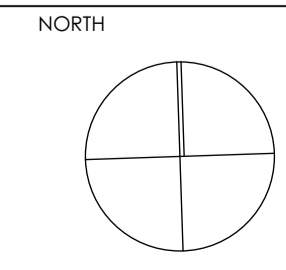
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PRELIMINARY

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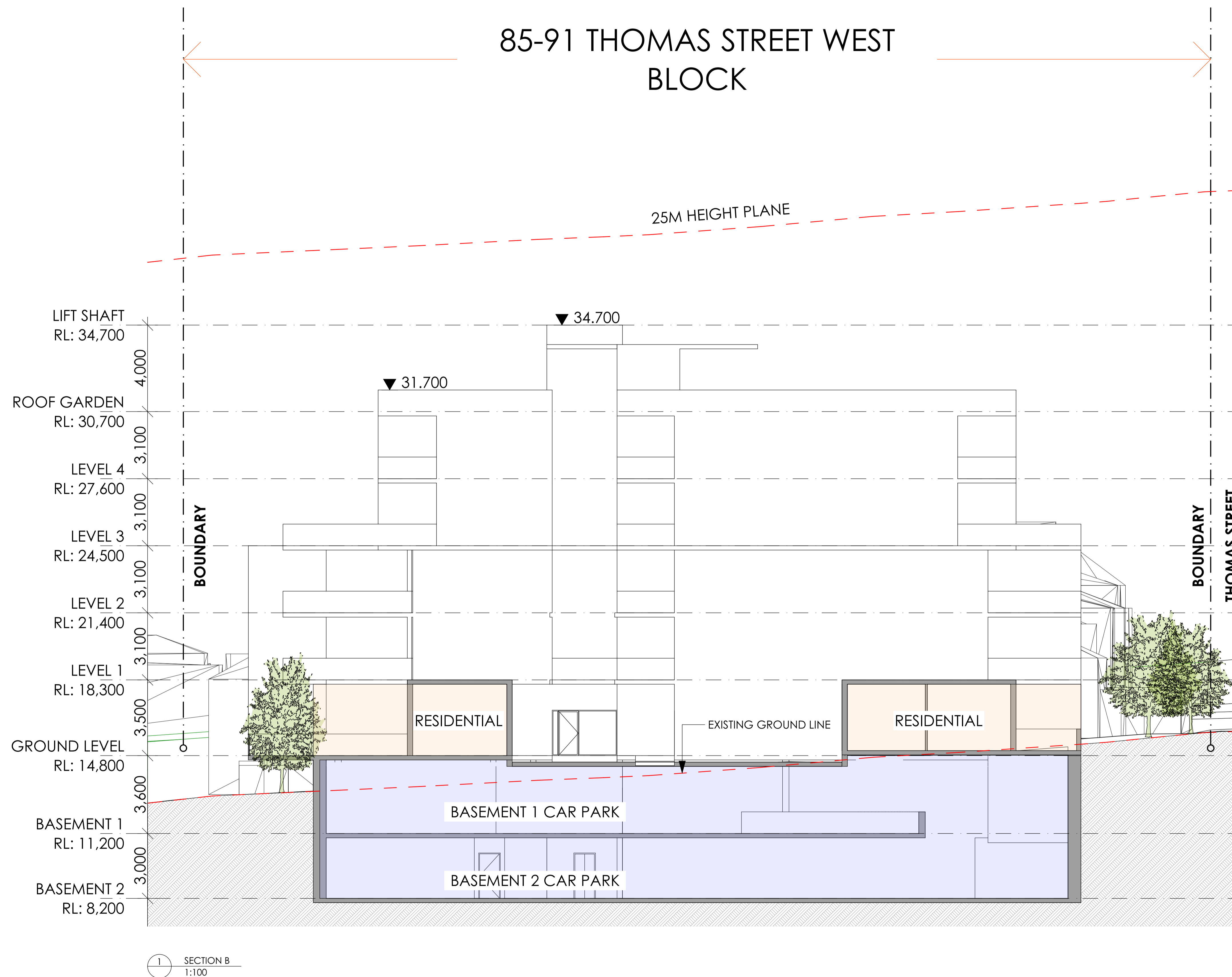
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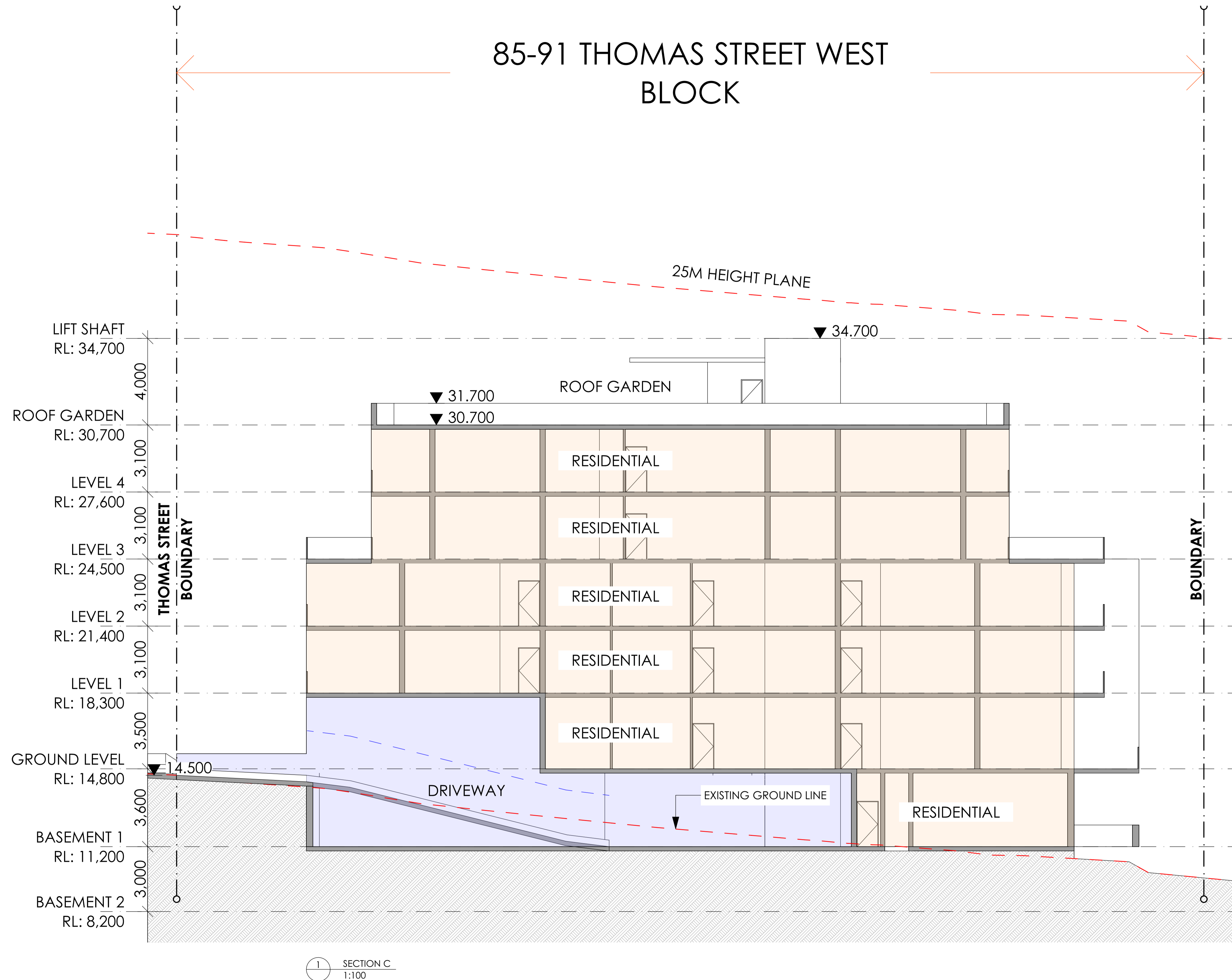
PROJECT
PROPOSED RESIDENTIAL DEVELOPMENT
85-91 THOMAS STREET, PARRAMATTA
DRAWING
LEVEL 6 ROOFTOP PLAN



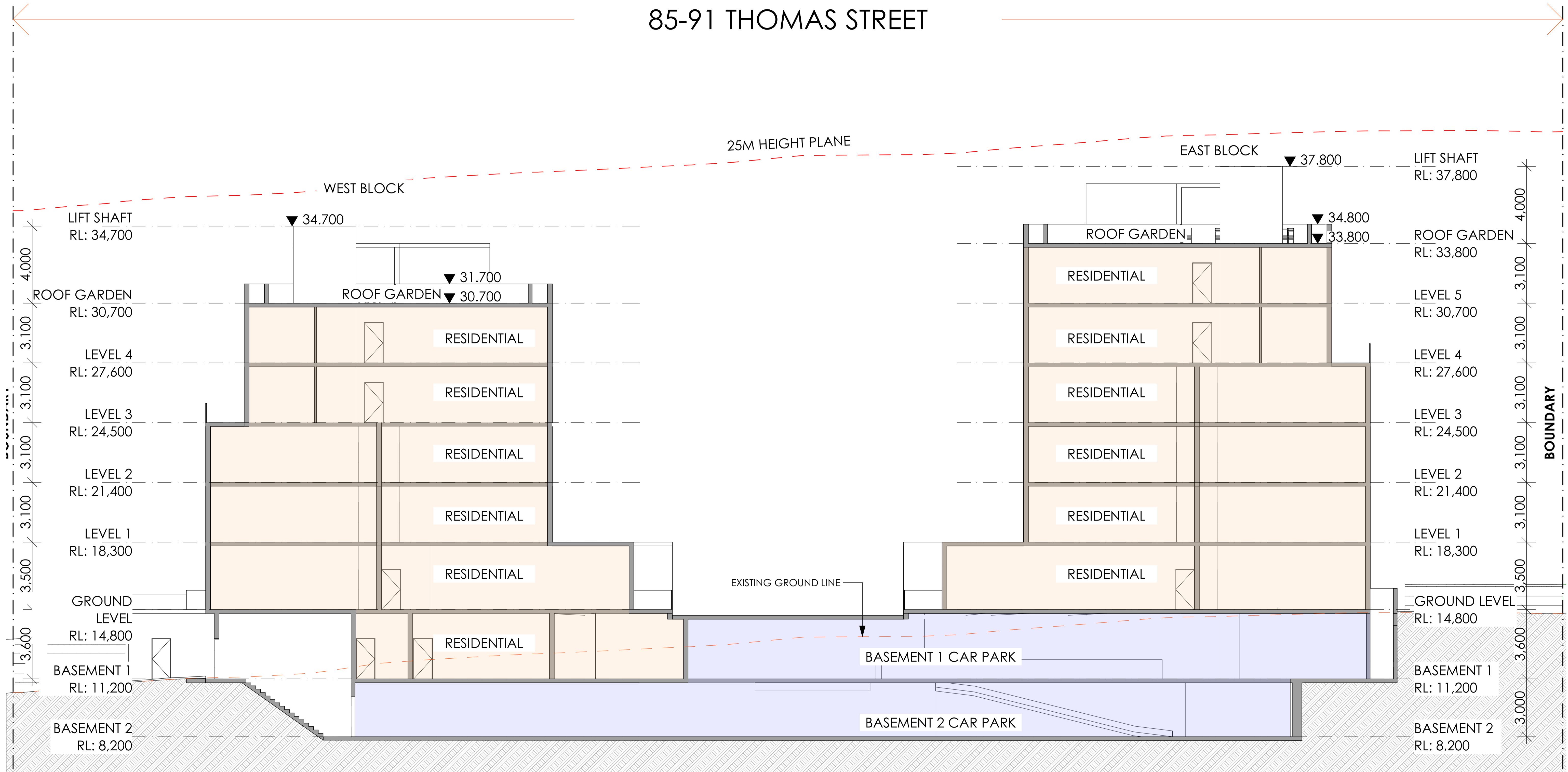
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PP 14 P5
stage. chg no. revision

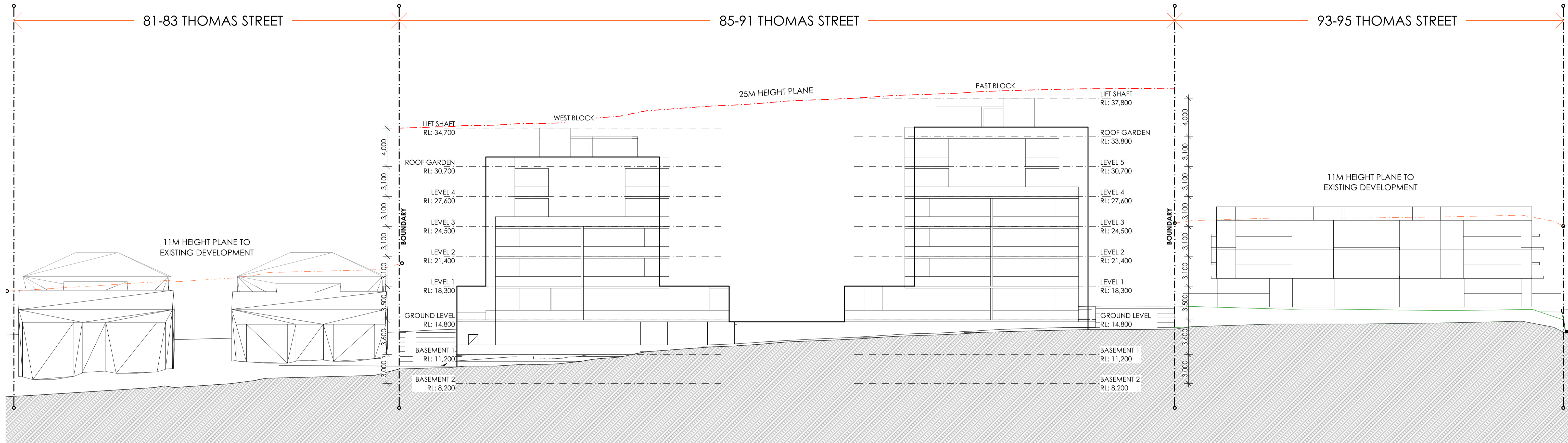




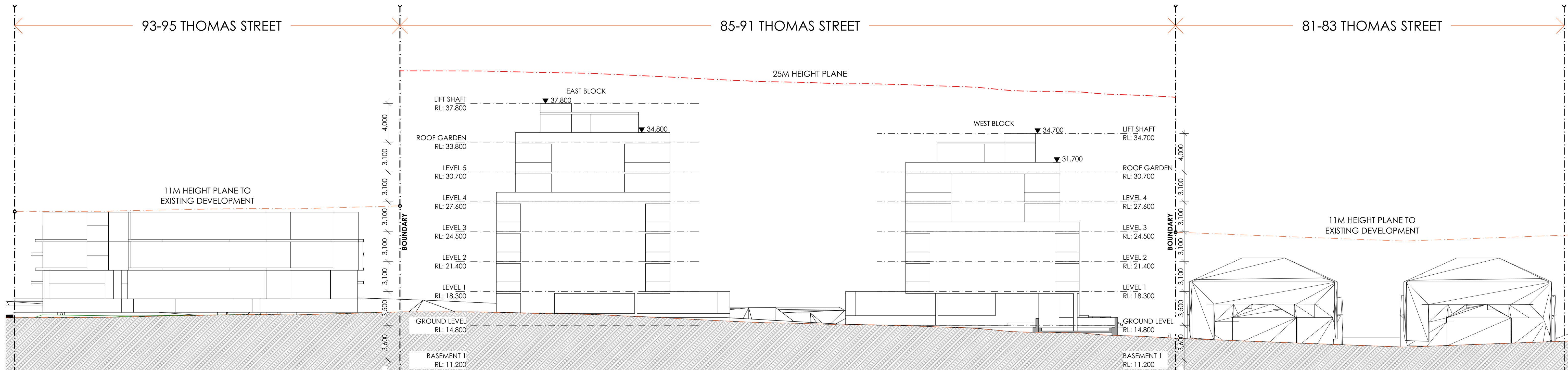
85-91 THOMAS STREET



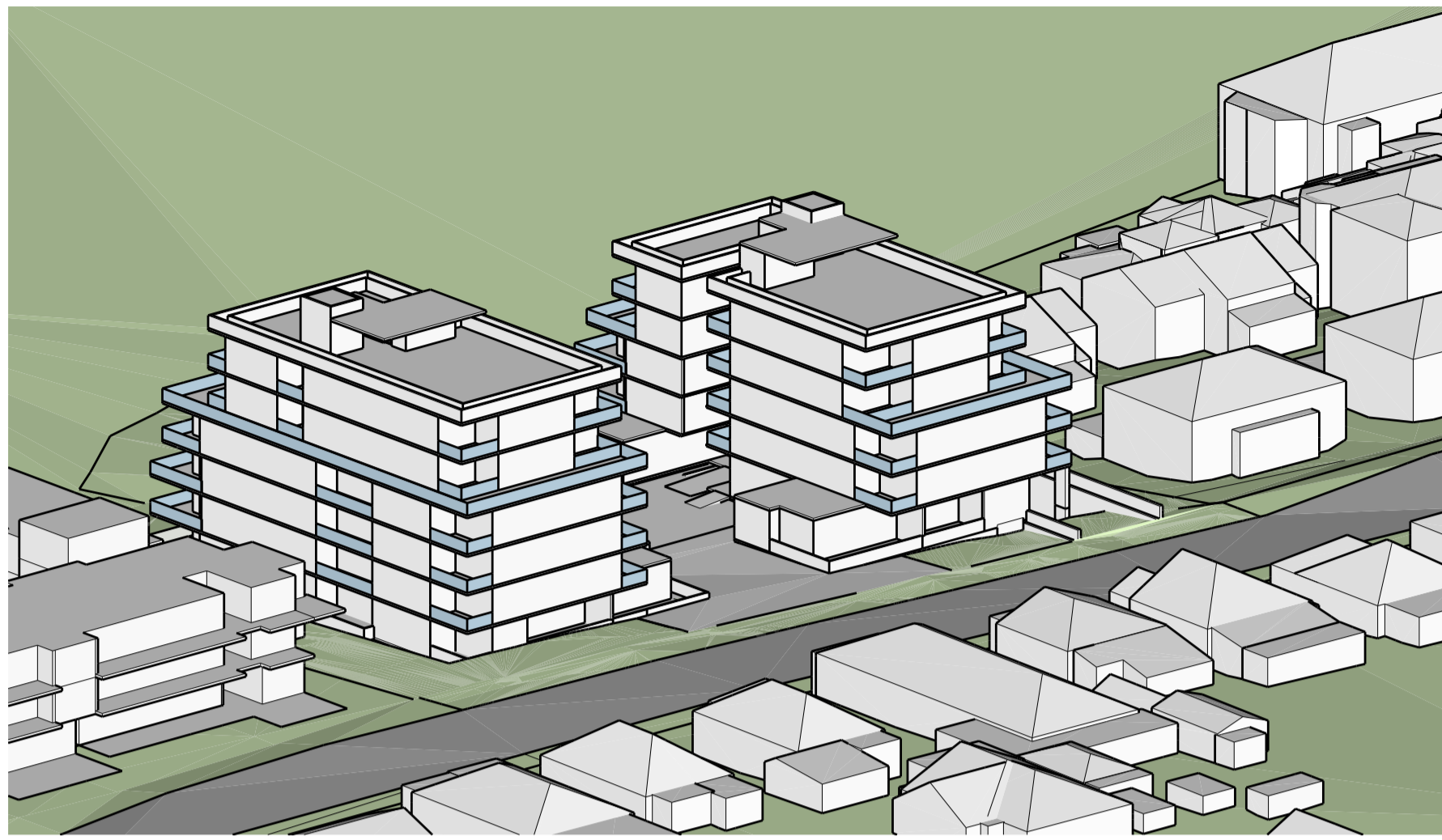
1 SECTION E
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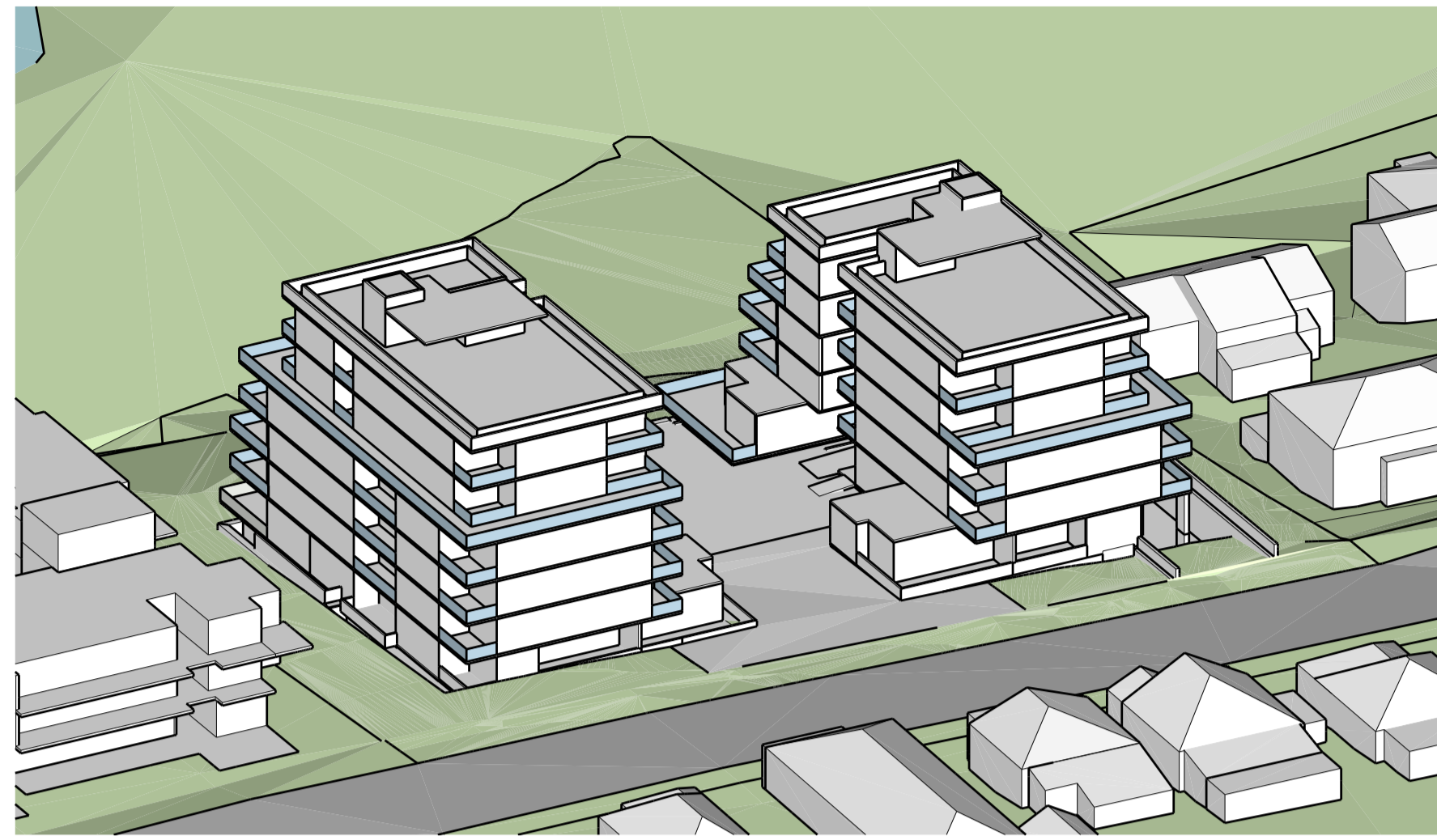
1 NORTH STREET ELEVATION
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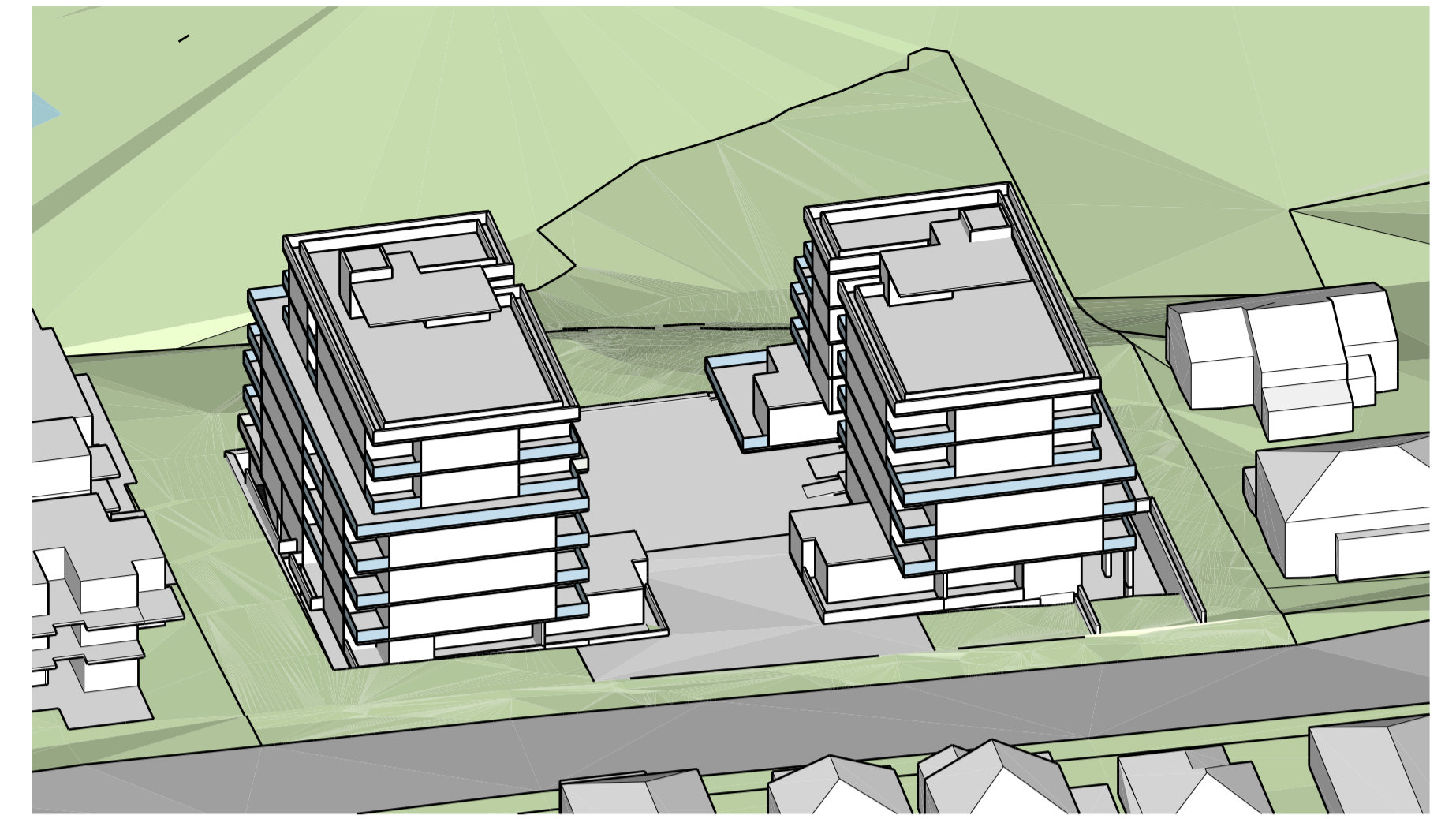
2 SOUTH STREET ELEVATION
1:200



1 21 JUNE 9AM
N.T.S



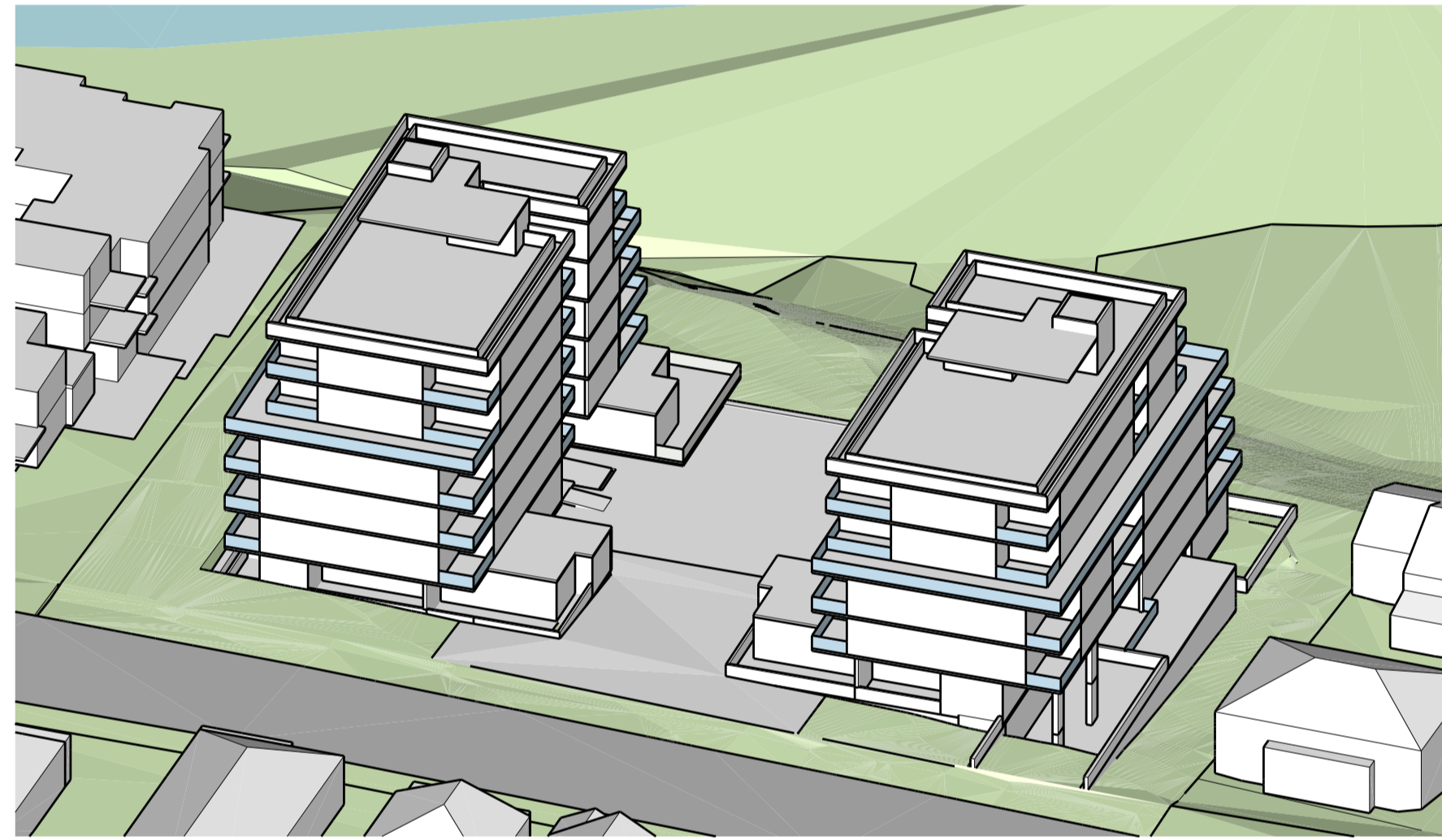
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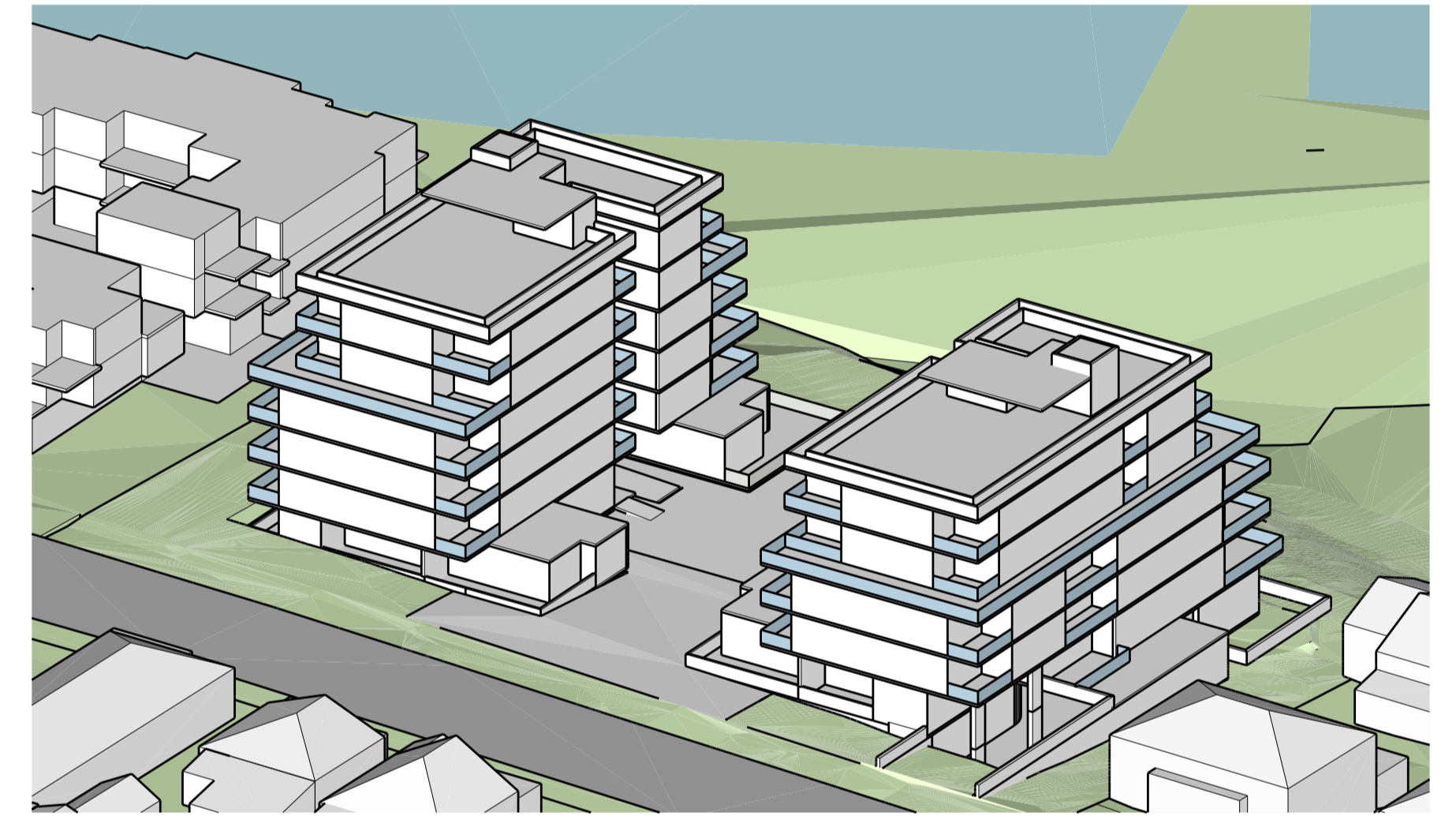
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N.T.S

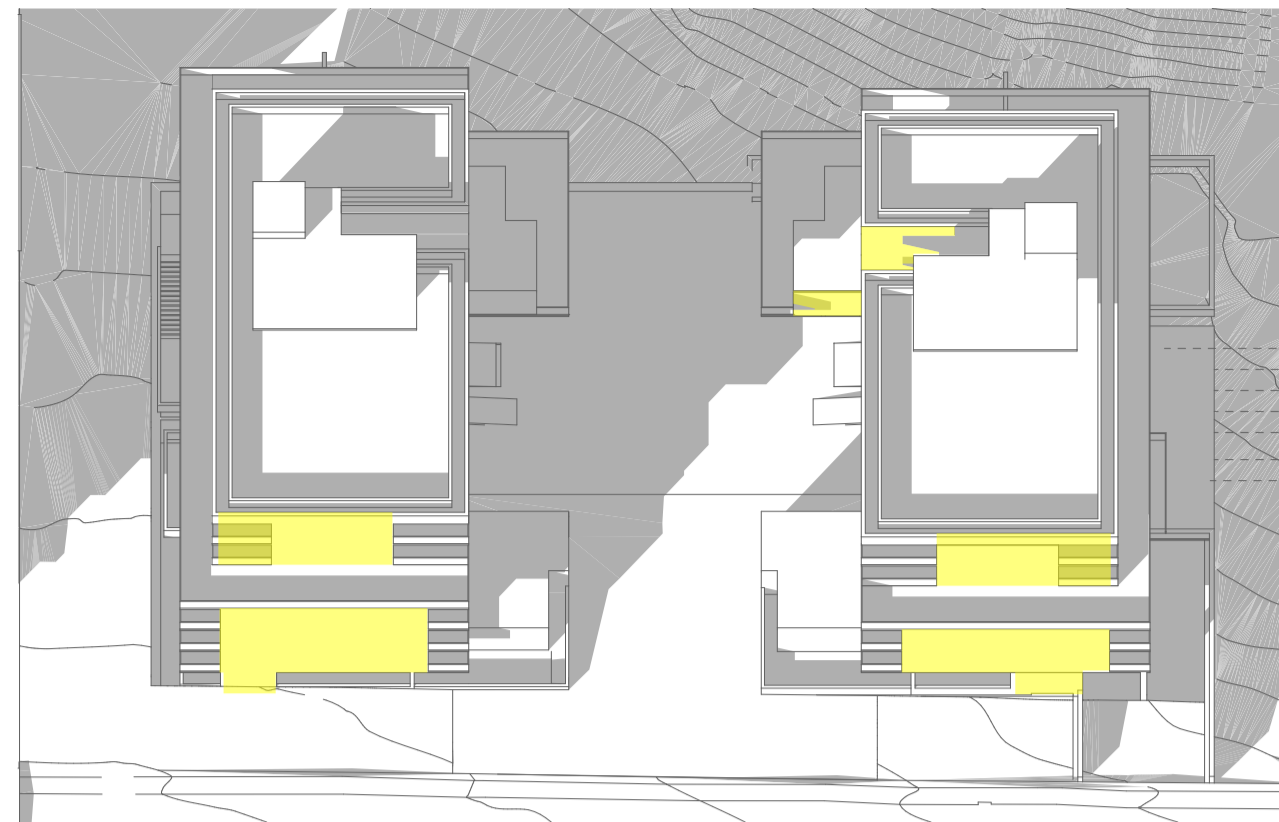


6 21 JUNE 2PM
N.T.S

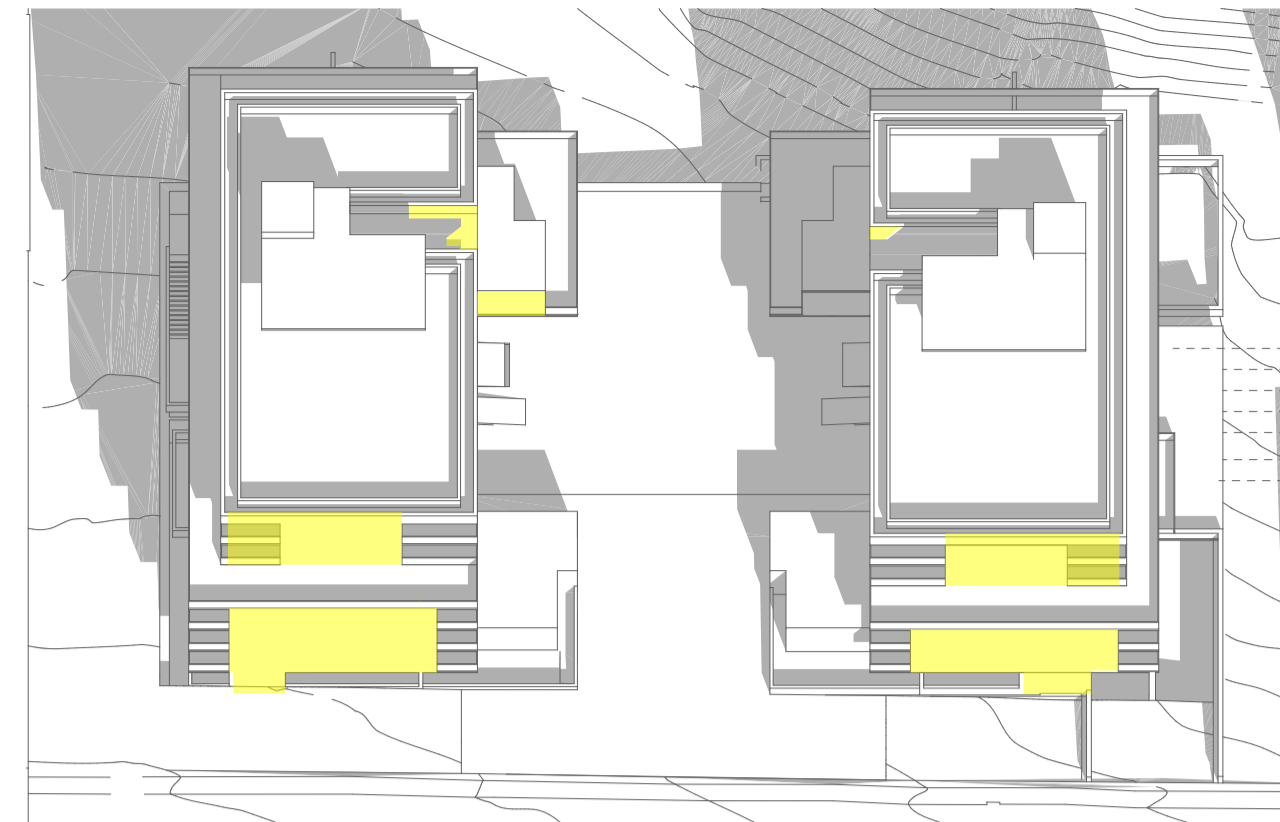


7 21 JUNE 3PM
N.T.S

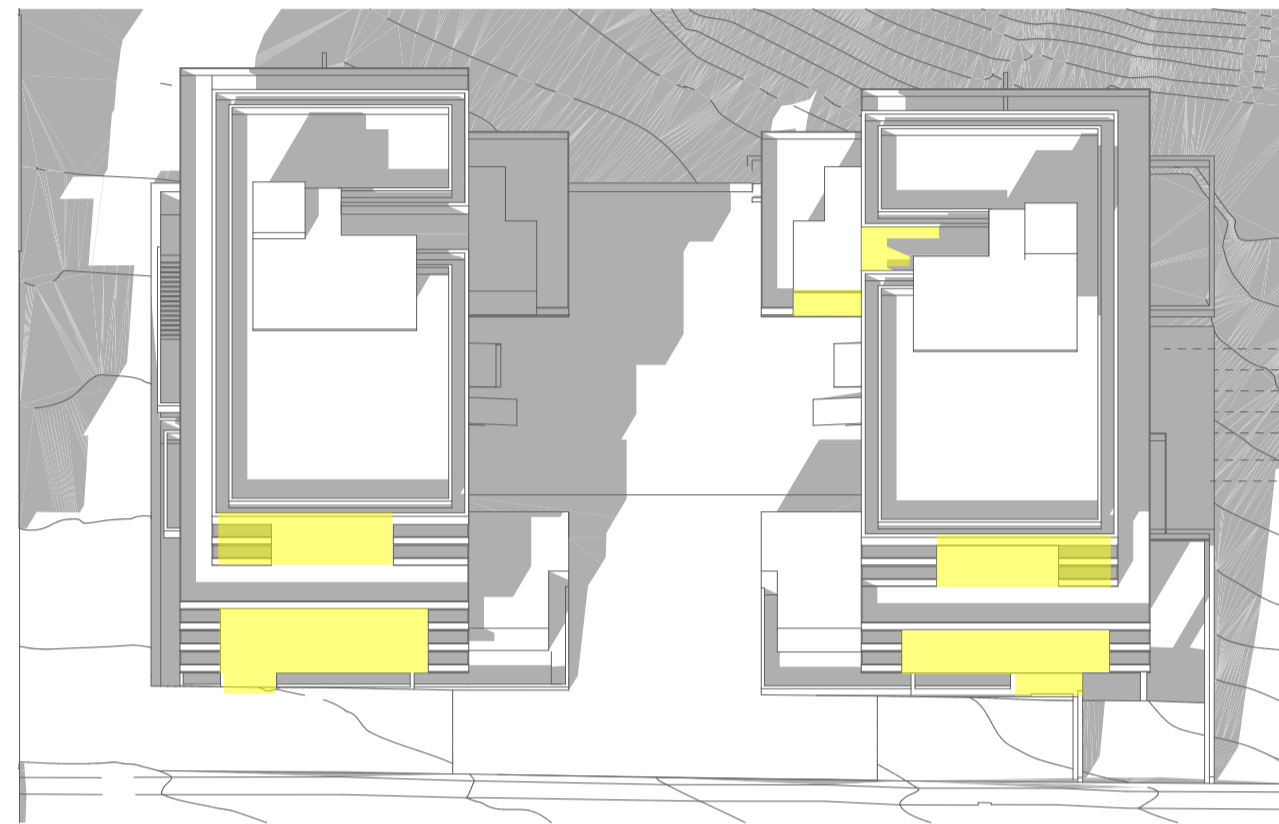
57 OF 59 UNITS (96.6%) RECEIVE AT LEAST 2 HOURS OF SUNLIGHT BETWEEN 9AM TO 3PM ON JUNE 21



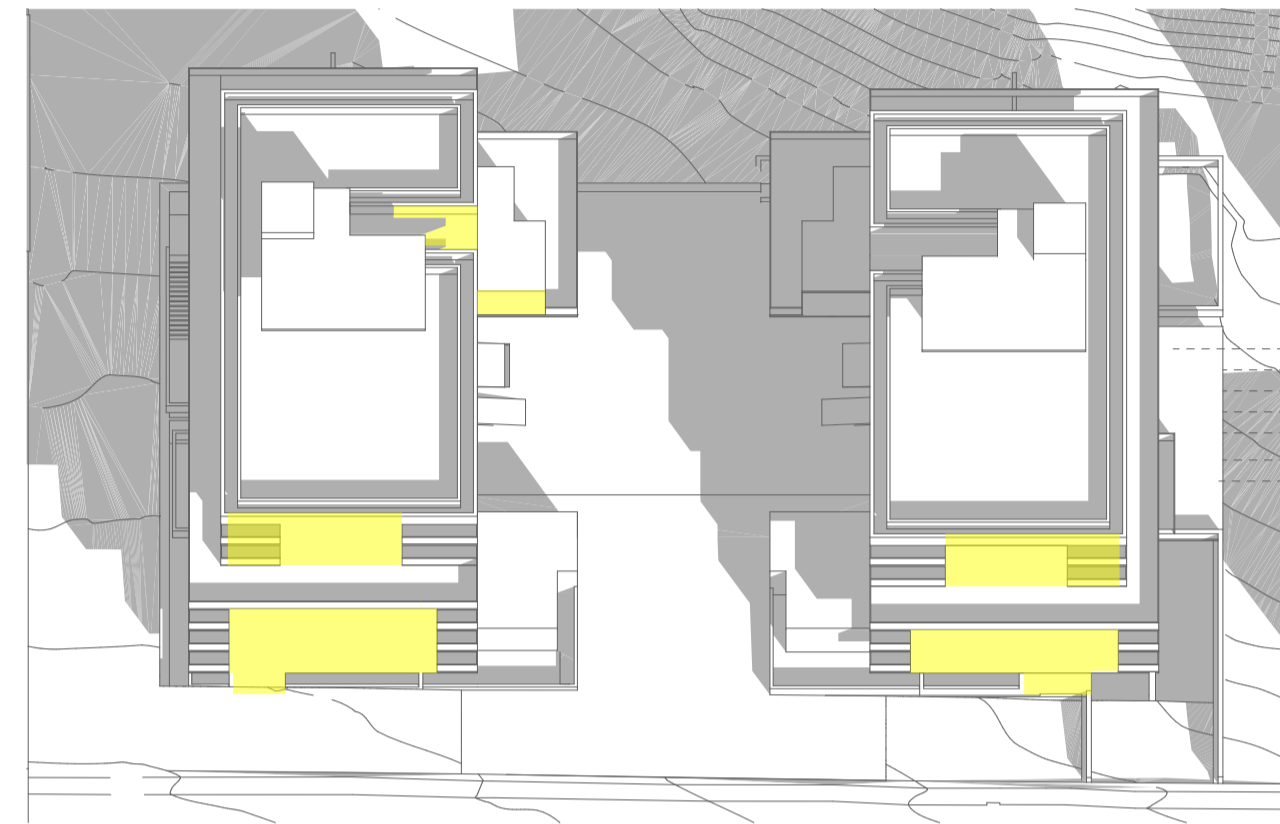
1 21 JUNE 9AM
N.T.S



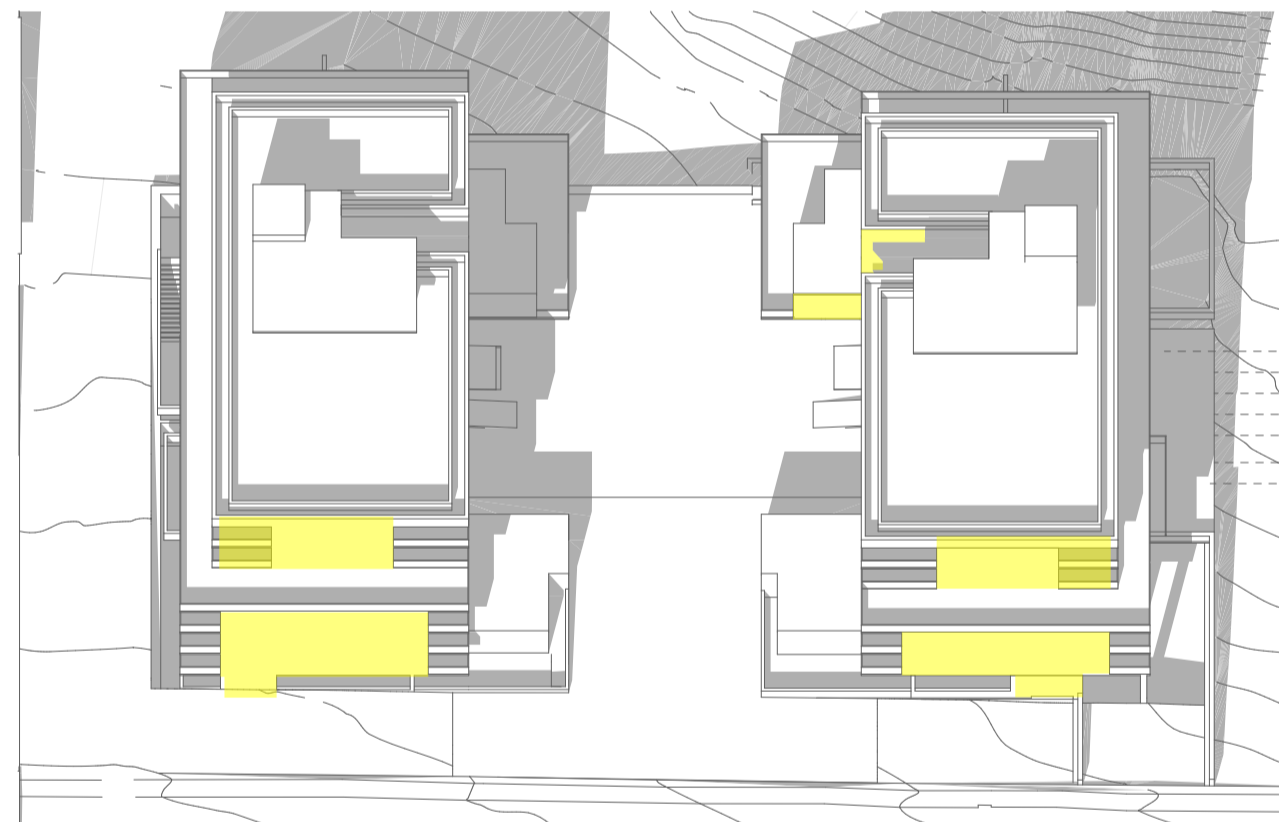
5 21 JUNE 1PM
N.T.S



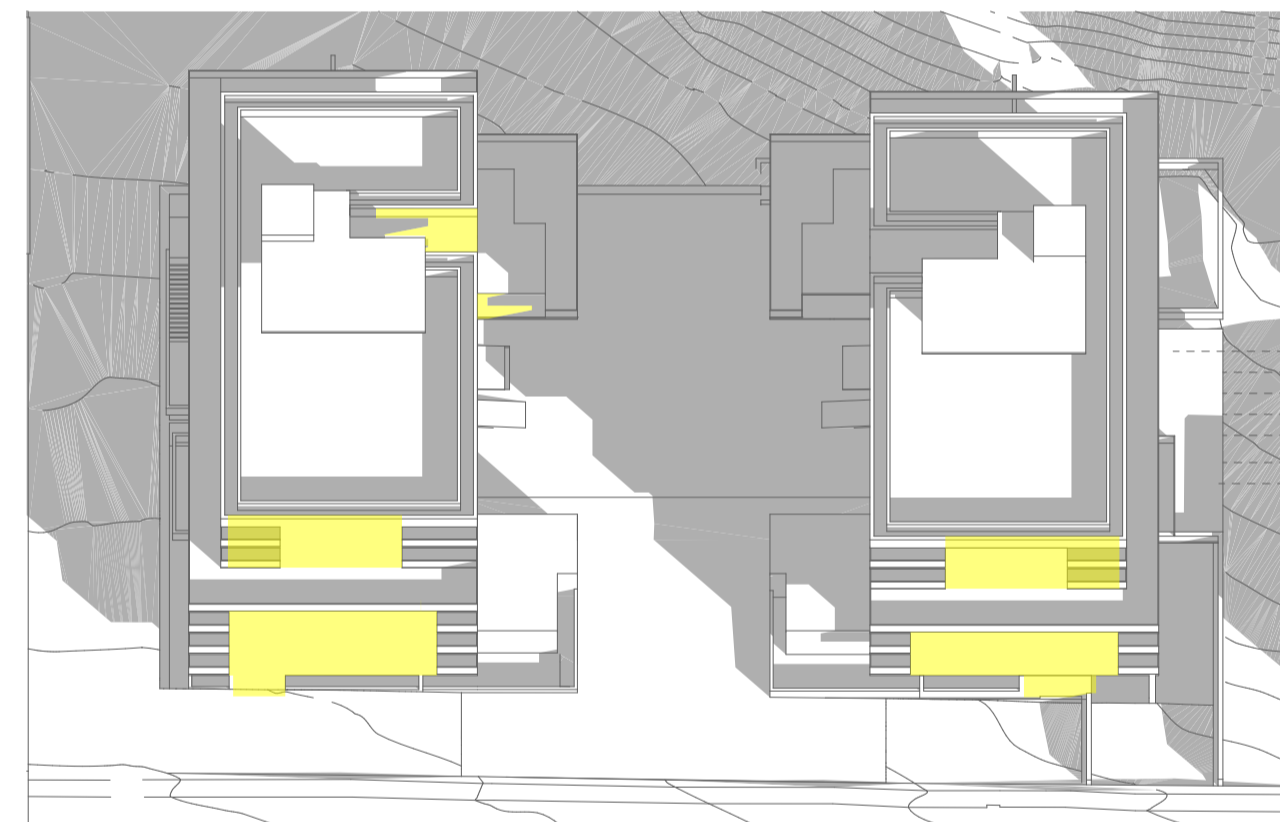
2 21 JUNE 10AM
N.T.S



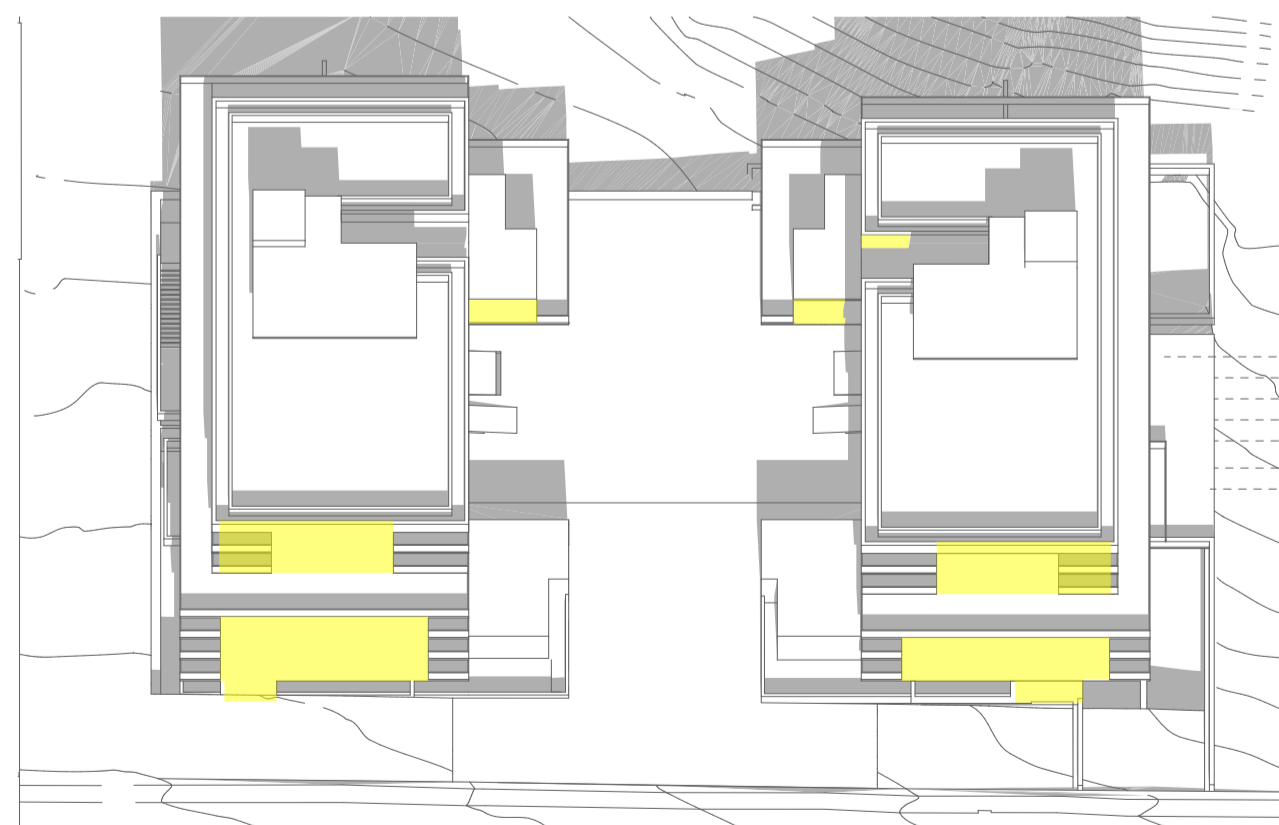
6 21 JUNE 2PM
N.T.S



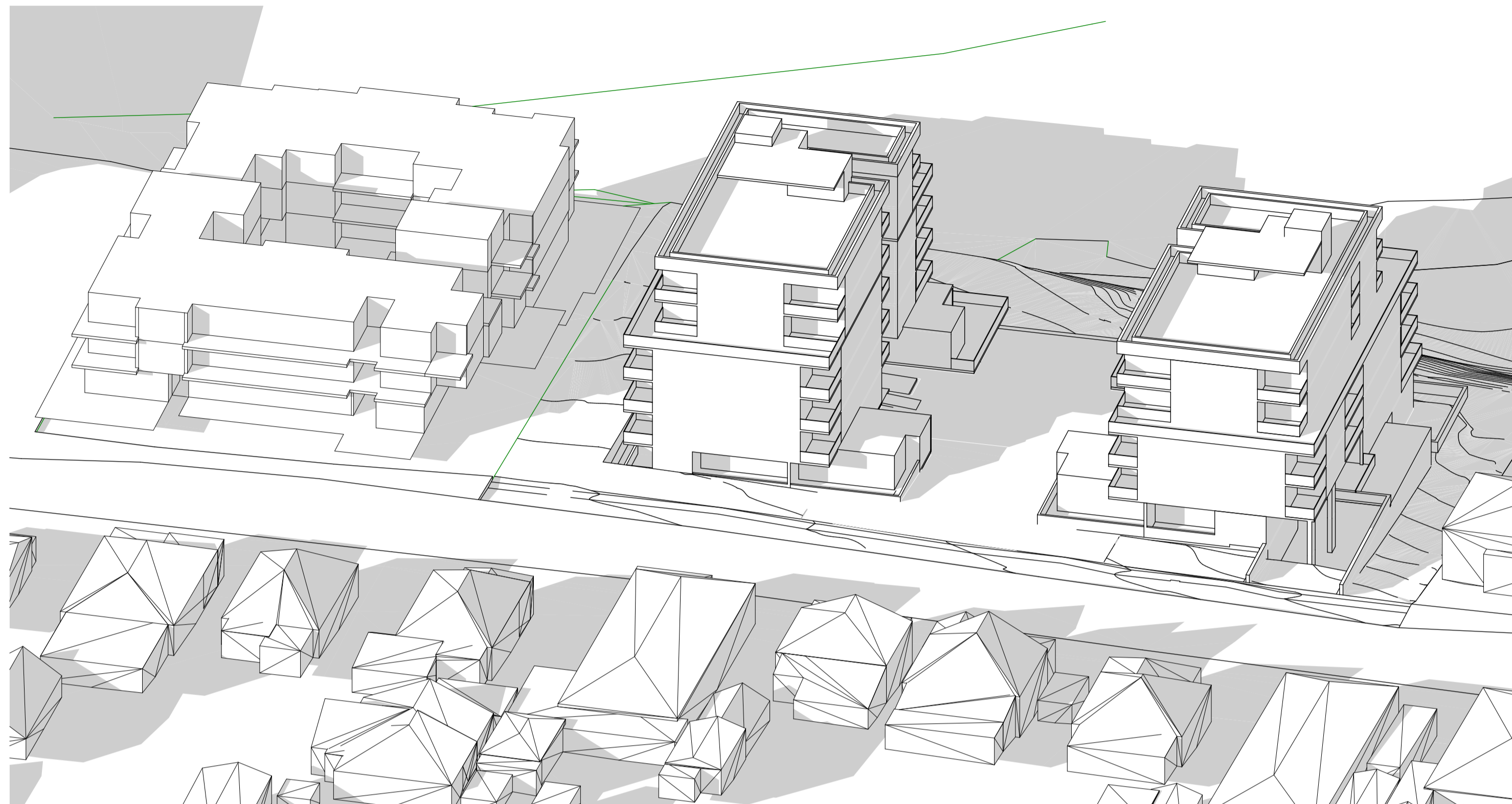
3 21 JUNE 11AM
N.T.S



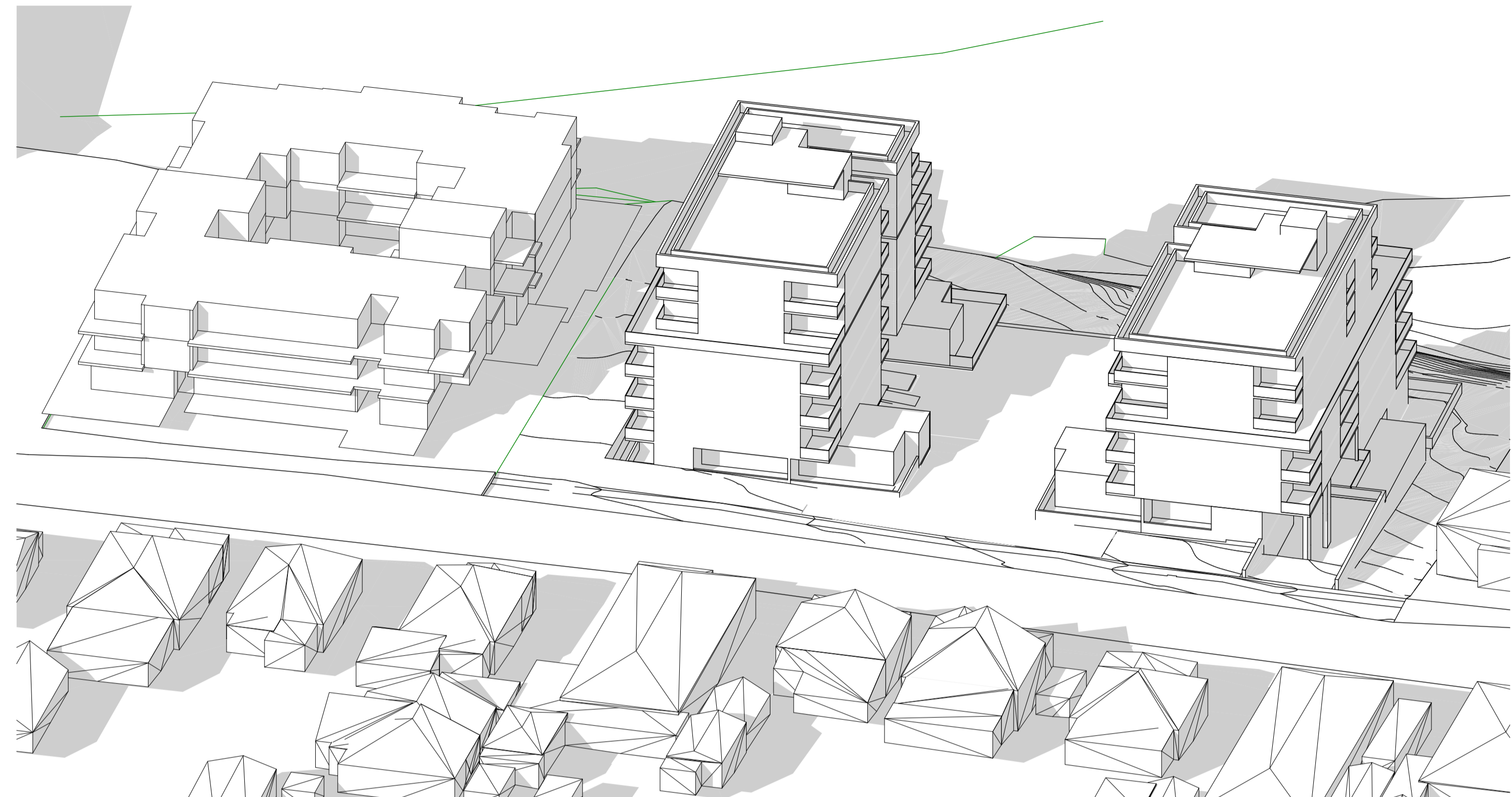
7 21 JUNE 3PM
N.T.S



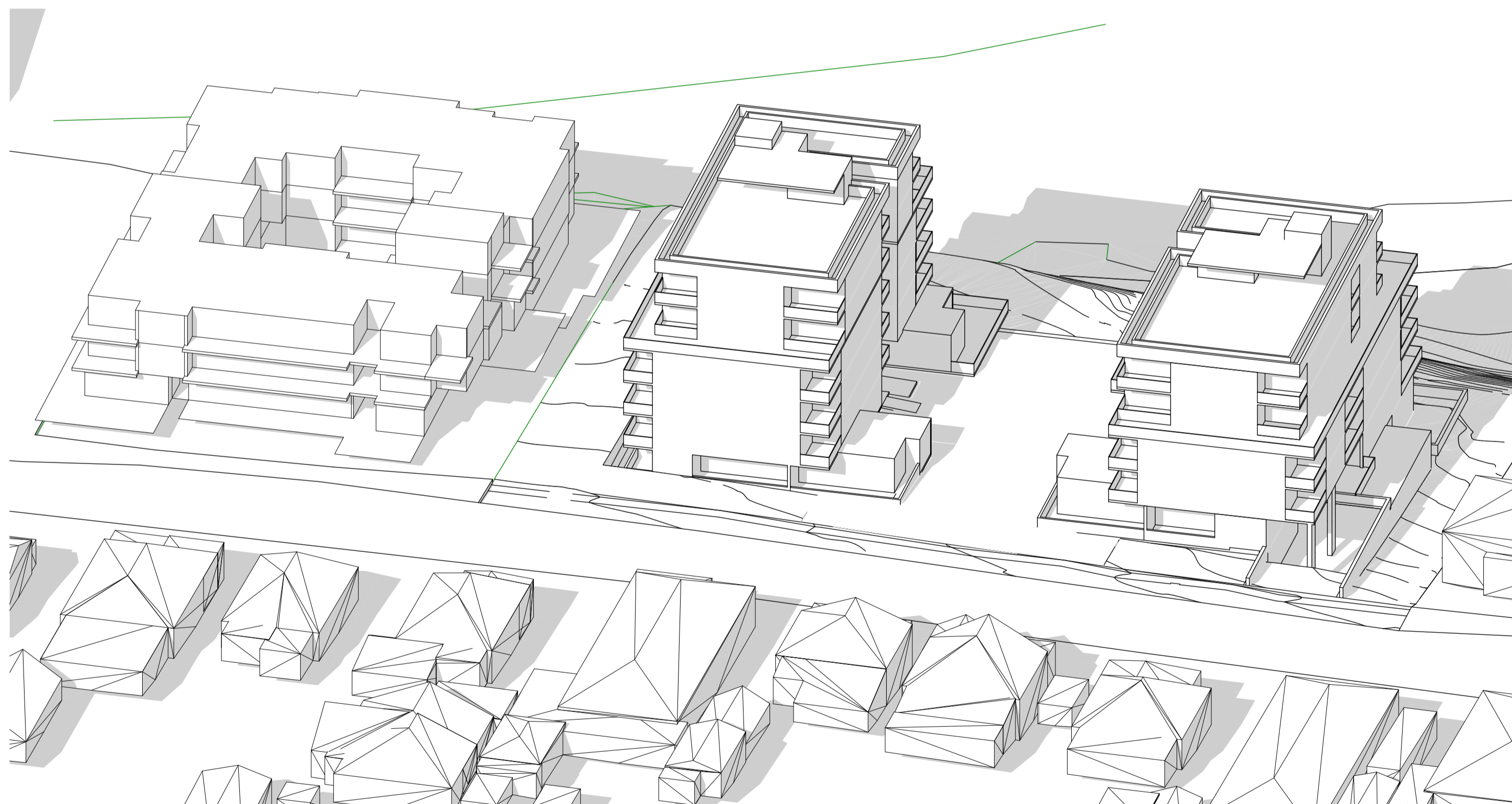
4 21 JUNE 12PM
N.T.S



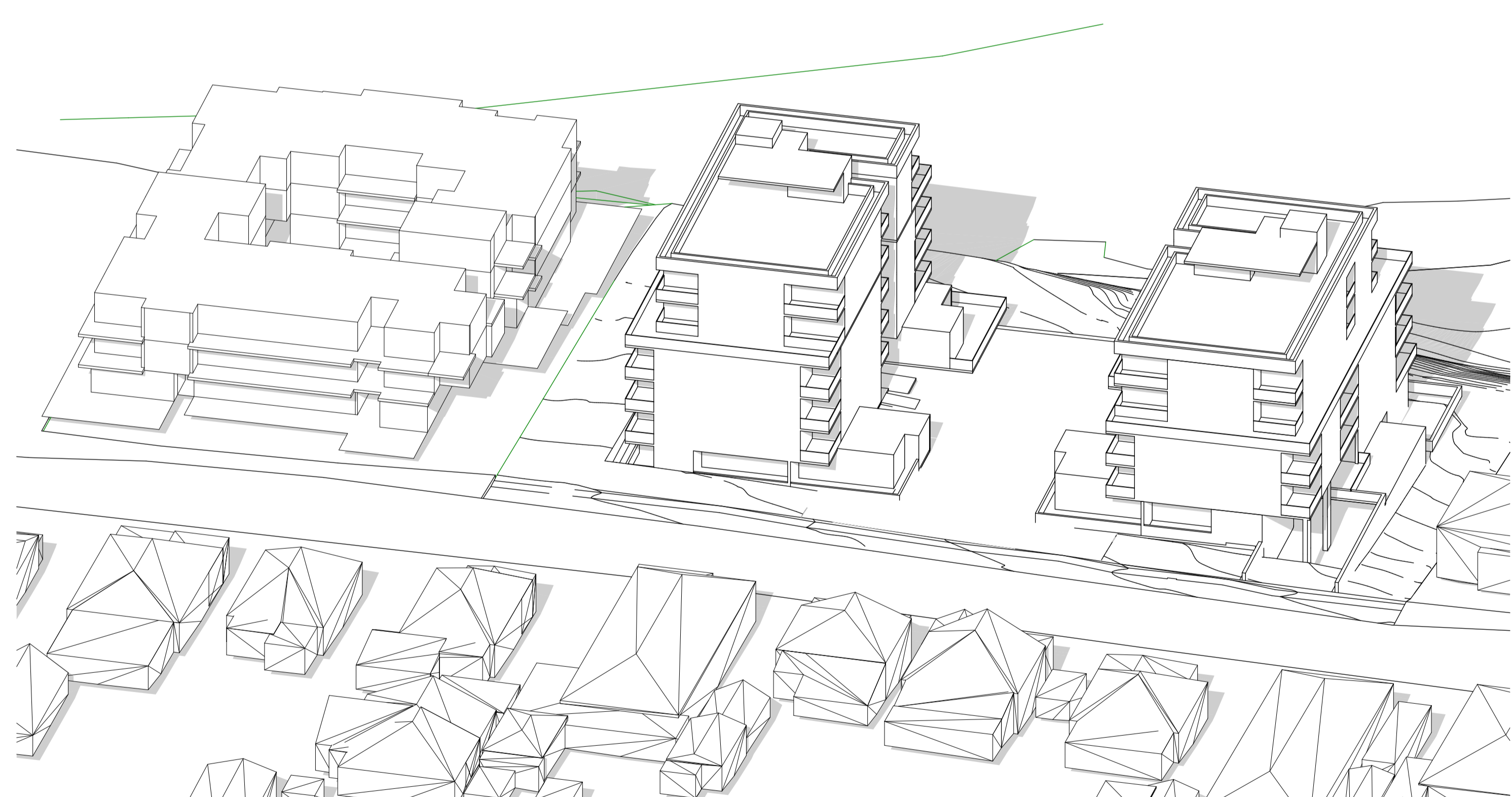
1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 9:00AM
N.T.S



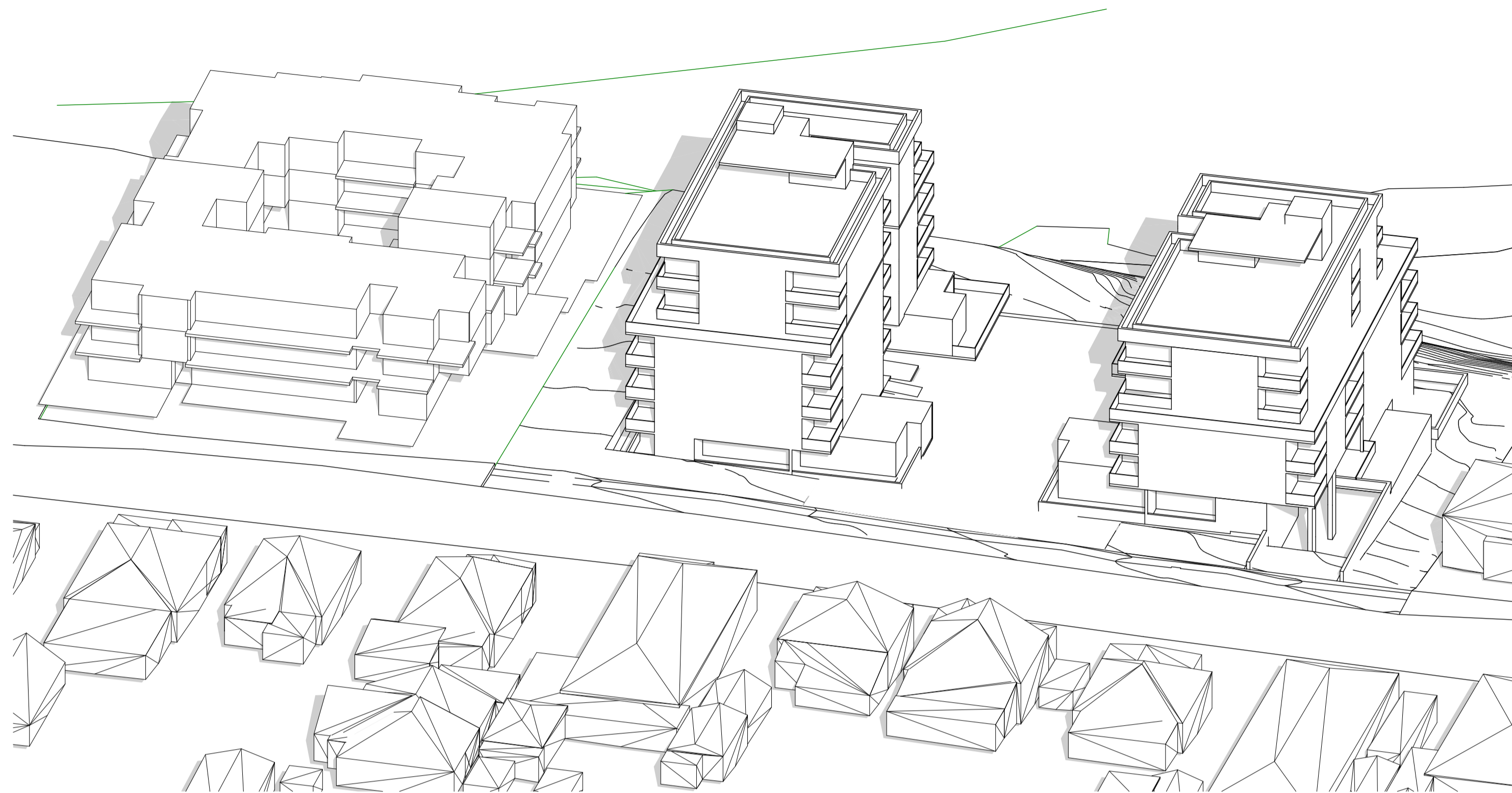
2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 10:00AM
N.T.S



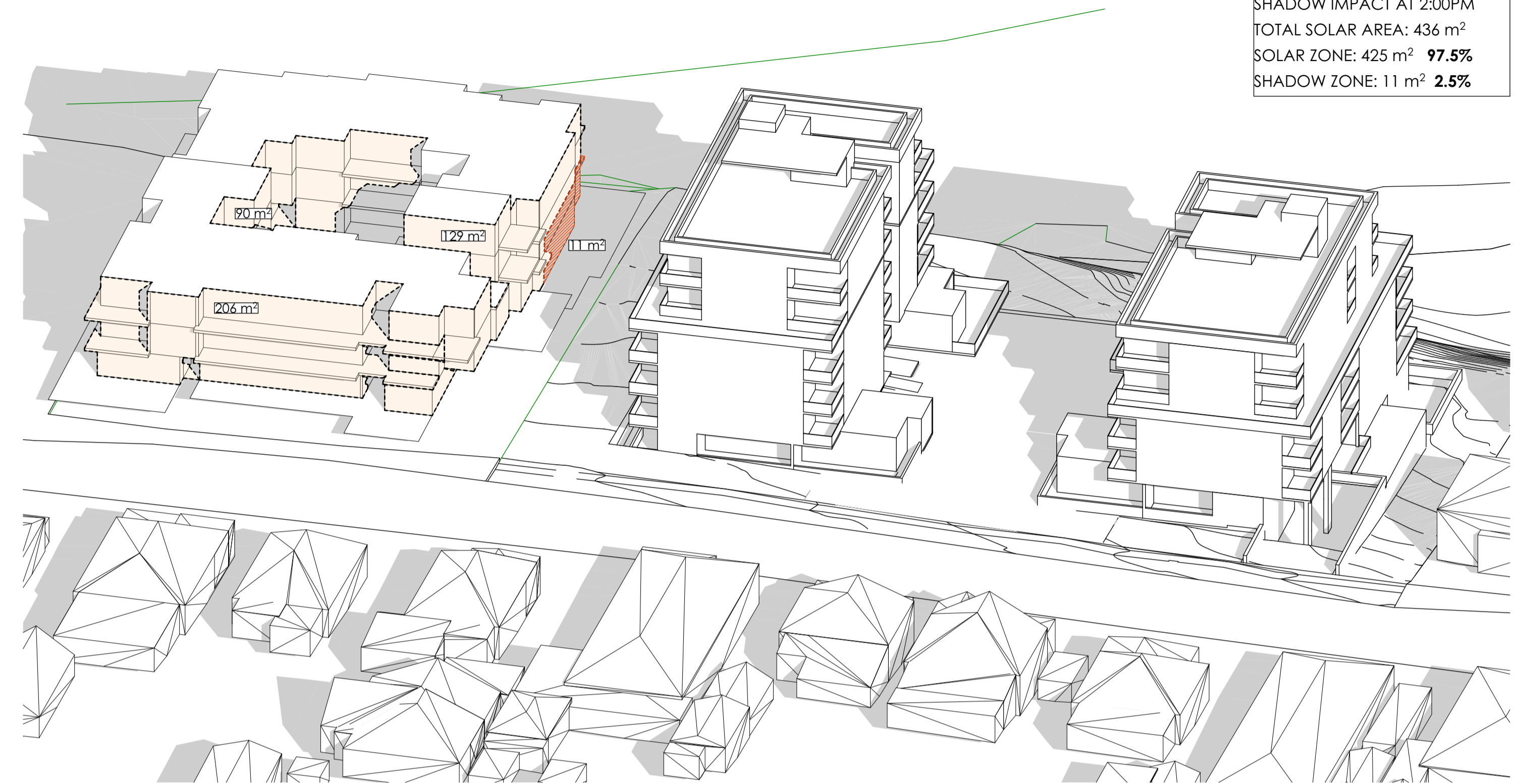
3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 11:00AM
N.T.S



4 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 12:00PM
N.T.S

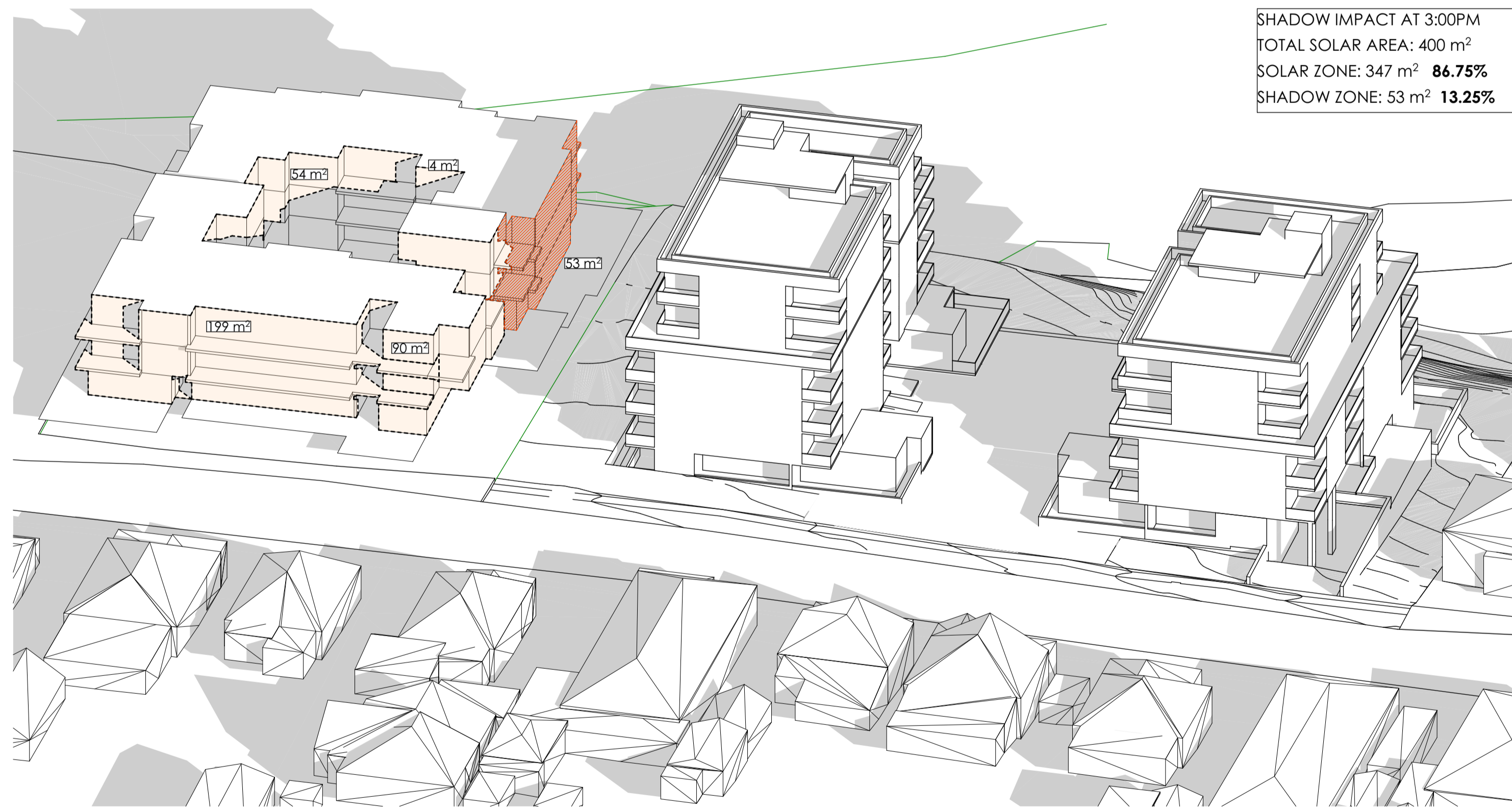


1 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 1:00PM
N.T.S



SHADOW IMPACT AT 2:00PM
TOTAL SOLAR AREA: 436 m²
SOLAR ZONE: 425 m² **97.5%**
SHADOW ZONE: 11 m² **2.5%**

2 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 2:00PM
N.T.S



SHADOW IMPACT AT 3:00PM
TOTAL SOLAR AREA: 400 m²
SOLAR ZONE: 347 m² **86.75%**
SHADOW ZONE: 53 m² **13.25%**

3 SOLAR & SHADOW IMPACT ANALYSIS 21 JUNE 3:00PM
N.T.S

LEGEND

- SOLAR ZONE
- SHADOW ZONE

NOTE:

THIS IS A STUDY OF THE SOLAR IMPACT OF THE PROPOSED DEVELOPMENT ONTO THE EASTERN NEIGHBORING BUILDING. USING A SIMPLE PERCENTAGE FIGURE OF EXISTING SOLAR ACCESS COVERAGE TO THE PROPOSED OVERSHADOWING COVERAGE PER HOUR, THE OVERALL MEAN SHADOW IMPACT IS LESS THAN 20%

GFA & FSR CALCULATIONS

PROJECT NO.: P541

ADDRESS: 85-91 Thomas St, Parramatta

REVISION/ DATE:

LEVELS

	1 BED	2 BED	3 BED	TOTAL
B1	2	1	-	3
GL	-	5	5	10
L1	2	10	-	12
L2	2	10	-	12
L3	2	7	1	10
L4	2	4	2	8
L5	1	2	1	4

11	39	9	59
19%	66%	15%	100%

GFA CALCULATION (sqm)

USE	BUILDING A	BUILDING B	TOTAL
RESIDENTIAL	213	-	213
RESIDENTIAL	505	530	1,035
RESIDENTIAL	482	482	964
RESIDENTIAL	482	482	964
RESIDENTIAL	334	482	816
RESIDENTIAL	334	334	668
RESIDENTIAL	-	334	334

GFA (sqm)	2,350	2,644	4,994
USE MIX	47%	53%	100%

FSR CALCULATION

DESCRIPTION	
SITE AREA (sqm)	6,322
MAXIMUM RESIDENTIAL FSR	0.8:1
MAXIMUM COMMERCIAL FSR	N/A
PROPOSED RESIDENTIAL FSR	0.8 : 1
PROPOSED COMMERCIAL FSR	N/A
TOTAL FSR	0.8 : 1

CAR PARKING CALCULATION

LEVEL	RESIDENTIAL	VISITORS	CAR SPACES
B1	45	0	45
B2	16	0	16
TOTAL	61	0	61

UNIT SCHEDULE (qty)

AREA SCHEDULE (m2)

STORAGE SCHEDULE (m3)

SOLAR ACCESS SCHEDULE (qty)

NATURAL CROSS VENTILATION SCHEDULE (qty)

UNIT NO.	STUDIO	1 BED, 1 BATH	2 BED, 1 BATH	2 BED, 2 BATH	3 BED, 1 BATH	3 BED, 2 BATH	3 BED, 3 BATH	TOTAL
----------	--------	---------------	---------------	---------------	---------------	---------------	---------------	-------

ADAPTABLE	CAR SPACE
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UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE
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WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	MIN REQ	% OF MIN REQUIRED WITHIN UNIT
-------------	-----------------	-------	---------	-------------------------------

LIVING SPACE	PRIVATE OPEN SPACE	NO DIRECT SUNLIGHT TO UNIT
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NATURALLY CROSS VENTILATED

B01				1				
B02		1						
B03		1						

	1
	1
	1

75	56	131	75	15
53	17	70	50	15
61	16	77	50	15

4	4	8	8	50%
3	3	6	6	50%
3	3	6	6	50%

1	1	
		1
		1

1

A.G01			1					
A.G02						1		
A.G03			1					
A.G04			1					
A.G05						1		
B.G01						1		
B.G02						1		
B.G03			1					
B.G04			1					
B.G05						1		

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77	18	95	75	15
96	32	128	95	15
78	20	98	75	15
75	41	116	75	15
97	78	175	95	15
98	32	130	95	15
100	36	136	95	15
78	20	98	75	15
75	41	116	75	15
97	78	175	95	15

4	4	8	8	50%
5	5	10	10	50%
4	4	8	8	50%
4	4	8	8	50%
5	5	10	10	50%
5	5	10	10	50%
5	5	10	10	50%
4	4	8	8	50%
4	4	8	8	50%
5	5	10	10	50%

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A.101			1					
A.102			1					
A.103	1							
A.104			1					
A.105			1					
A.106			1					
B.101			1					
B.102			1					
B.103	1							
B.104			1					
B.105			1					
B.106			1					

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78	11	89	75	10
78	11	89	75	10
53	9	62	50	8
78	14	92	75	10
75	27	102	75	10
75	27	102	75	10
78	11	89	75	10
78	11	89	75	10
53	9	62	50	8
78	14	92	75	10
75	27	102	75	10
75	27	102	75	10

4	4	8	8	50%
4	4	8	8	50%
3	3	6	6	50%
4	4	8	8	50%
4	4	8	8	50%
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3	3	6	6	50%
4	4	8	8	50%
4	4	8	8	50%
4	4	8	8	50%

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A.201			1					
A.202			1					
A.203	1							
A.204			1					
A.205			1					
A.206			1					
B.201			1					
B.202			1					
B.203	1							
B.204			1					
B.205			1					
B.206			1					

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78	11	89	75	10
78	11	89	75	10
53	9	62	50	8
78	14	92	75	10
75	27	102	75	10
75	27	102	75	10
78	11	89	75	10
78	11	89	75	10
53	9	62	50	8
78	14	92	75	10
75	27	102	75	10
75	27	102	75	10

4	4	8	8	50%
4	4	8	8	50%
3	3	6	6	50%
4	4	8	8	50%
4	4	8	8	50%
4	4	8	8	50%
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4	4	8	8	50%

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A.301				1				
A.302				1				
A.303		1						
A.304						1		
B.301				1				
B.302				1				
B.303		1						
B.304				1				
B.305				1				
B.306				1				

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81	10	91	75	10
76	22	98	75	10
52	8	60	50	8
98	19	117	95	12
78	11	89	75	10
78	11	89	75	10
53	9	62	50	8
78	14	92	75	10
75	14	89	75	10
75	14	89	75	10

4	4	8	8	50%
4	4	8	8	50%
3	3	6	6	50%
5	5	10	10	50%
4	4	8	8	50%
4	4	8	8	50%
3	3	6	6	50%
4	4	8	8	50%
4	4	8	8	50%
4	4	8	8	50%

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1	1		1
1	1		1

A.401				1			
A.402				1			
A.403		1					
A.404						1	
B.401				1			
B.402				1			
B.403		1					
B.404						1	

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81	10	91	75	10
76	22	98	75	10
52	8	60	50	8
98	19	117	85	12
81	10	91	75	10
76	22	98	75	10
52	8	60	50	8
98	19	117	95	12

5	5	10	8	63%
5	5	10	8	63%
3	3	6	6	50%
5	5	10	10	50%
5	5	10	8	63%
5	5	10	8	63%
3	3	6	6	50%
5	5	10	10	50%

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B.501				1			
B.502				1			
B.503		1					
B.504						1	

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81	10	91	75	10
76	22	98	75	10
52	8	60	50	8
98	19	117	95	12

4	4	8	8	50%
4	4	8	8	50%
3	3	6	6	50%
5	5	10	10	50%

1	1		1
1	1		1
1	1		
1	1		1

UNITS	0	11	0	39	0	9	0	59
UNIT MIX	0.0%	18.6%	0.0%	66.1%	0.0%	15.3%	0.0%	100.0%

0	59
0.0%	

57	57	2	45
97%	97%	3%	76%