

HOBSONVILLE RETIREMENT VILLAGE

82 Hobsonville Road

82 Hobsonville Road West Harbour, Auckland 0618

RESOURCE CONSENT SHEET LIST		
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RESOURCE CONSENT SHEET LIST		
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RA1055	BLOCK E - ELEVATIONS	A
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RA1065	BLOCK F - ELEVATIONS	A
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RA1067	BLOCK F - SECTIONS	A
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RA4000	SUN SHADING - SPRING EQUINOX	A
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RA5001	PERSPECTIVE RENDER	
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RA5003	PERSPECTIVE RENDER	
RA5004	PERSPECTIVE RENDER	
RA5005	PERSPECTIVE RENDER	
RA5006	PERSPECTIVE RENDER	
RA5007	PERSPECTIVE RENDER	

Grand total: 97

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PROJECT # : 23916

DATE:12/09/2023

Auckland Unitary Plan Operative in Part - Site Zoning

Site zoning is currently Future Urban Zone as shown in Figure 1. The zone is categorised for land within the Rural Urban Boundary as being suitable for development within the next 30 years. The zone generally provides for rural activities including farming, greenhouses, forestry, animal breeding/boarding and onsite primary produce manufacturing allowing a maximum of one dwelling per site regardless of size of site.

However the site is within the Whenupai Zone change boundary as part of Plan Changes 5 Whenupai, Zone, Notified 21/09/2017 - under this plan change is a proposal seeking to rezone approximately 360 hectares of mostly Future Urban zoned land to a mix of business and residential zones. Under the proposed plan changes the site is proposed to be changed to Residential - Mixed Housing Urban Zone, refer Figure 2.

Current site overlays and controls include Natural Resources: High Use Aquifer Management Areas Overlay - Kumeu Waitemata Aquifer and Macroinvertebrate Community Index - Rural control. Current site designations include Airspace Restriction Designations - ID4311 Defence purposes - protection of approach and departure paths (Whenupai Air Base), Minster of Defence.

Proposed Growth and Transport Infrastructure

Supporting growth strategy is a Auckland Transport, Auckland Council and the new Zealand Transport project that seeks to develop transport networks to support Auckland's new housing and business areas over the next 30 years. Upgrade to Trig Road from Bringham Creek Road to Hobsonville Road and Hobsonville Road and Fred Taylor Drive between SH18 and Don Buck Road have been identified as part of the supporting growth strategy however engagement with communities and land owners and statutory approvals is required before final detail, location is confirmed as shown below in Figure 3.

An Integrated Transport Assessment (ITA) for Whenupai was commissioned by Auckland council looking at proposed walking/cycling networks, proposed public transport network and proposed transport network in and around the plan change area. In order to support the urbanisation of the and enable an ease of access to meet increased travel demands, transport infrastructure was investigated.

A review of the draft precinct plan including proposed/minor changes to arterial and collector roads was undergone. The resulting agreed network plan with Auckland council and council planners is as illustrated in Figure 6 below.

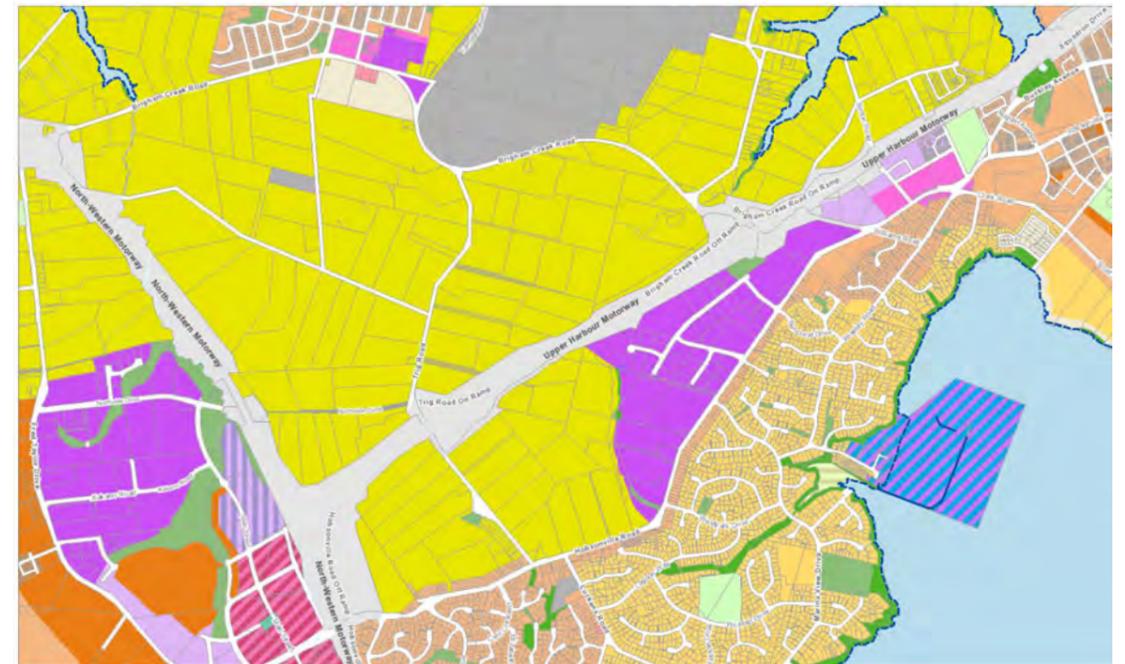


Figure 1: Site zoned as Future Urban Zone under existing Auckland Council Unitary Plan OIP

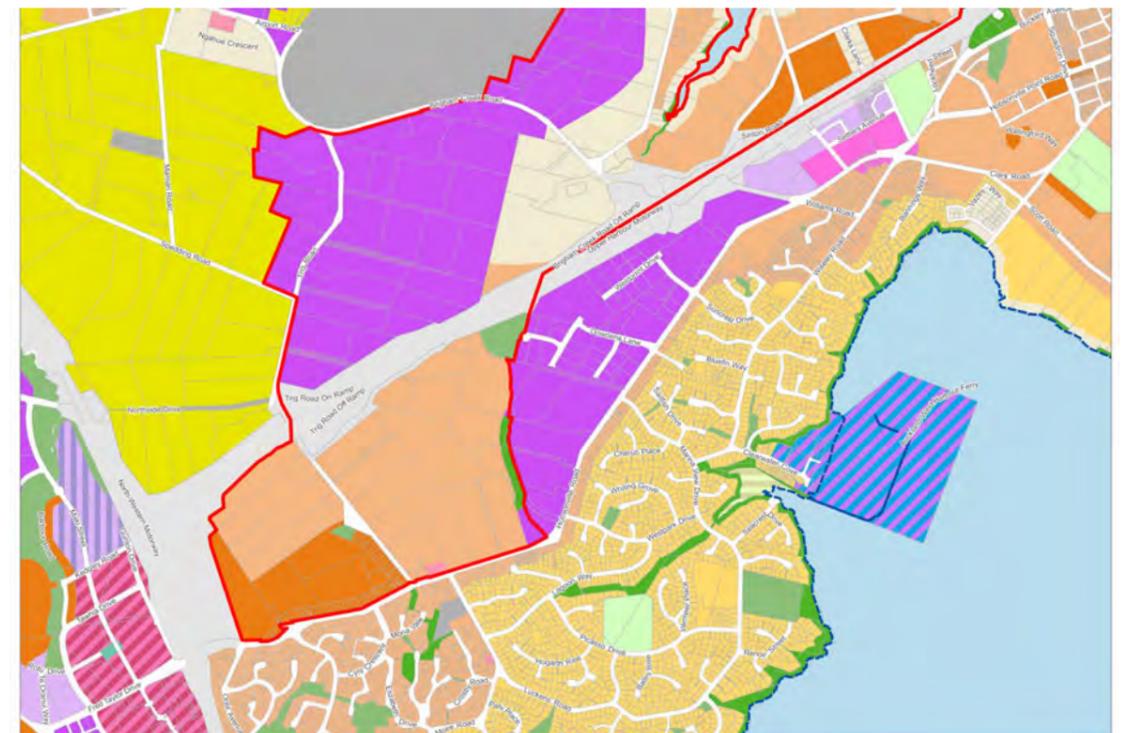


Figure 2: Site zoned as Residential - Terrace Housing and Apartment Buildings Zone under proposed Plan Change 5 Whenupai.

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Proposed Growth and Transport Infrastructure

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Figure 3: Supporting Growth Strategy - North West Indicative Strategic Transport Network

An Integrated Transport Assessment (ITA) for Whenuapai was commissioned by Auckland council looking at proposed walking/cycling networks, proposed public transport network and proposed transport network in and around the plan change area. In order to support the urbanisation of the and enable an ease of access to meet increased travel demands, transport infrastructure was investigated.

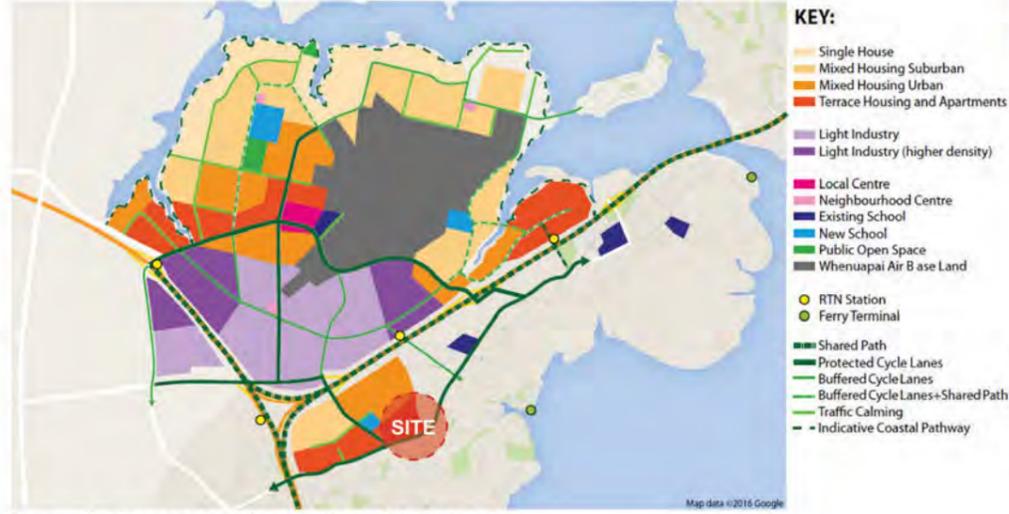


Figure 4 - Proposed walking and cycling network



Figure 5 - Proposed public transport network



Figure 5 - Proposed public transport network

A review of the draft precinct plan including proposed/minor changes to arterial and collector roads was undergone. The resulting agreed network plan with Auckland council and council planners is as illustrated in Figure 6 below.

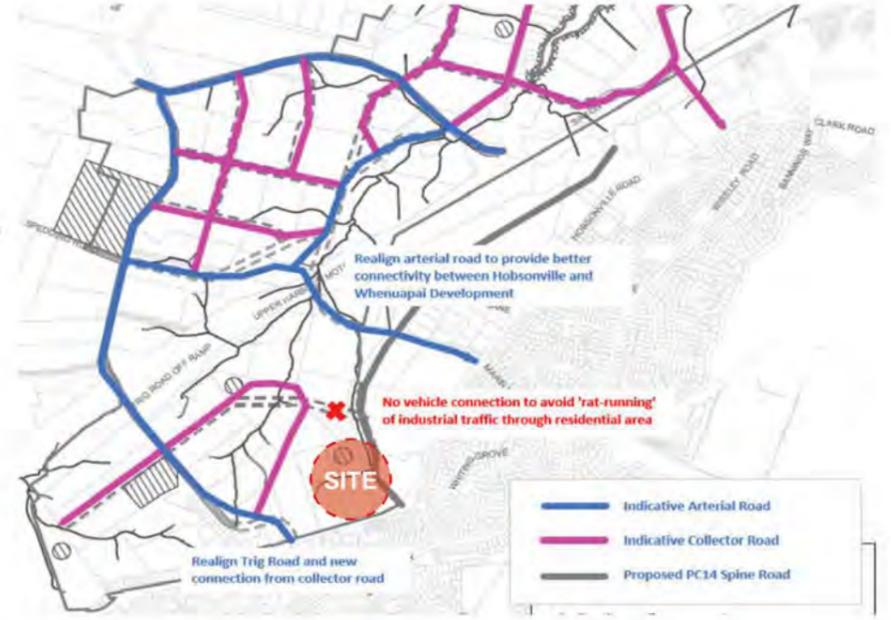


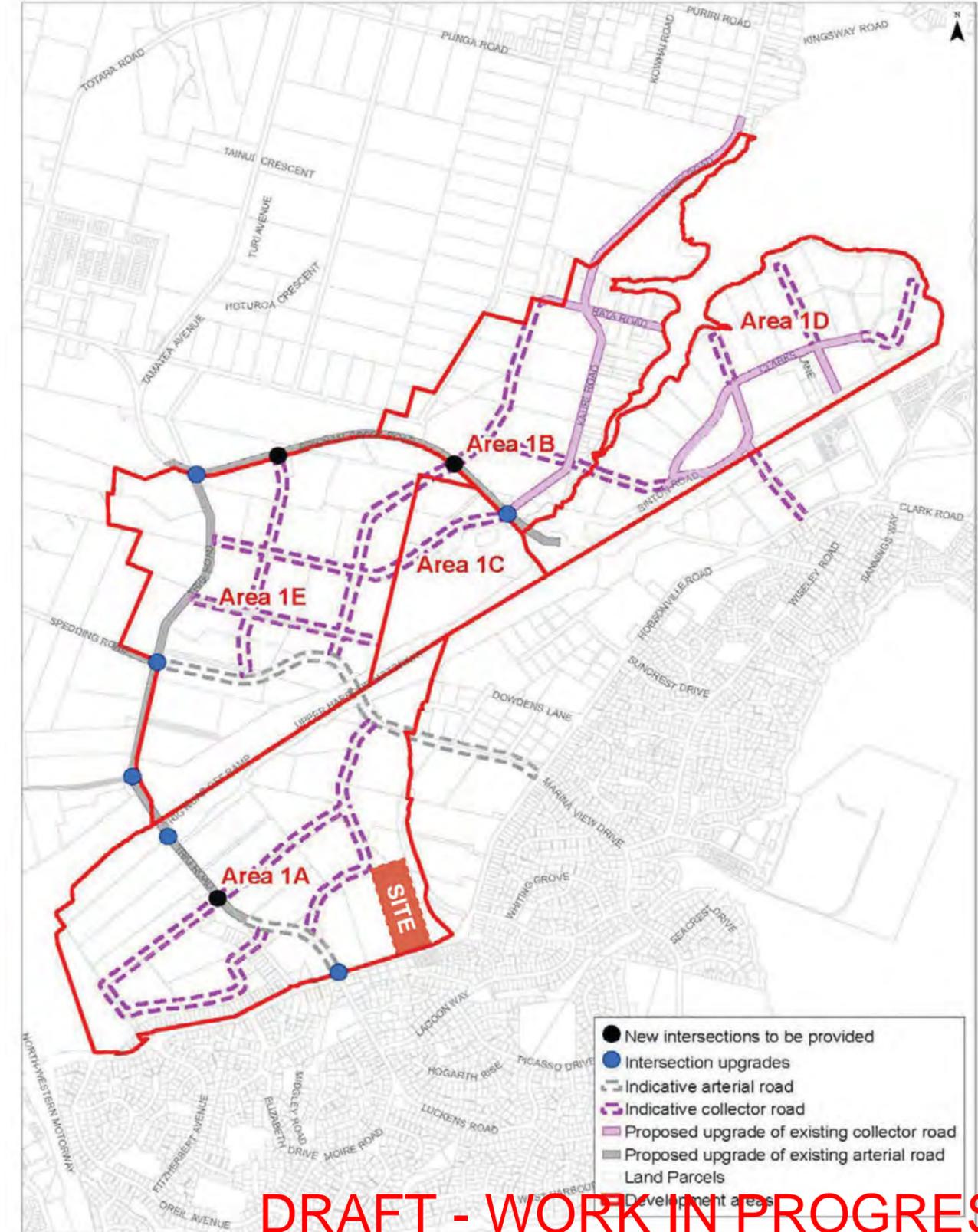
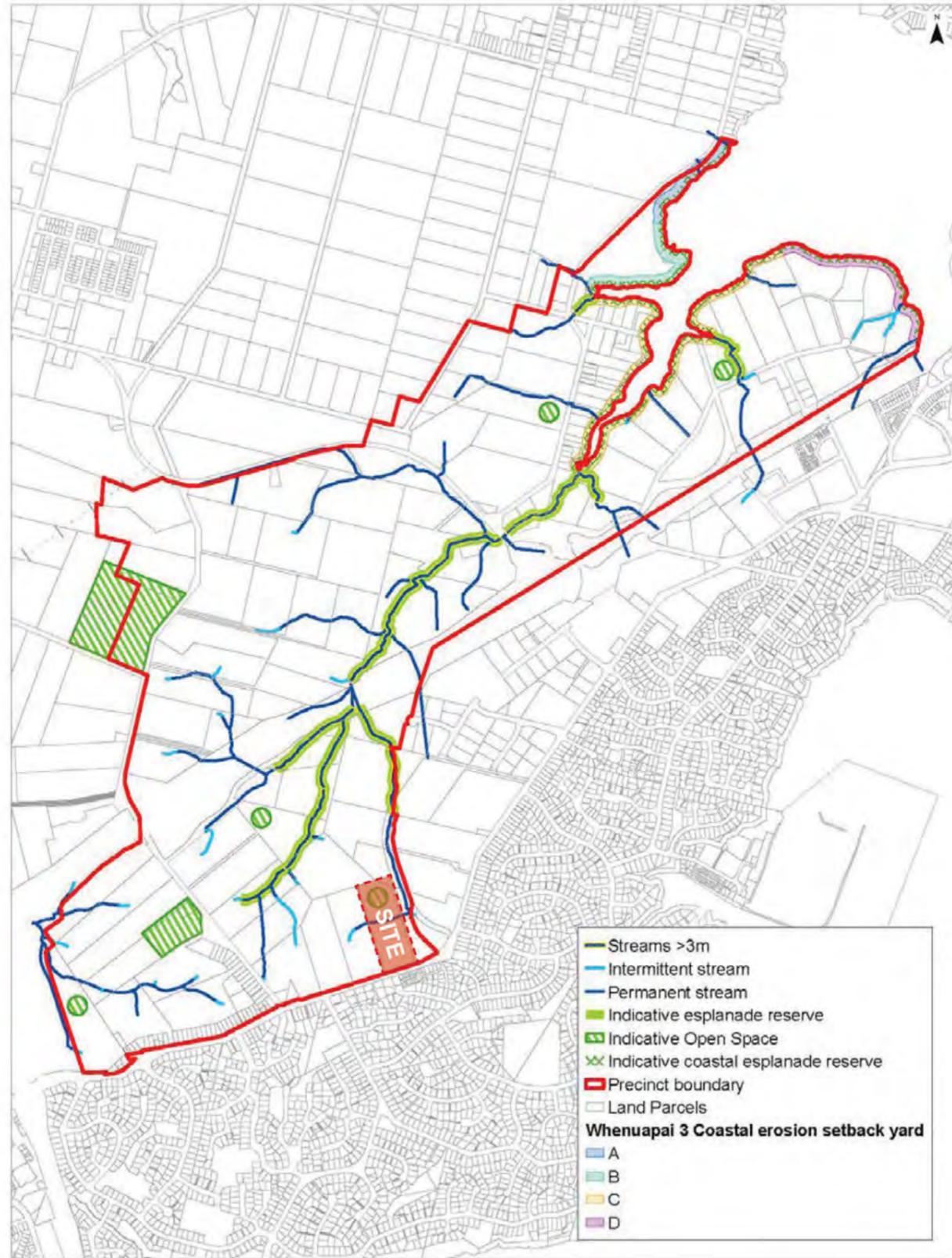
Figure 6 - Arterial and Collector Roads

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Precinct Plans

Purpose of the precinct plan is for the area to be developed as a liveable, compact and accessible community with a mix of high quality residential and employment opportunities, while taking into account the natural environment and the proximity of Whenuapai Airbase.



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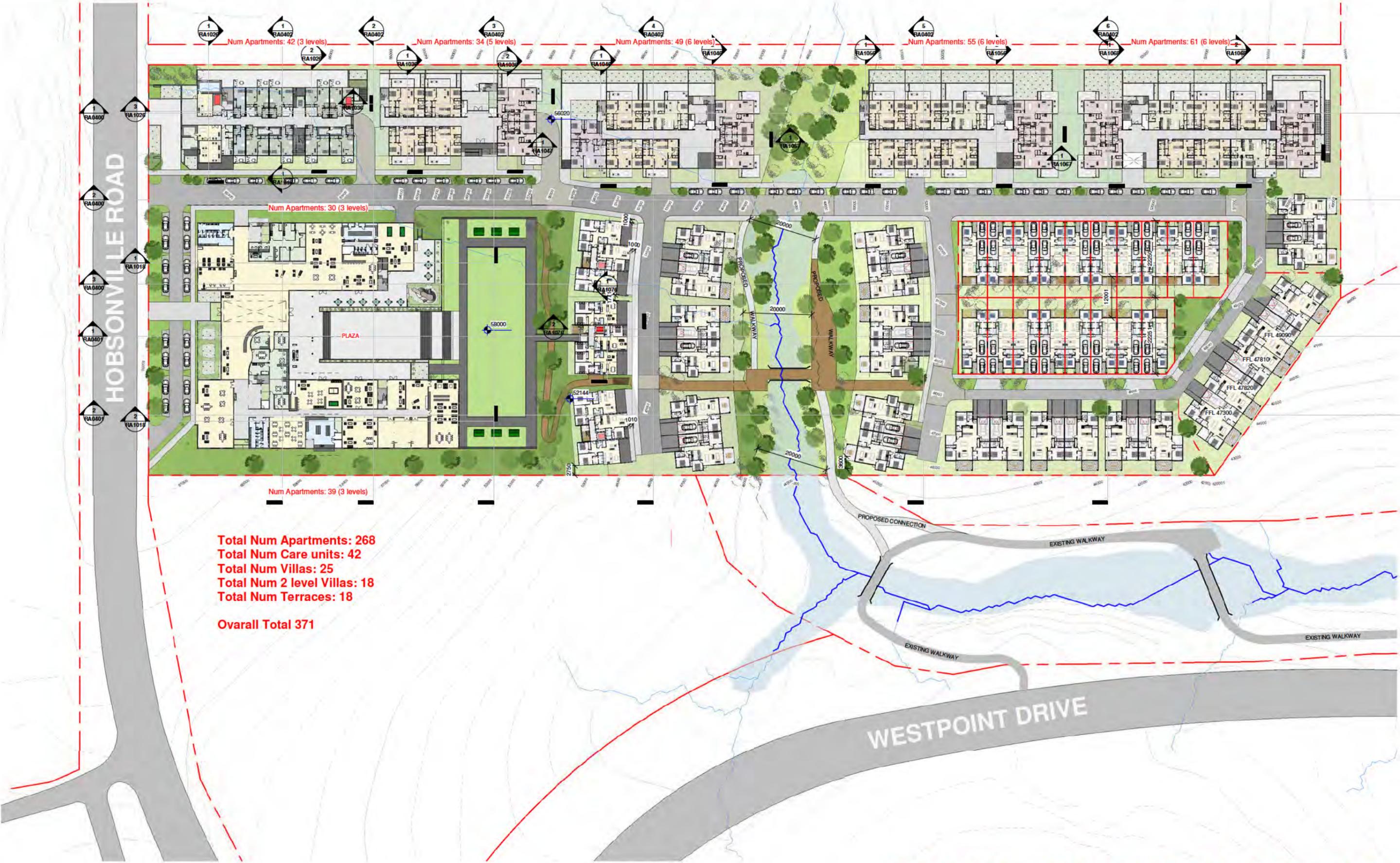


THE SITE
 The proposed village is set on 4 hectares of land at 82 Hobsonville Road. The site has a good north easterly aspect with views back toward Auckland City and toward Whenuapai. The site does slope down from the road frontage and will require careful consideration as to resident access and mobility around the village. However this slope in the site will provide for a sunny village for the residents provided shading is not introduced through the concentration of large form buildings. The views both toward the city but also toward Whenuapai and sun from the northerly aspect will, undoubtedly, provide the key amenity for the residents.

LEGEND

- █ SITE
- SCHOOLS
- KEY AMENITIES
- ← → PRIMARY ARTERIAL ROADS
- ← → MOTERWAYS
- ← → SECONDARY ARTERIAL ROADS
- - - FERRY ROUTE
- █ GREEN SPACE

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Total Num Apartments: 268
Total Num Care units: 42
Total Num Villas: 25
Total Num 2 level Villas: 18
Total Num Terraces: 18

Overall Total 371

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1 SITE PLAN_PROPOSED BLOCK PLAN
1 : 500

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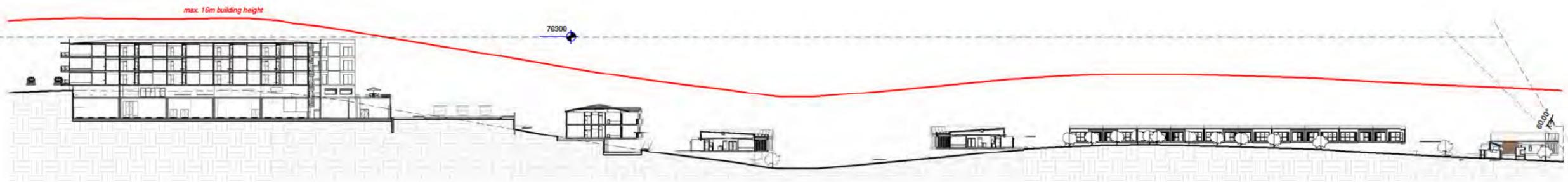




1
RA0100
Overall Section 1
1 : 500



2
RA0100
Overall Section 2
1 : 500



3
RA0100
Overall Section 3
1 : 500

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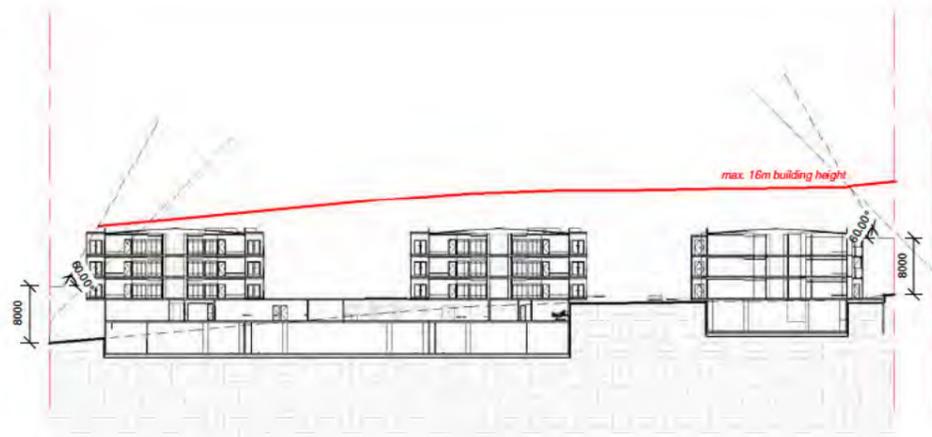


1 Overall Section 4
RA0100 1 : 500

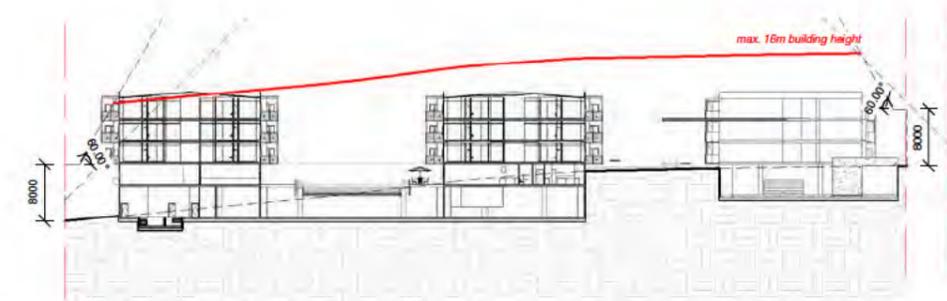


2 Overall Section 5
RA0100 1 : 500

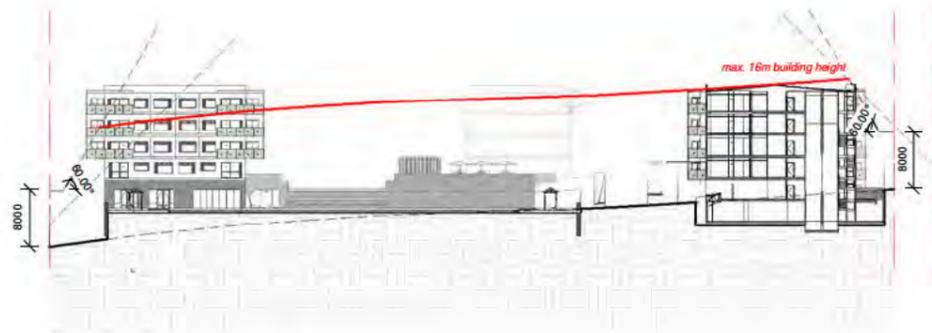
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1 Overall Section 6
1 : 500



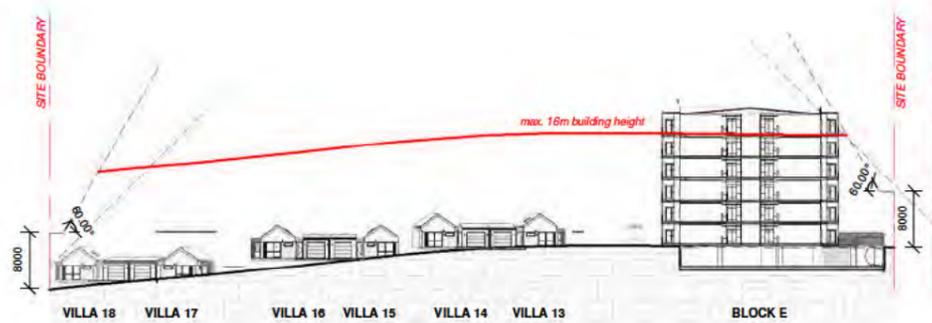
2 Overall Section 7
1 : 500



3 Overall Section 8
1 : 500



4 Overall Section 9
1 : 500

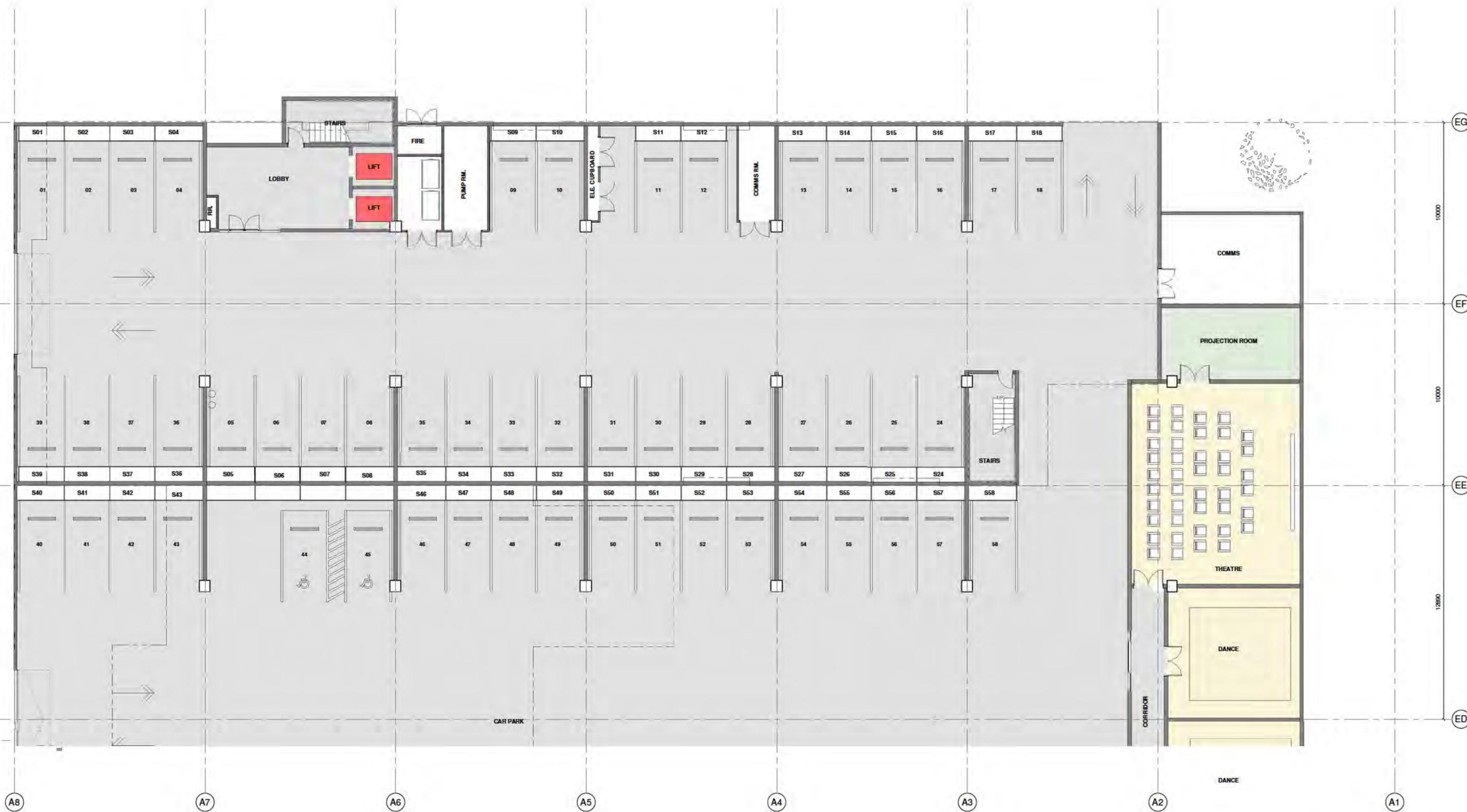


5 Overall Section 10
1 : 500



6 Overall Section 11
1 : 500

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1 Block A1 - Care Unit - Lvl 00
1 : 100

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1 Block A1 - Care Unit - Lvl 01
1 : 100

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Block A2 - Care Unit - Lvl 01
1 : 100

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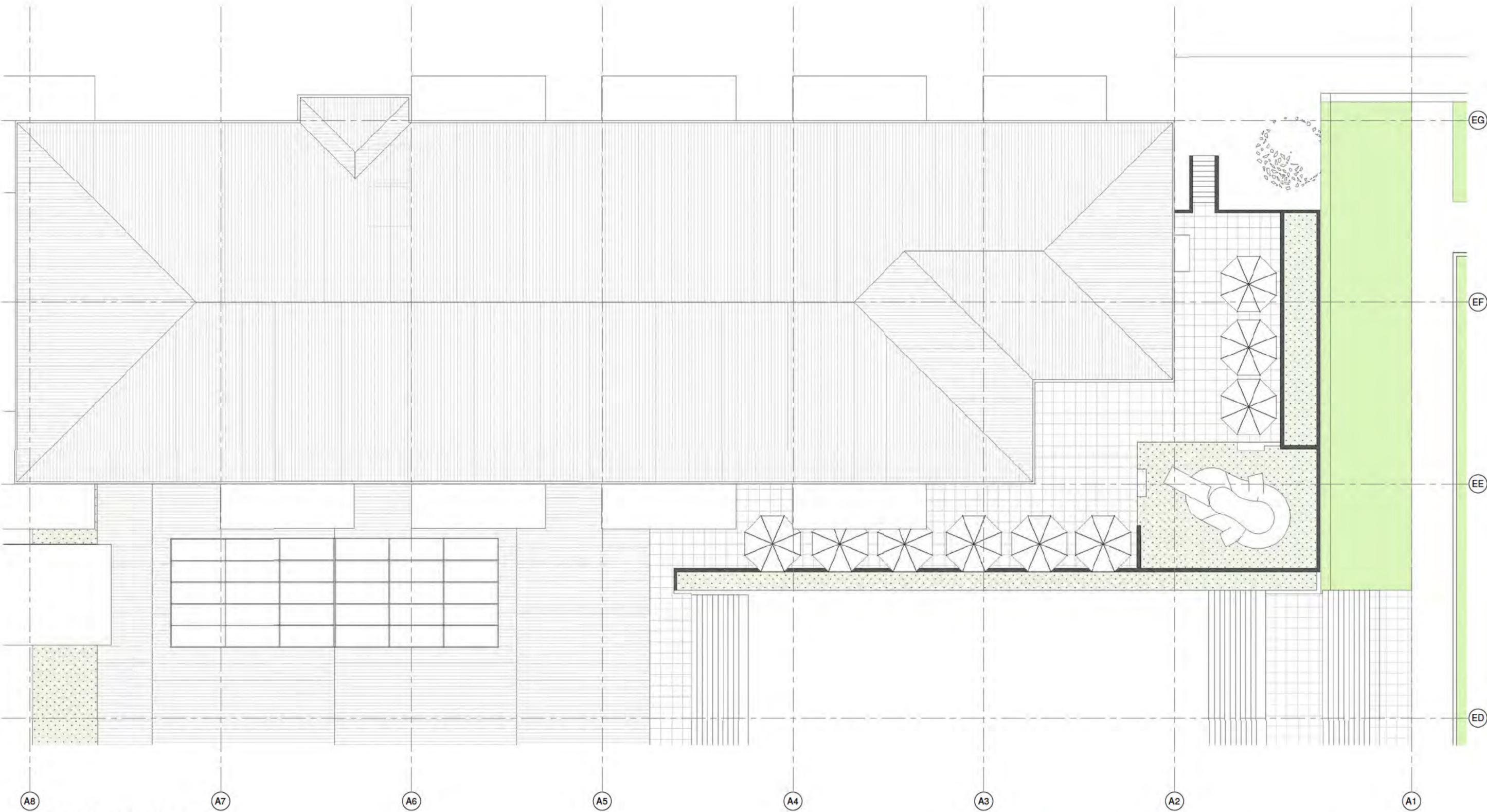


1 Block A1 - Care Unit - Lvl 02- 04 (Typical Plan)
1:100

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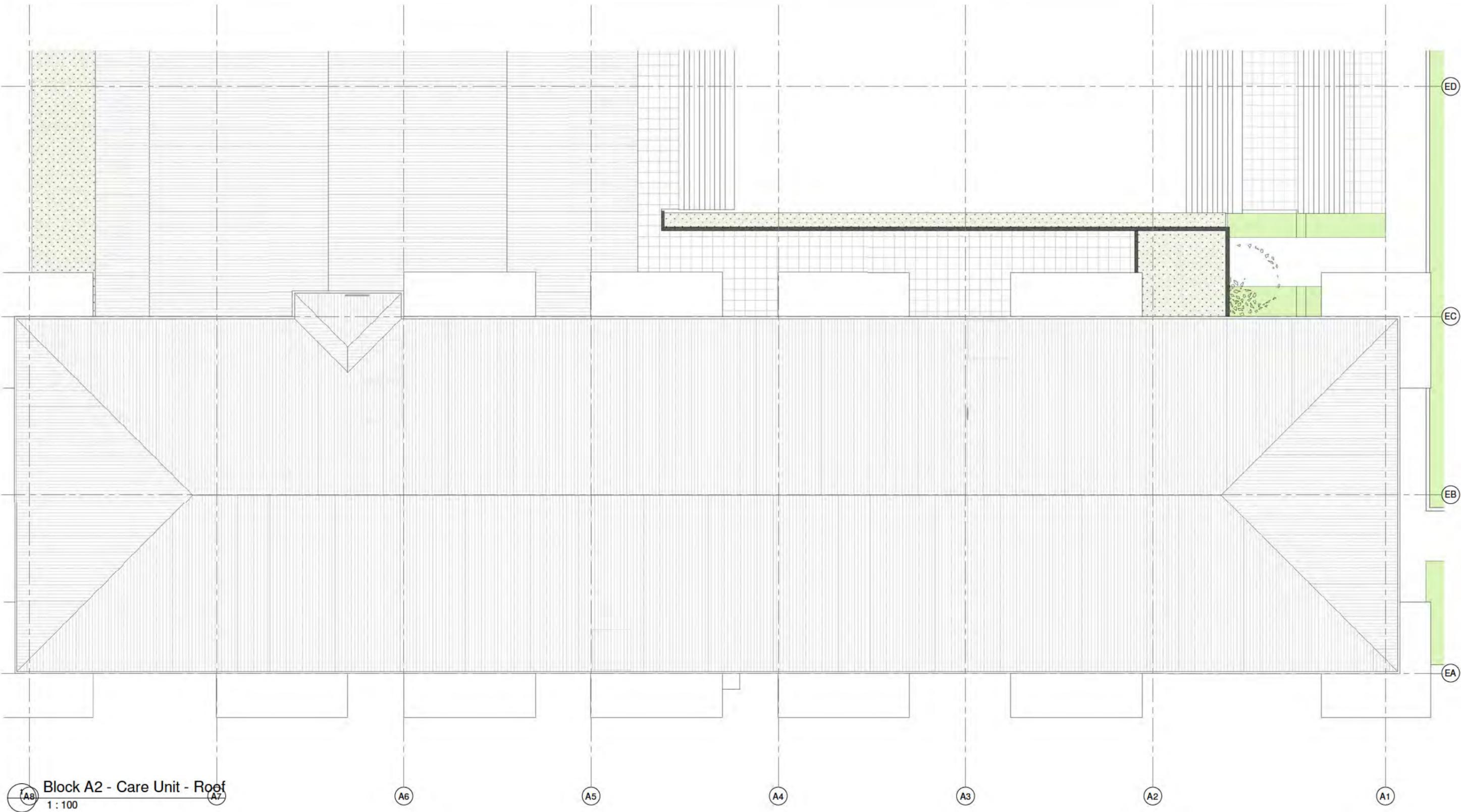


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1 Block A1 - Care Unit - Roof
1 : 100

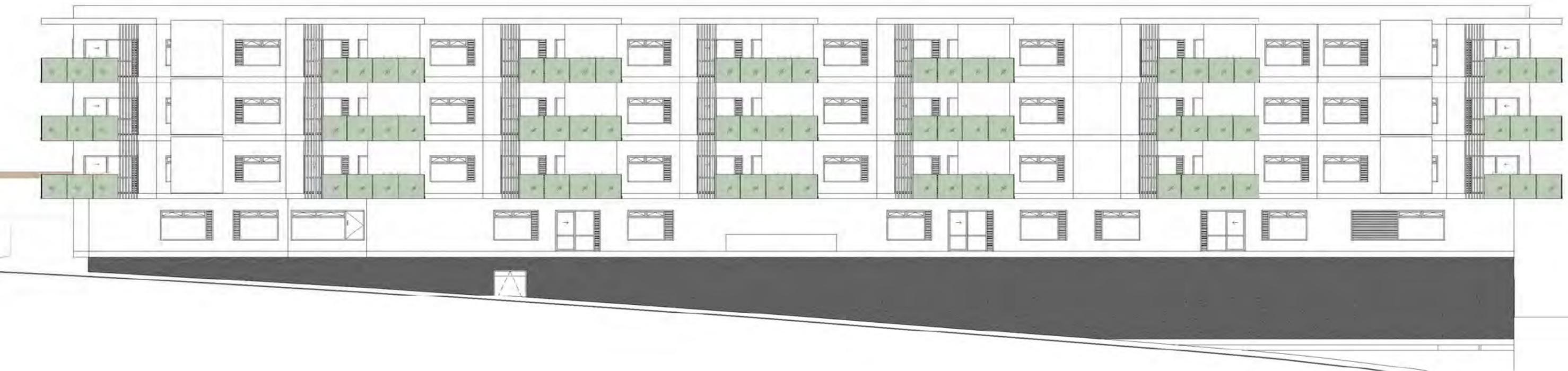
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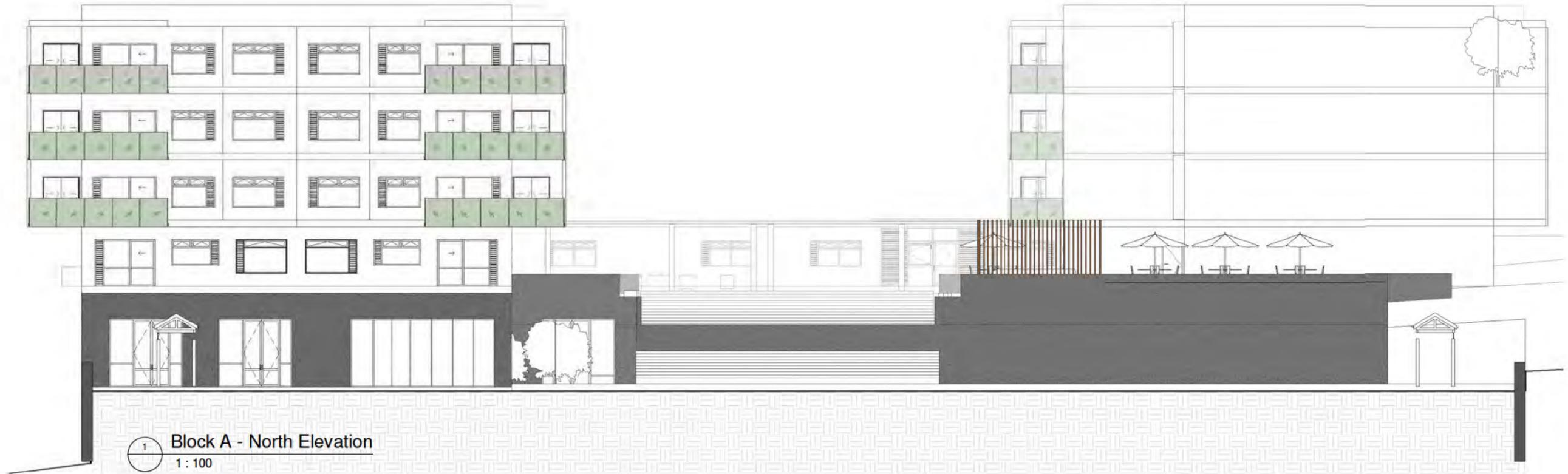


4 Block A - West Elevation
1 : 100

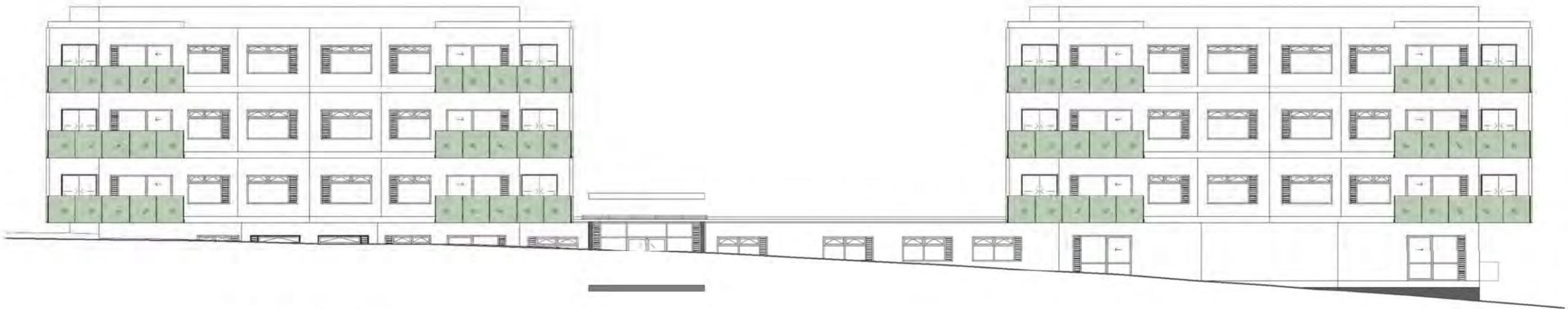


1 Block A - East Elevation
1 : 100

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1 Block A - North Elevation
1 : 100



2 Block A - South Elevation
1 : 100

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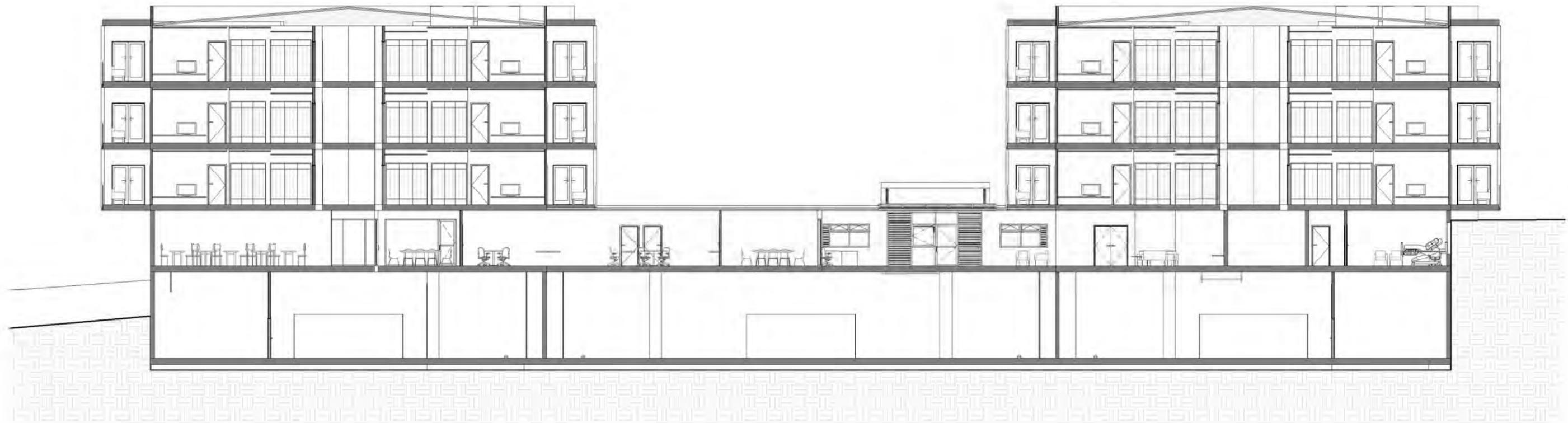


1 BLOCK A - CROSS SECTION 1
RA10100 1:100



2 BLOCK A - CROSS SECTION 2
RA10100 1:100

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1 BLOCK A - LONGITUDINAL SECTION
RA0100 1 : 100

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1 Block B - Care Unit - Lvl 00
1 : 100

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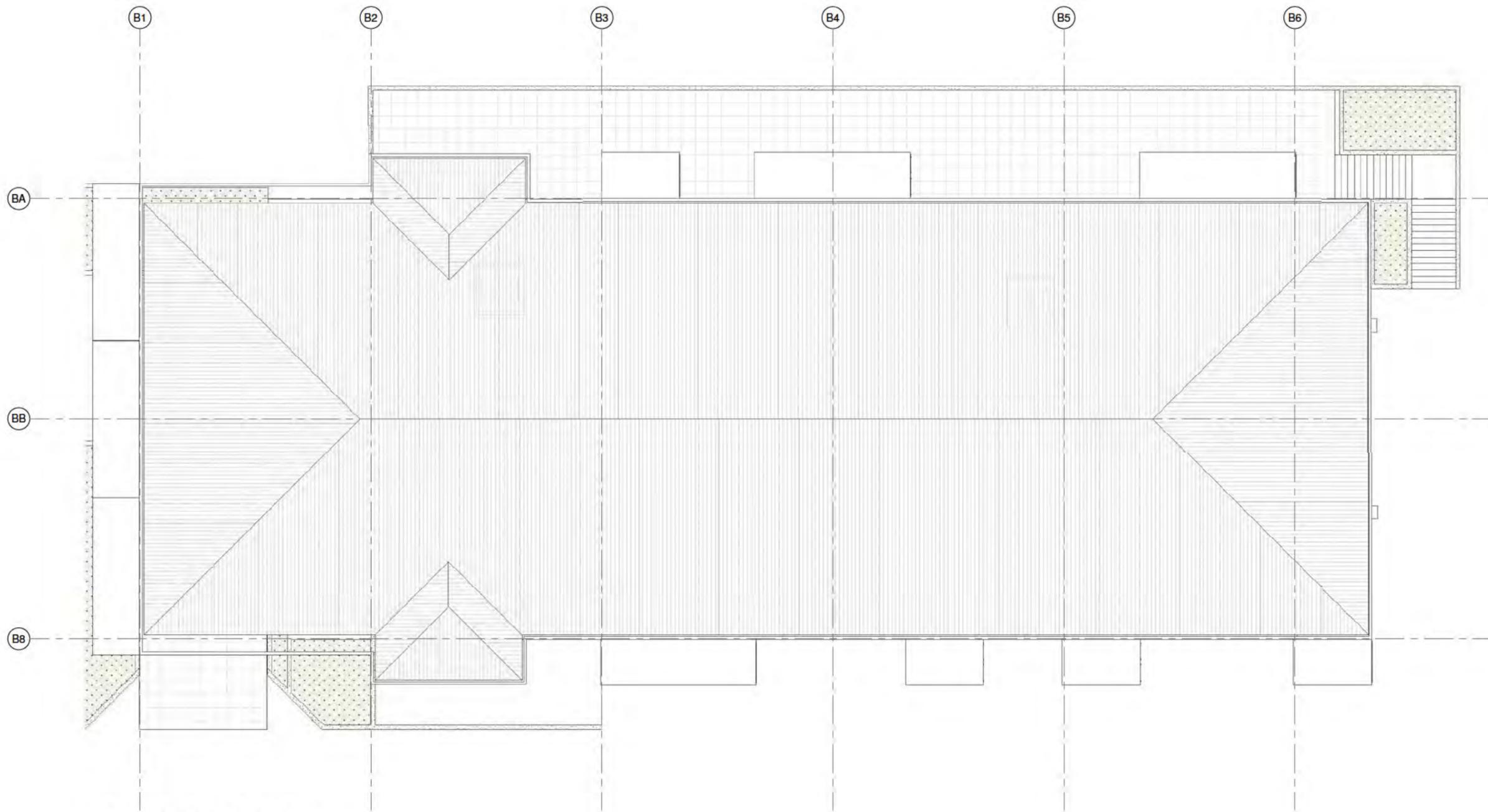
1 Block B - Care Unit - Lvl 01
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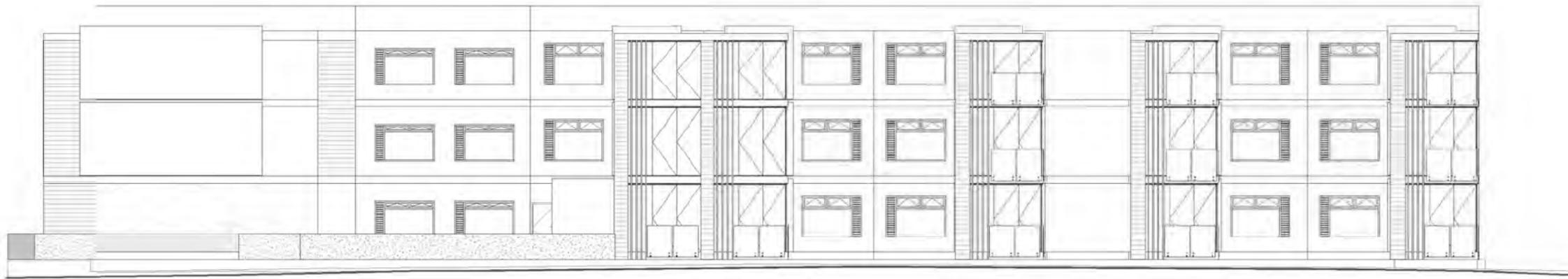
1 Block B - Care Unit - Lvl 02- 03 (Typical Plan)
1 : 100

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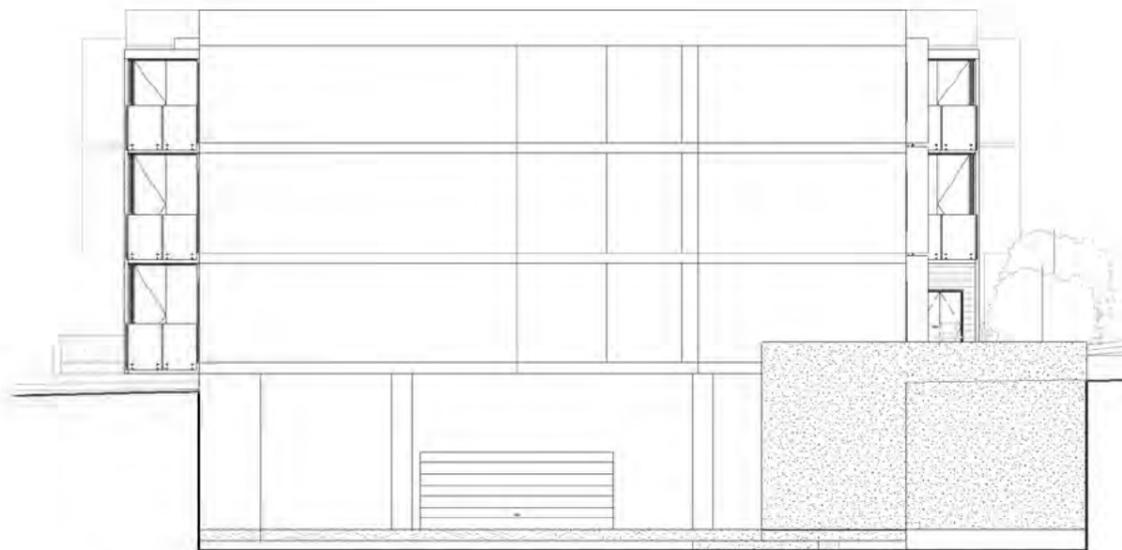


1 Block B - Care Unit - Roof
1 : 100

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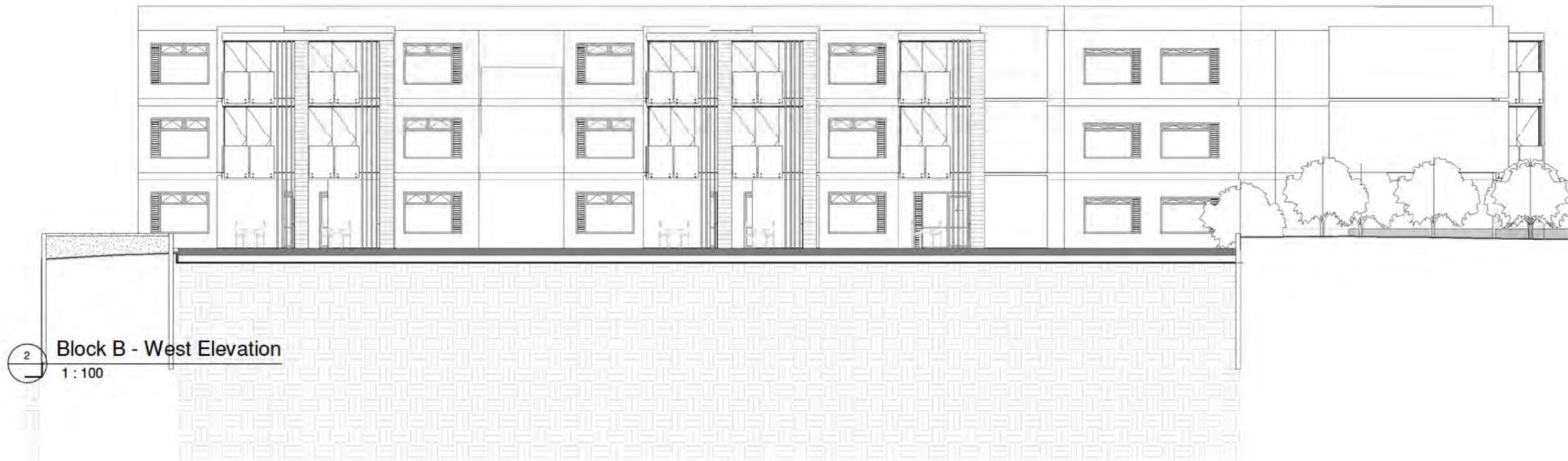


1 Block B - East Elevation
1 : 100

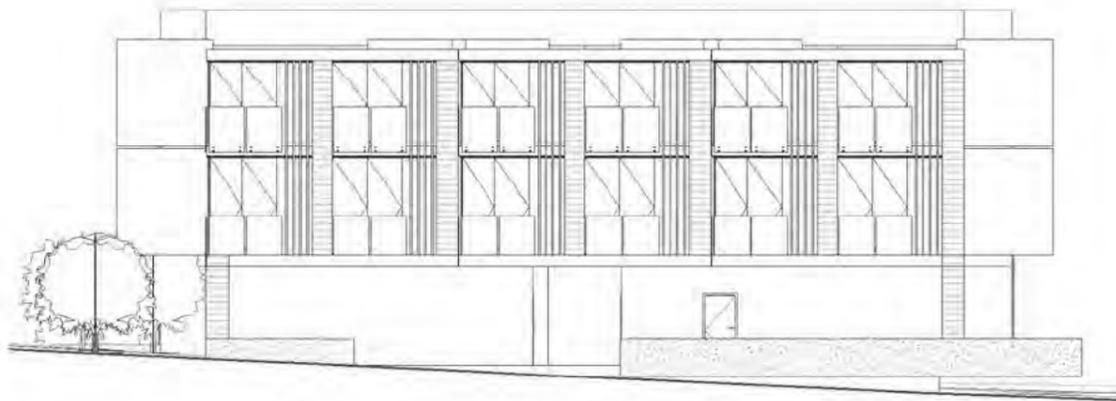


2 Block B - North Elevation
1 : 100

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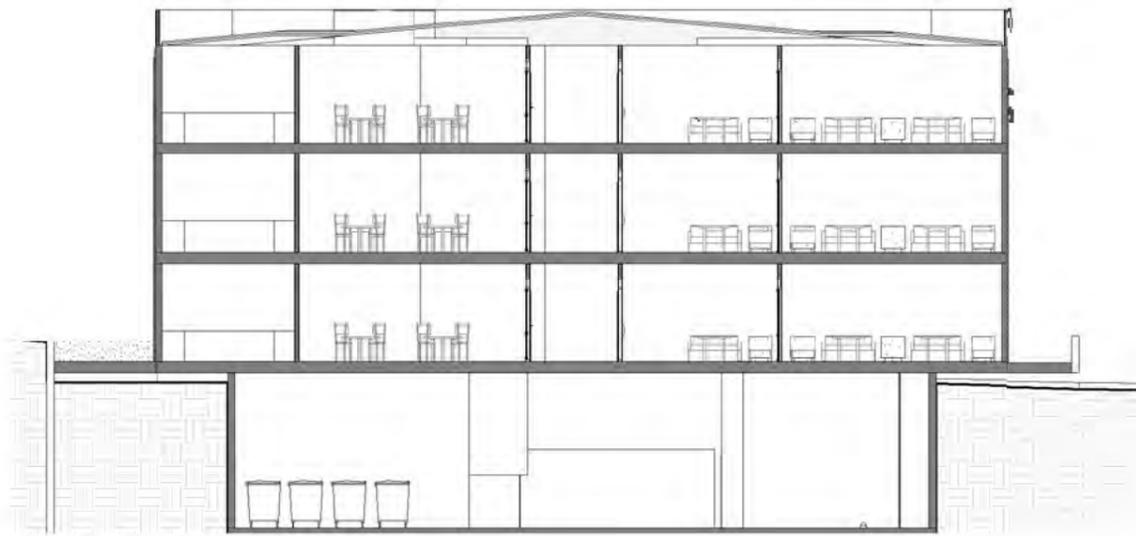


2 Block B - West Elevation
1 : 100

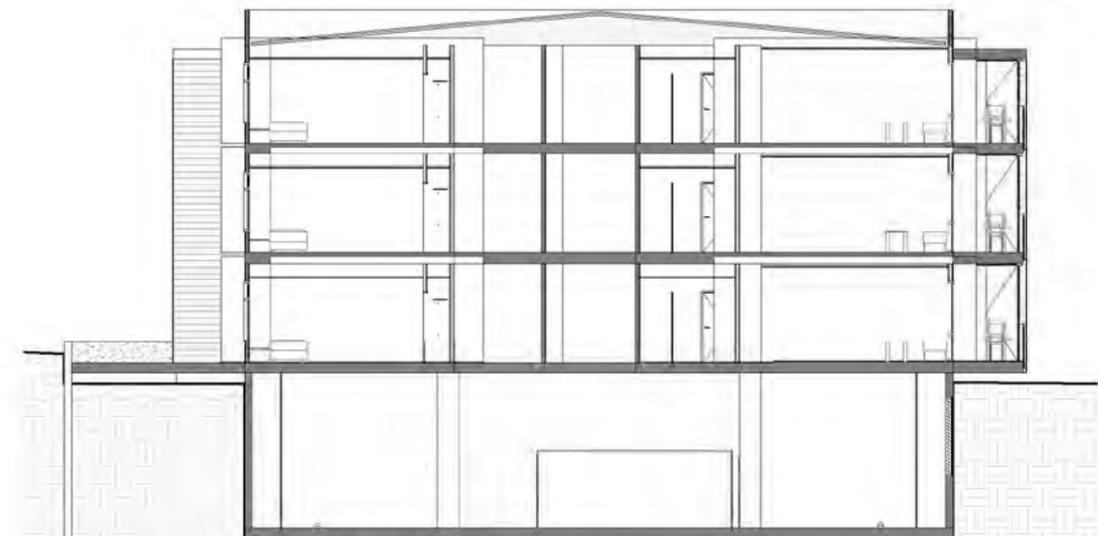


1 Block B - South Elevation
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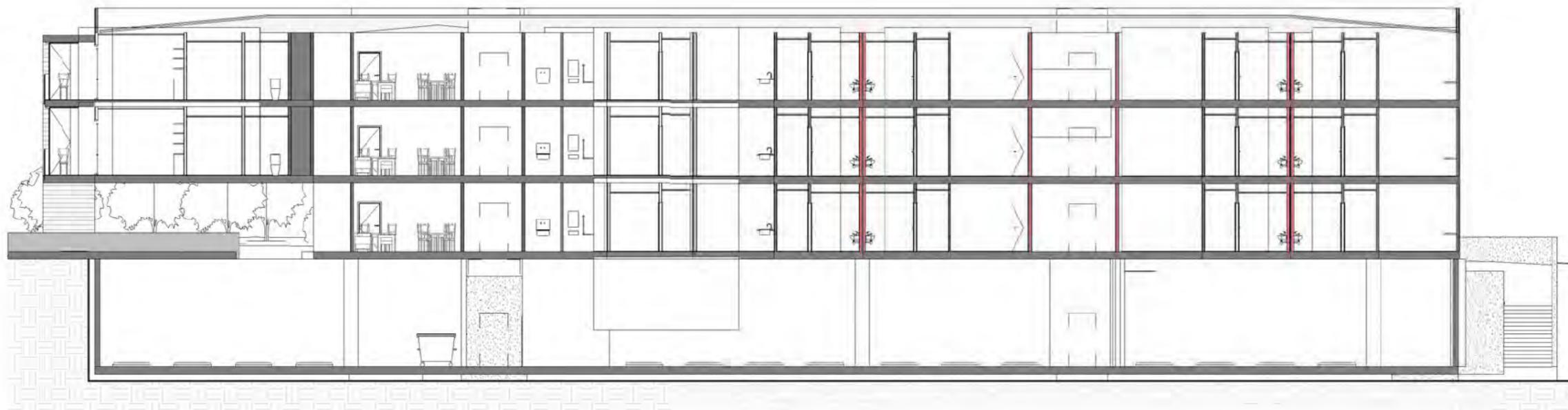
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BLOCK B - CROSS SECTION 1
1 : 100

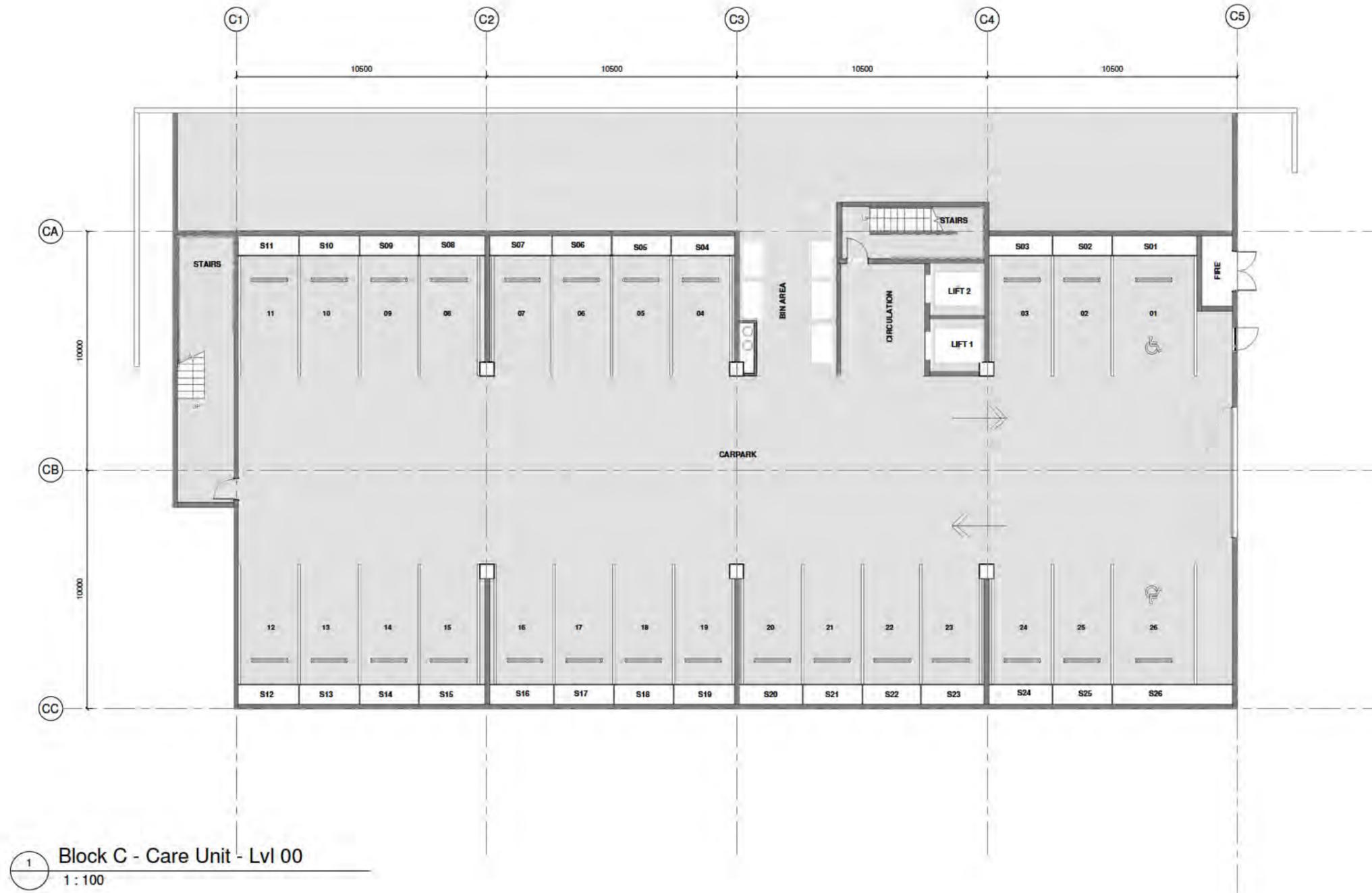


2
RA0100
BLOCK B - CROSS SECTION 2
1 : 100



3
RA0100
BLOCK B - LONGITUDINAL SECTION
1 : 100

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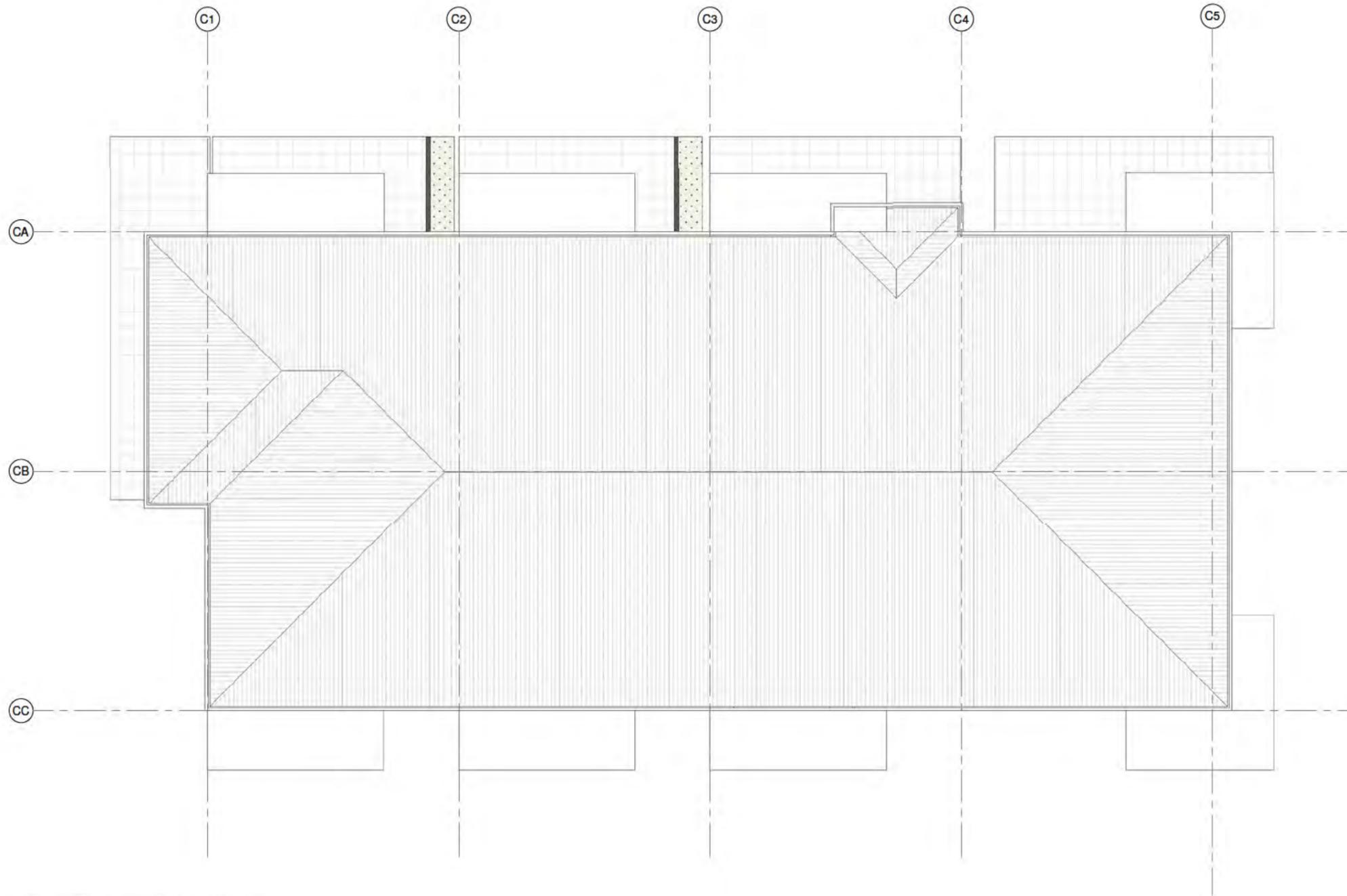


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1 Block C - Care Unit - Lvl 02-04 (Typical Plan)
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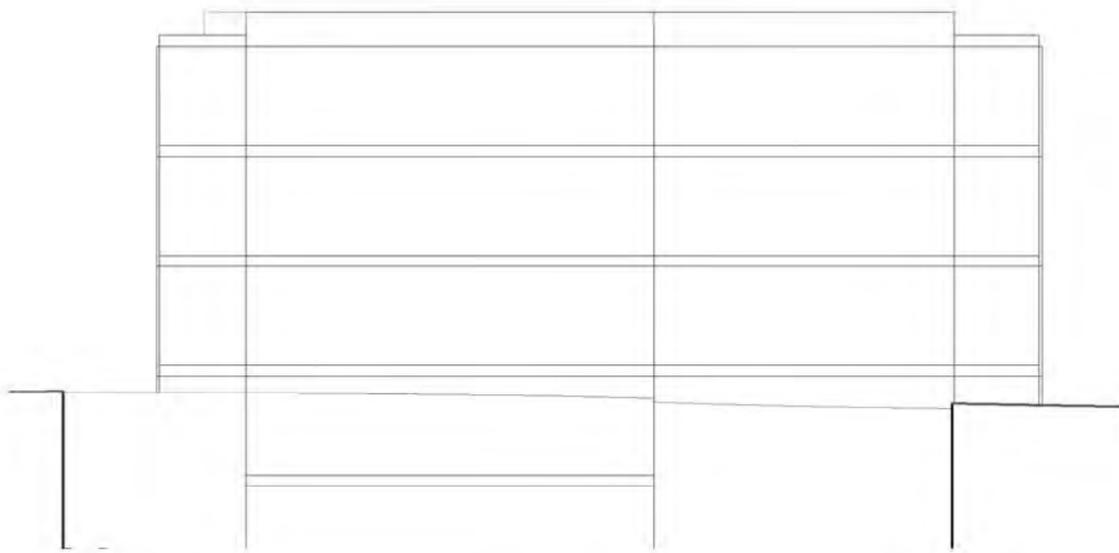


1 Block C - Care Unit - Roof
1 : 100

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1 Block C - West Elevation
1 : 100



2 Block C - South Elevation
1 : 100

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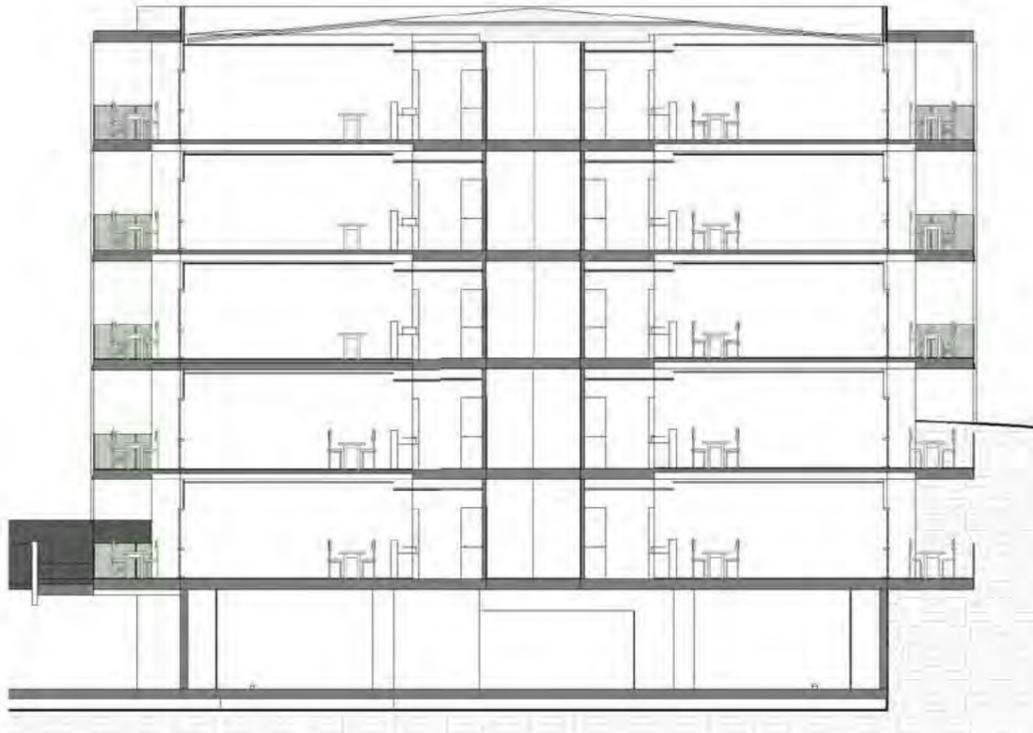


1 Block C - East Elevation
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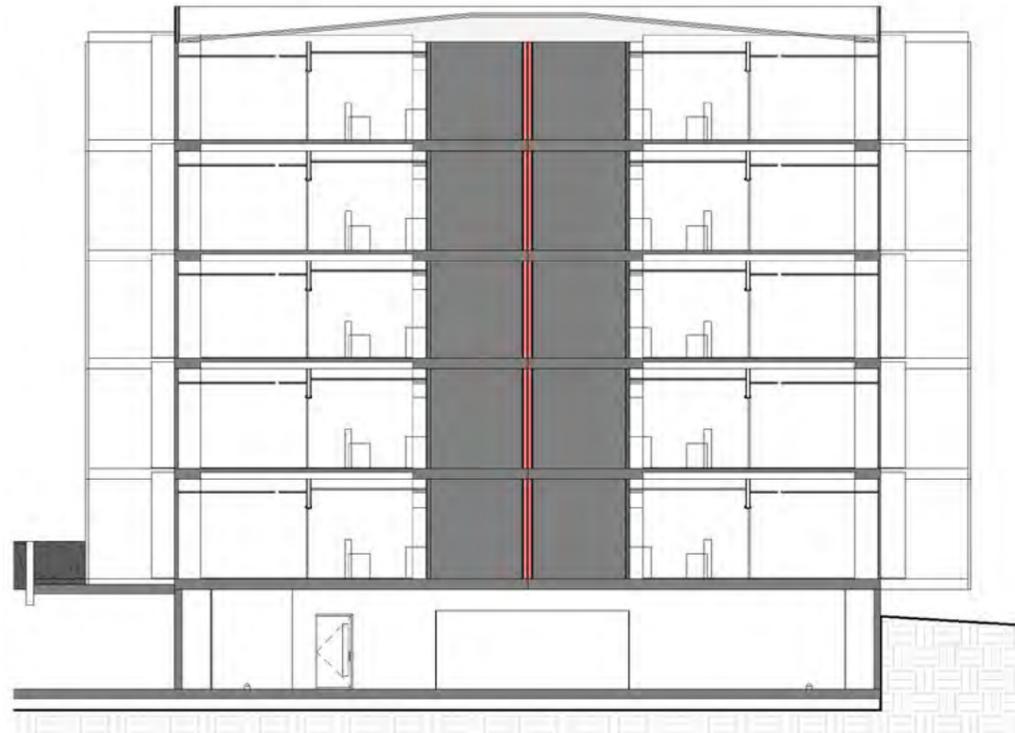


2 Block C - North Elevation
1 : 100

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1
RA0100
BLOCK C - CROSS SECTION 1
1 : 100

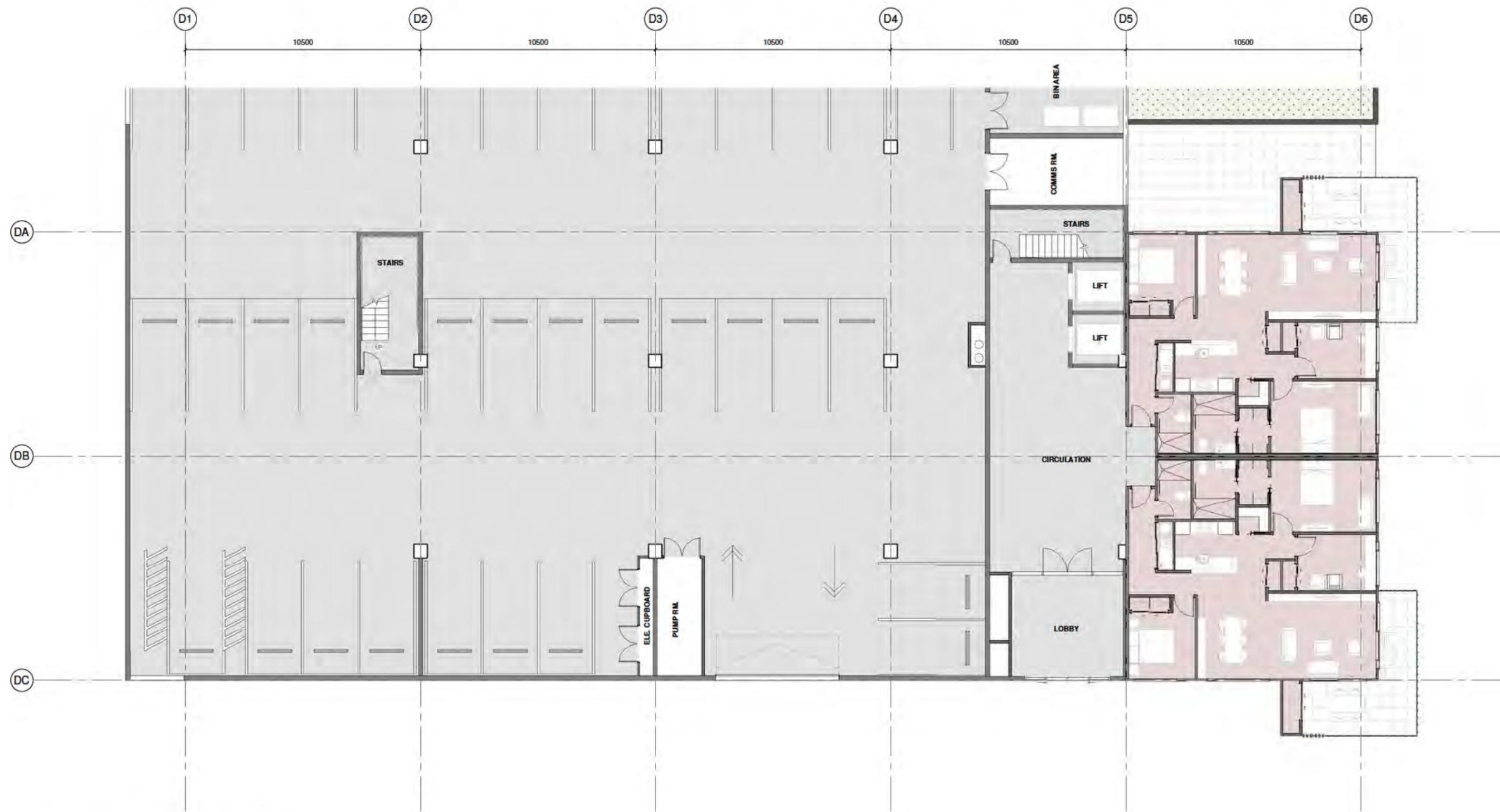


2
RA0100
BLOCK C - CROSS SECTION 2
1 : 100



3
RA0100
BLOCK C - LONGITUDINAL SECTION
1 : 100

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1 Block D - Care Unit - Lvl 00
1 : 100

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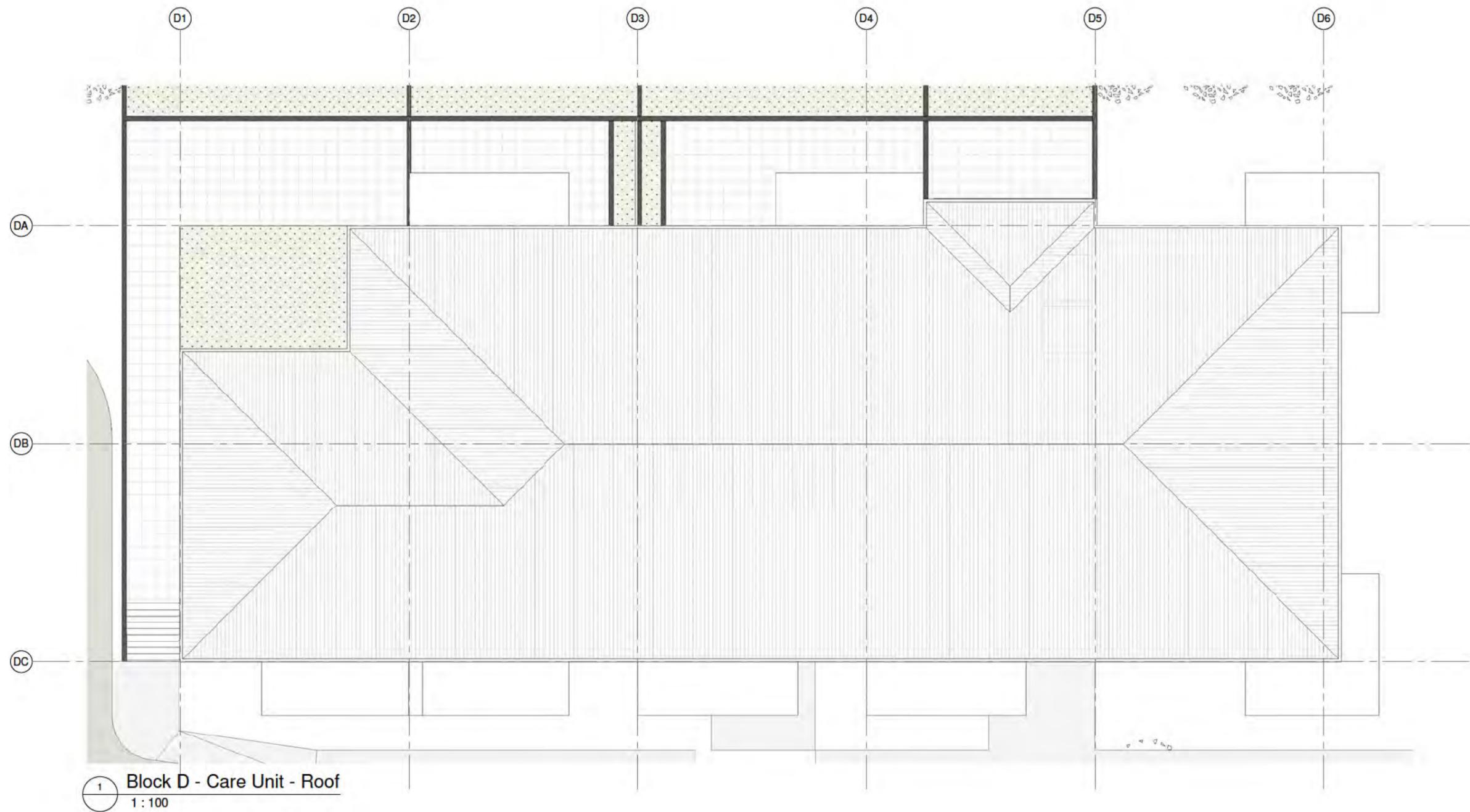
1 Block D - Care Unit - Lvl 01
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1 Block D - Care Unit - Lvl 02-06 (Typical Plan)
1 : 100

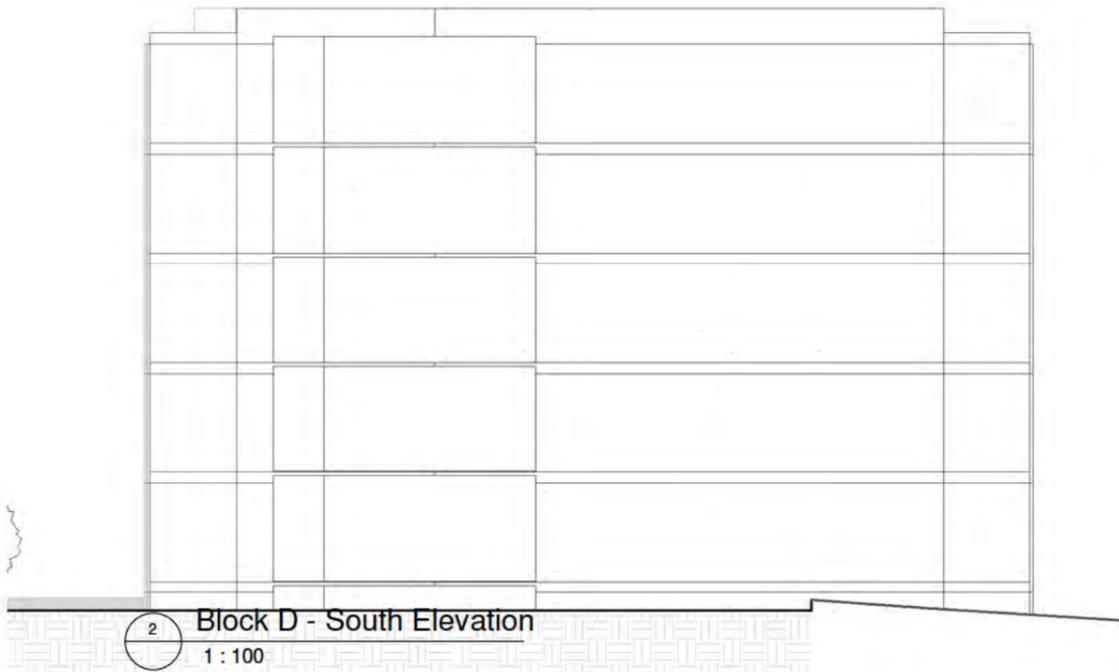
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1 Block D - East Elevation
1 : 100

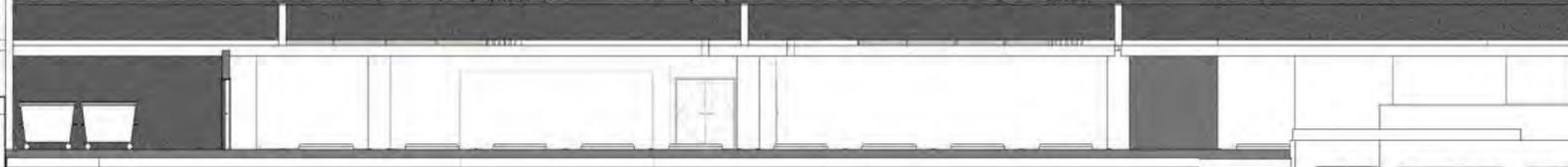


2 Block D - South Elevation
1 : 100

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1 Block D - West Elevation
1 : 100



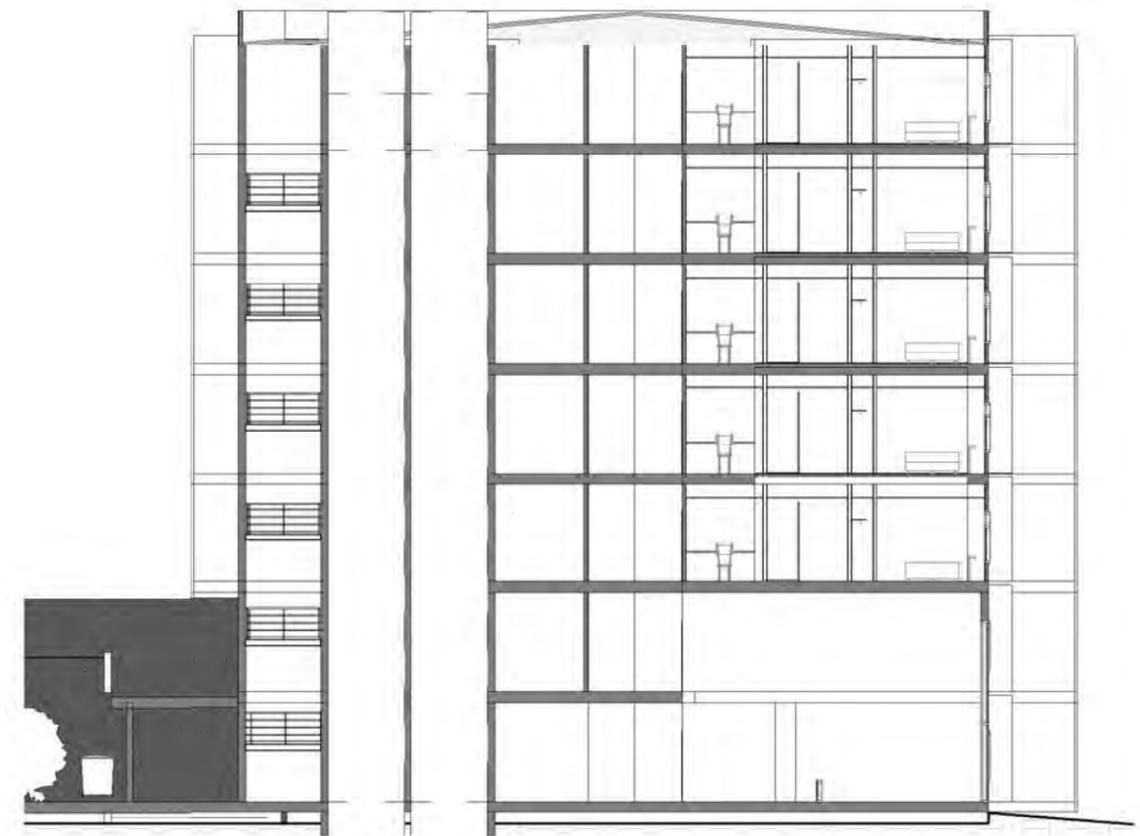
2 Block D - North Elevation
1 : 100



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1
RA0100
BLOCK D - CROSS SECTION 1
1 : 100



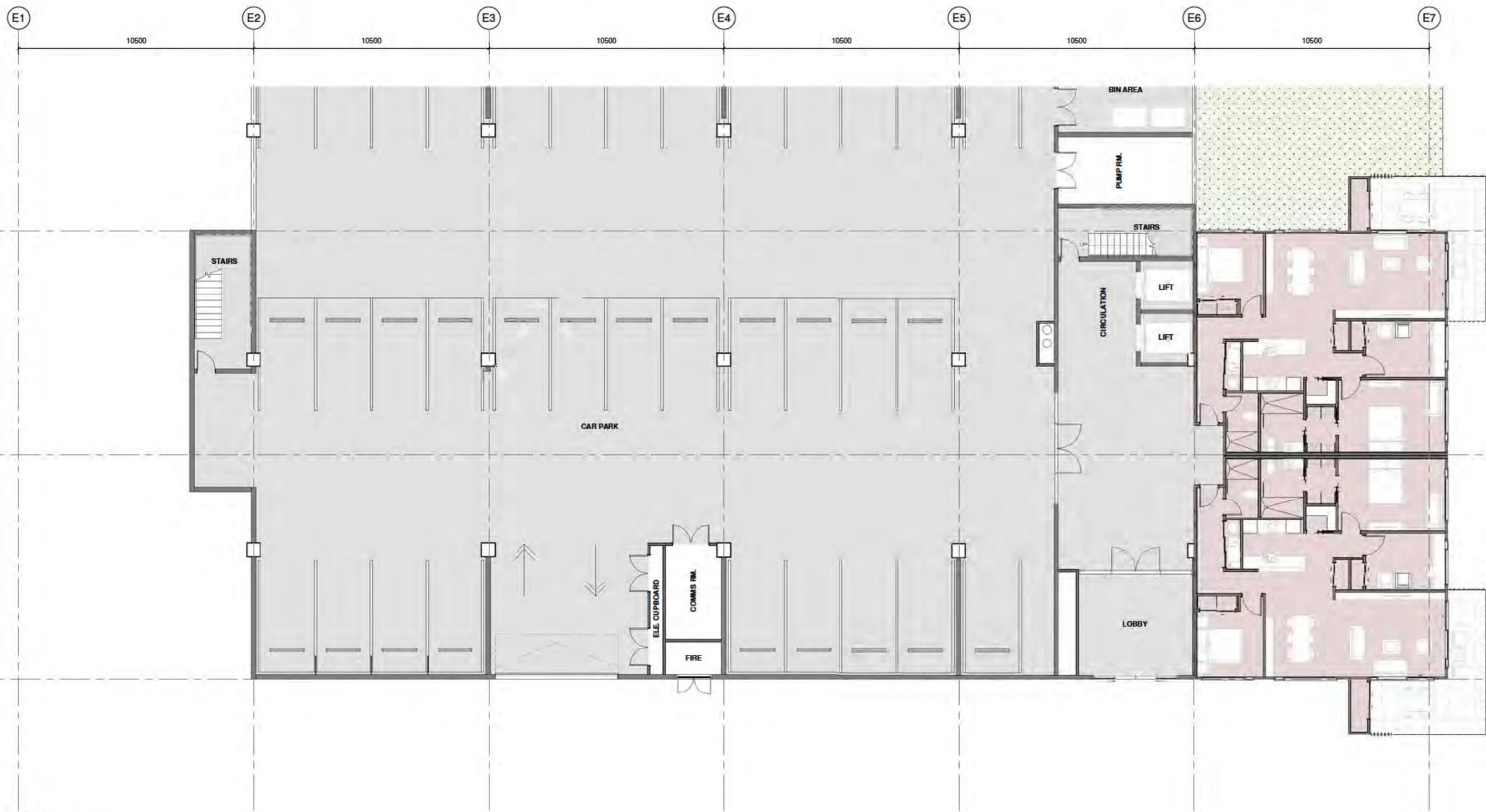
2
RA0100
BLOCK D - CROSS SECTION 2
1 : 100

DRAFT - WORK IN PROGRESS



1
RA0100
BLOCK D - LONGITUDINAL SECTION
1 : 100

DRAFT - WORK IN PROGRESS



1 Block E - Care Unit - Lvl 00
1 : 100

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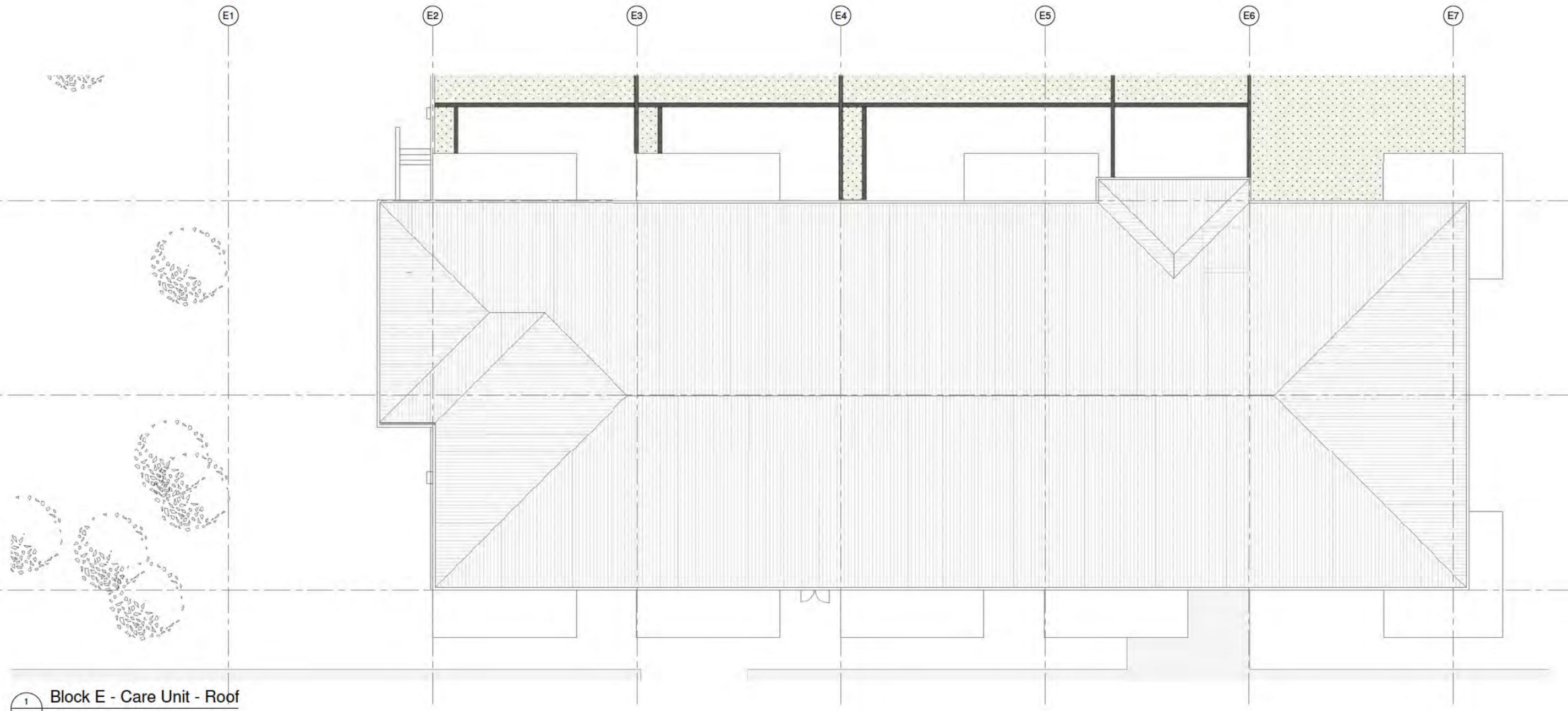
1 Block E - Care Unit - Lvl 01
1:100

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1 Block E - Care Unit - Lvl 02-06 (Typical Plan)
1 : 100

DRAFT - WORK IN PROGRESS



1 Block E - Care Unit - Roof
1 : 100

DRAFT - WORK IN PROGRESS



1 Block E - East Elevation
1 : 100



2 Block E - North Elevation
1 : 100

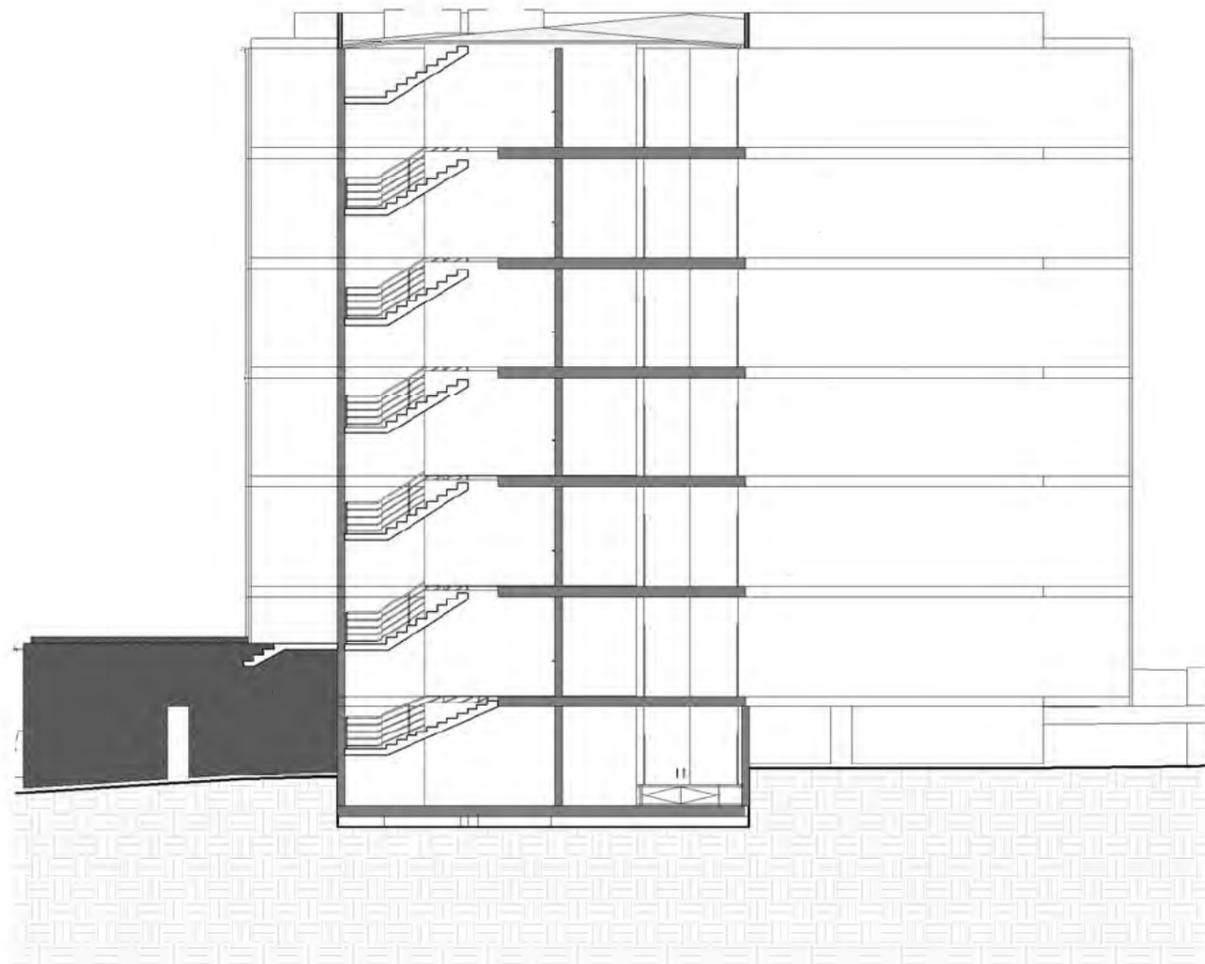


2 Block E - West Elevation
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1 Block E - South Elevation
1 : 100

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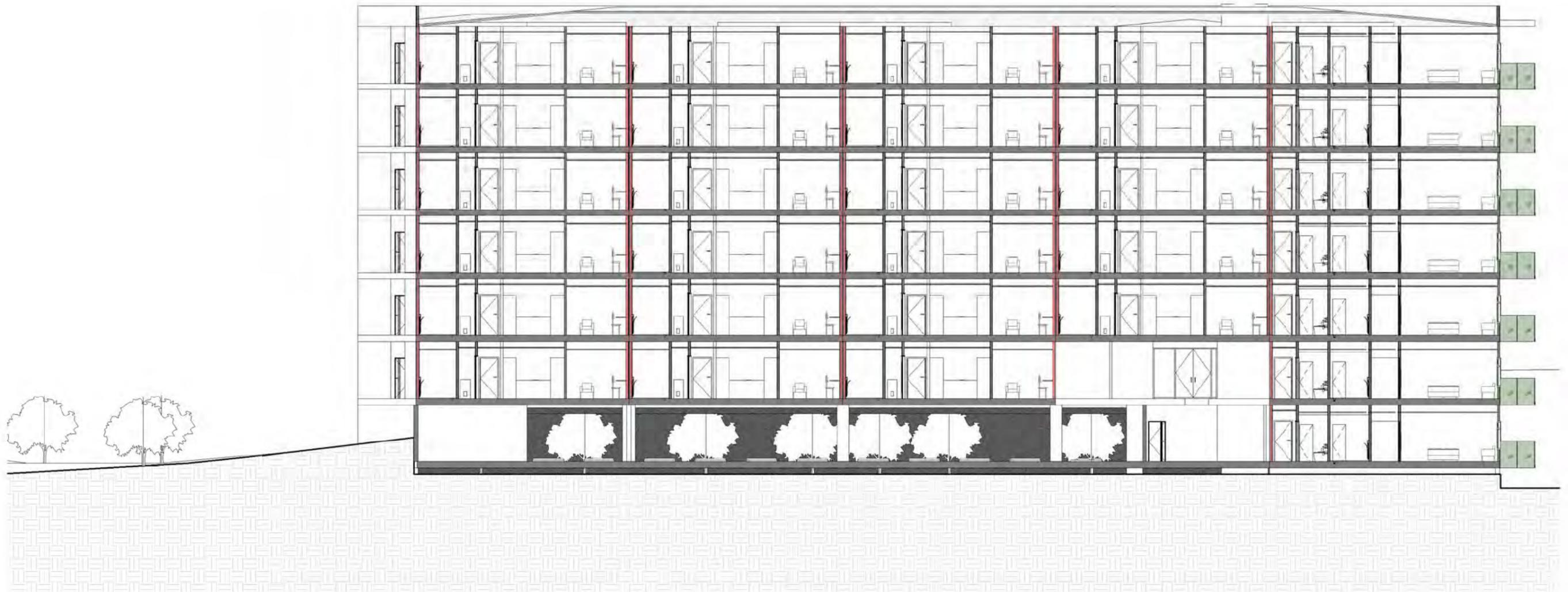


1
RA0100
BLOCK E - CROSS SECTION 1
1 : 100



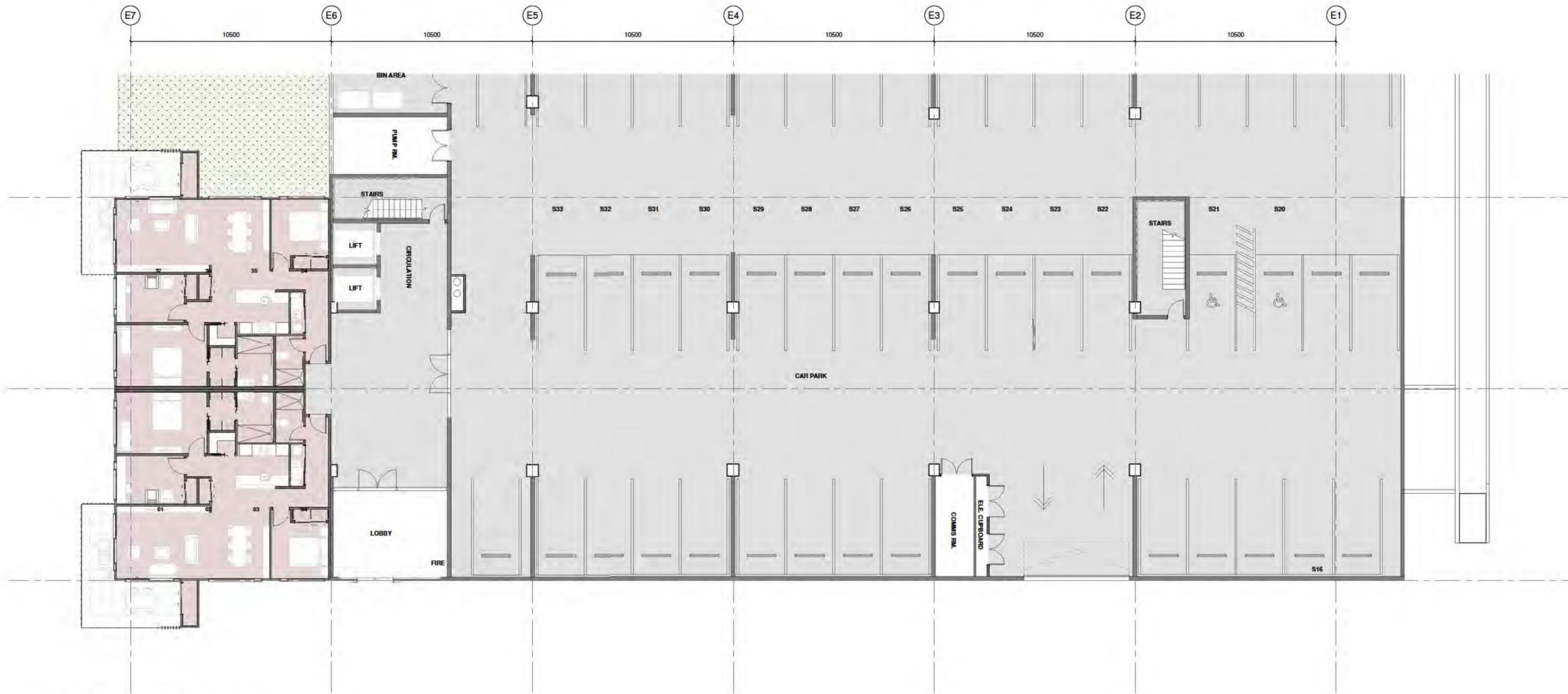
2
RA0100
BLOCK E - CROSS SECTION 2
1 : 100

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1 BLOCK E - LONGITUDINAL SECTION
RA0100 1 : 100

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1 Block F - Care Unit - Lvl 00
1:100

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1 Block F - Care Unit - Lvl 01
1 : 100

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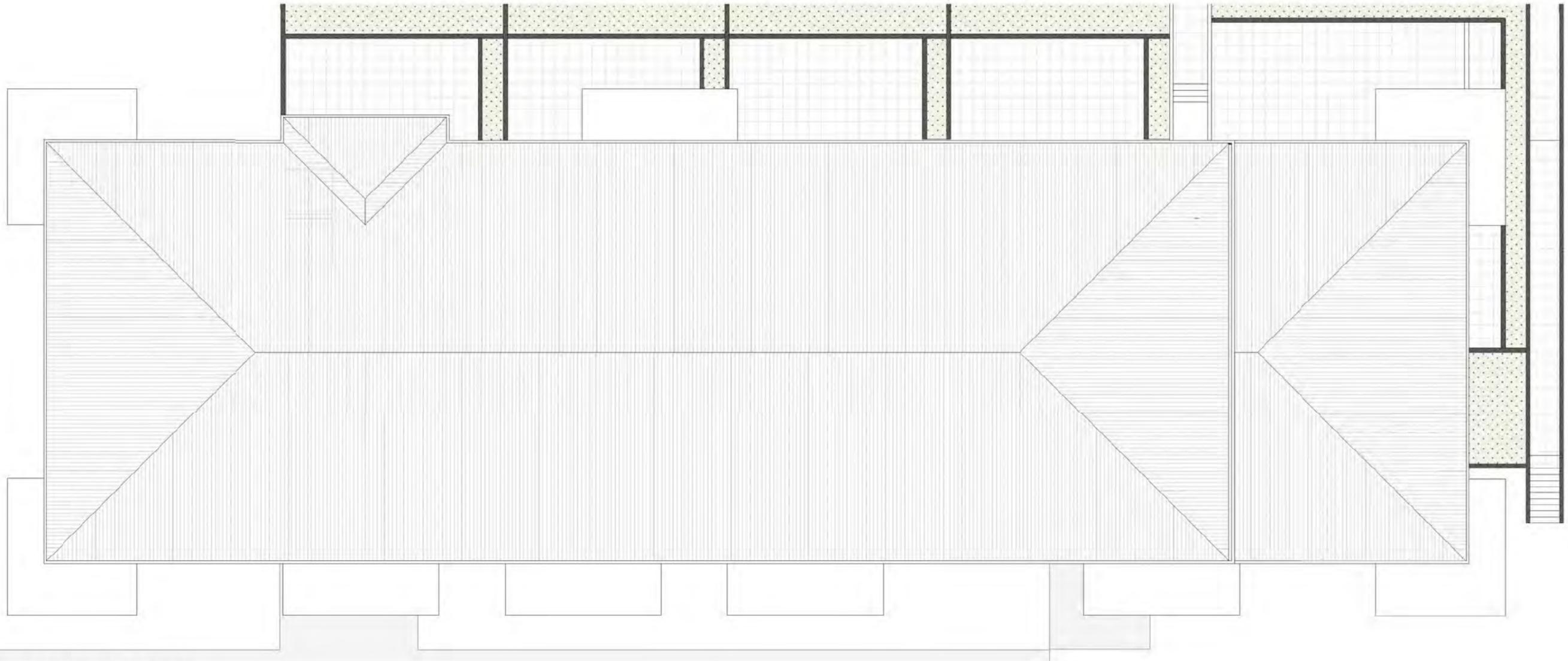
1 Block F - Care Unit - Lvl 02-03 (Typical Plan)
1 : 100

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1 Block F - Care Unit - Lvl 04-06 (Typical Plan)
1 : 100

DRAFT - WORK IN PROGRESS

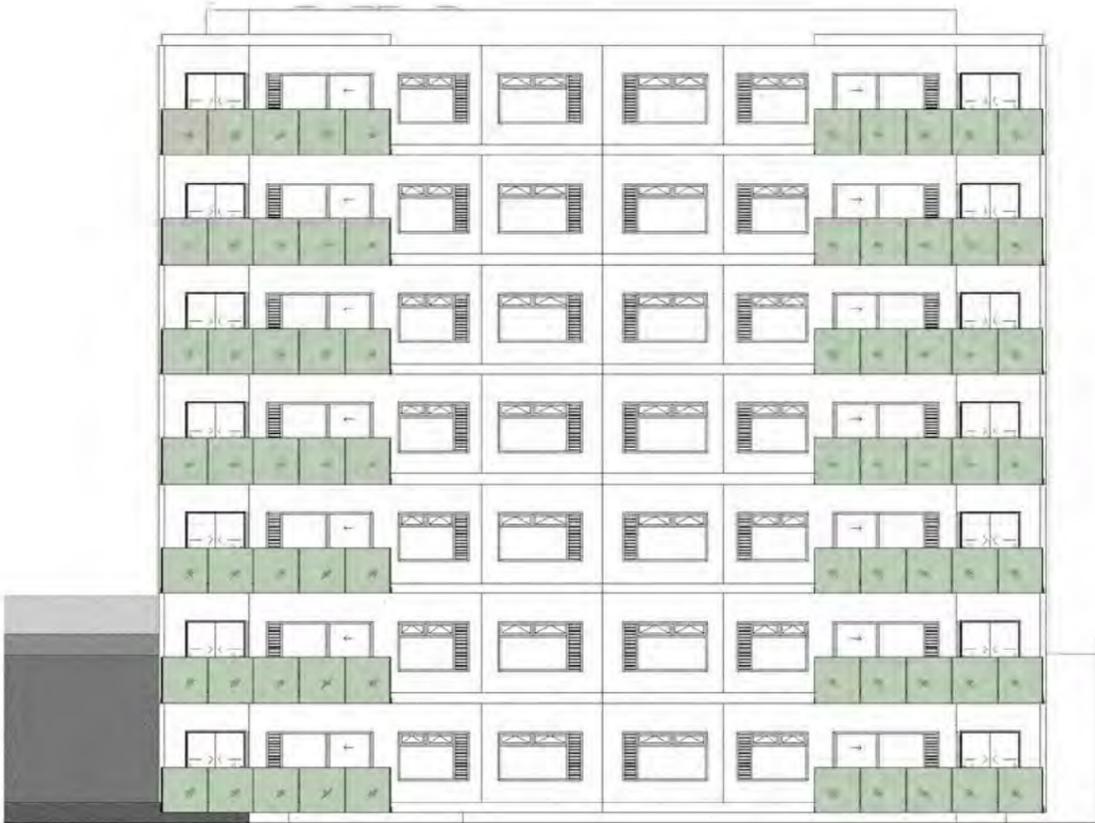


1 Block F - Care Unit - Roof
1 : 100

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1 Block F - West Elevation
1 : 100



2 Block F - South Elevation
1 : 100

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2 Block F - East Elevation
1:100



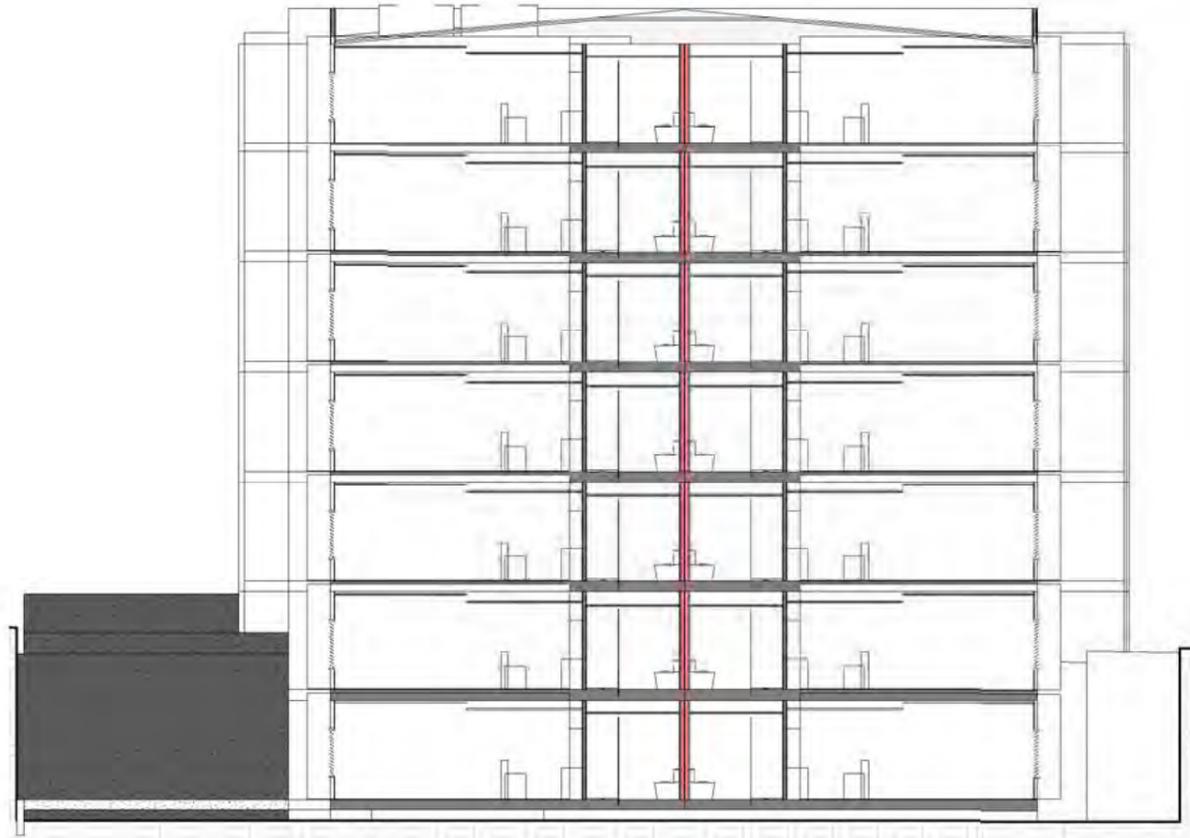
1 Block F - North Elevation
1:100

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1 BLOCK F - LONGITUDINAL SECTION
RA0100 1 : 100

DRAFT - WORK IN PROGRESS

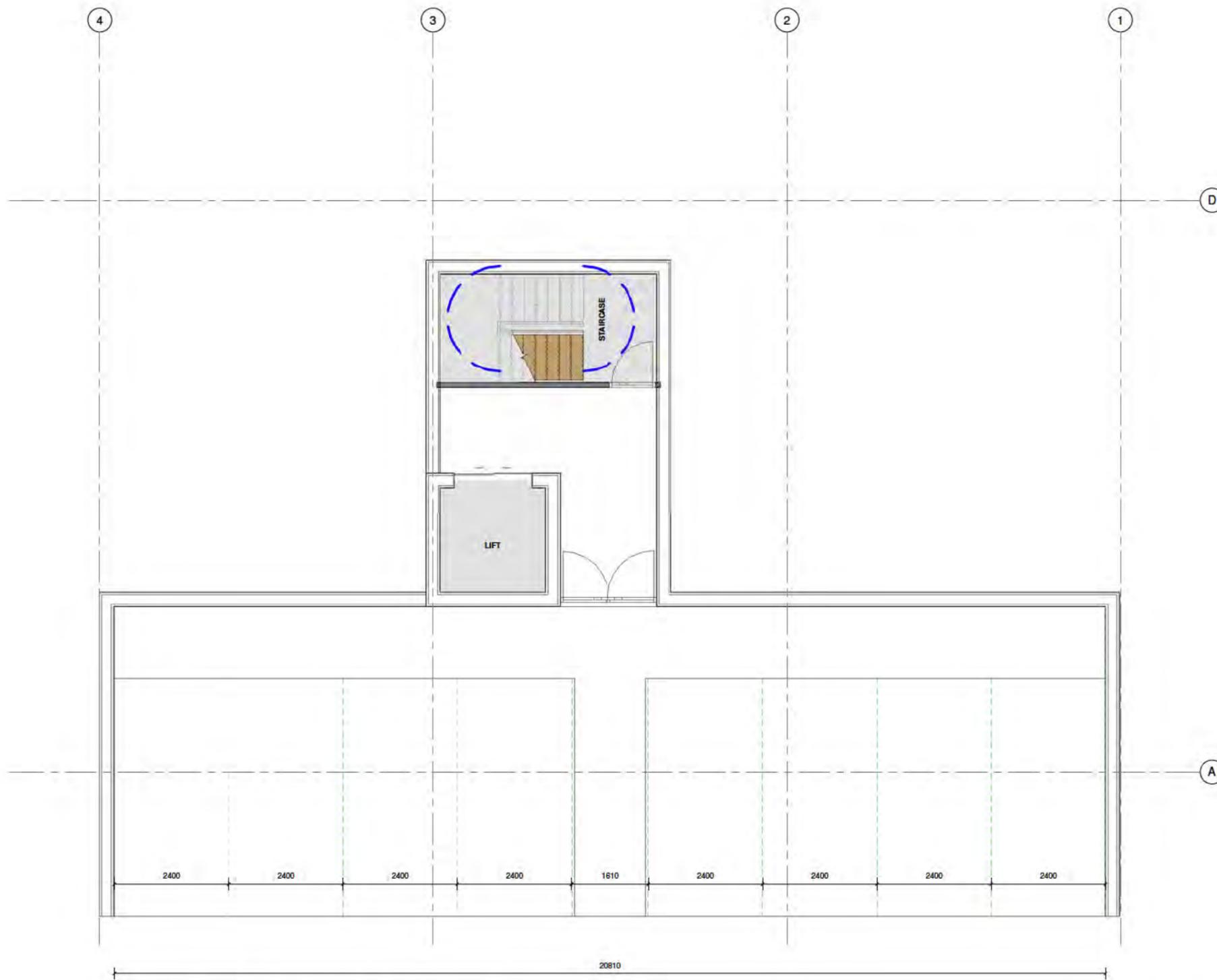


1 BLOCK F - CROSS SECTION 1
RA0100 1 : 100



2 BLOCK F - CROSS SECTION 2
RA0100 1 : 100

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1 APT. VILLA - BASEMENT FLOOR PLAN
1 : 50

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1 APT. VILLA - LVL 00 FLOOR PLAN
1 : 50



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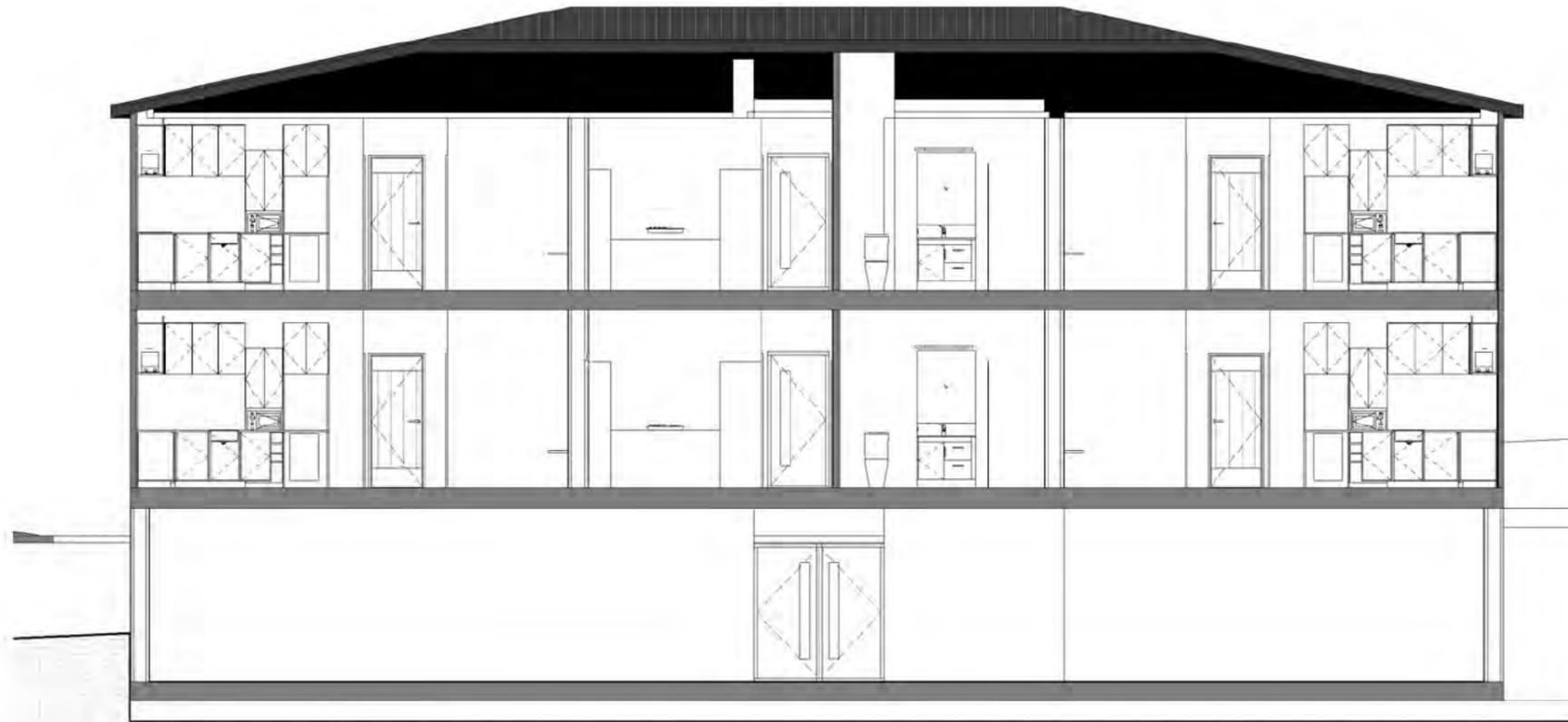
1 APARTMENT VILLA - FRONT ELEVATION
1 : 50



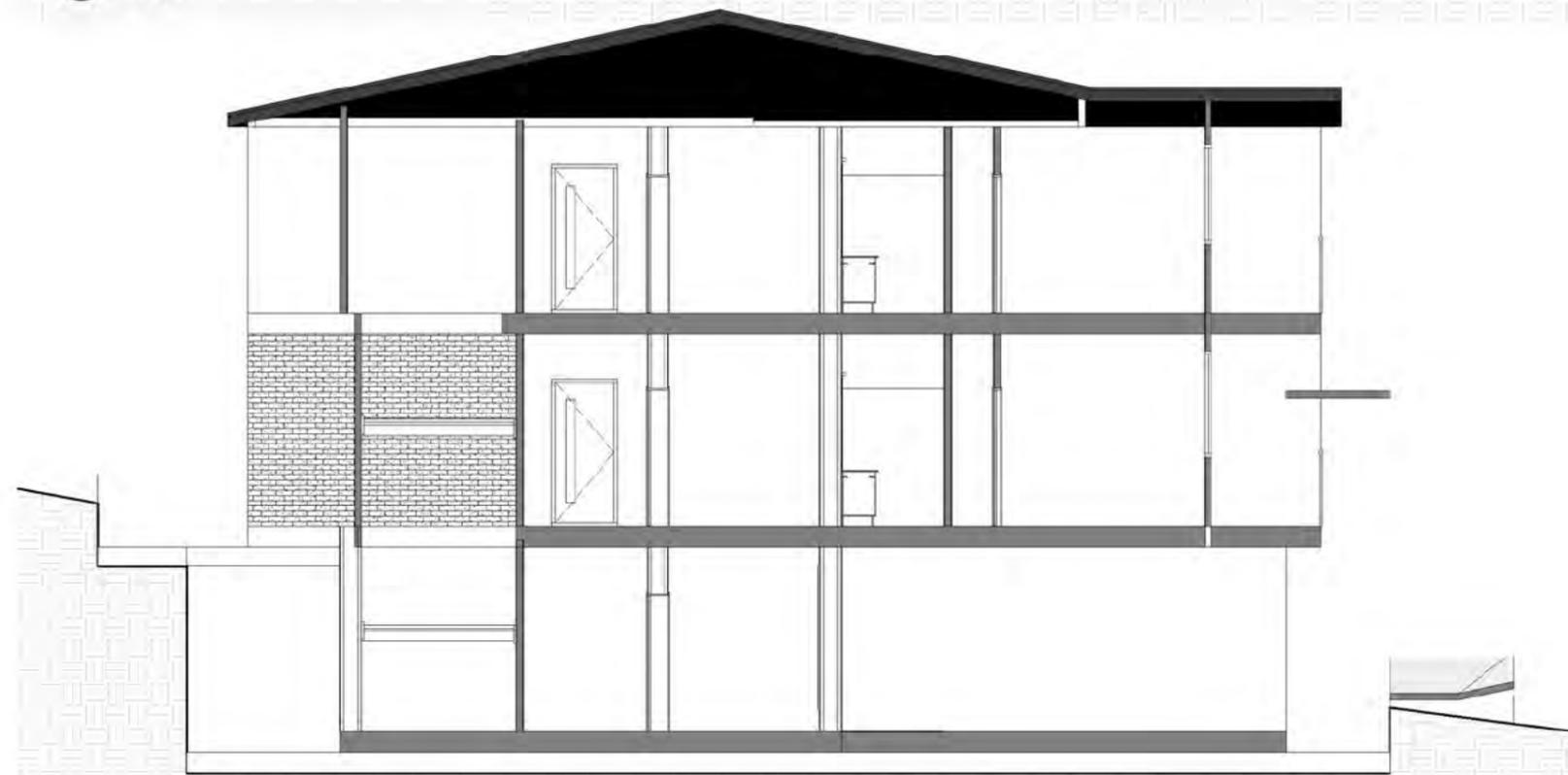
2 APARTMENT VILLA - REAR ELEVATION
1 : 50

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1 APARTMENT VILLA - LONGITUDINAL SECTION
1 : 50



2 APARTMENT VILLA - CROSS SECTION
1 : 50

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1 APARTMENT - TYPE A - FLOOR PLAN
1 : 50

APARTMENT TYPE A - ROOM SCHEDULE	
Name	Area

MASTER BEDROOM 1	12.1 m ²
BEDROOM 2	9.8 m ²
STUDY	6.5 m ²
W.L.W	3.2 m ²
BALCONY	15.9 m ²
ST	1.8 m ²
ST	1.5 m ²
LIVING	14.4 m ²
DINING	8.8 m ²
KITCHEN	7.5 m ²
ENTRY	2.8 m ²
CIRCULATION	2.6 m ²
LAUNDRY	2.1 m ²
WR	1.0 m ²
CIRCULATION	Not Placed
ENSUITE	4.2 m ²
BATHROOM	4.1 m ²

APARTMENT TYPE A - GFA	
NAME	AREA

APARTMENT TYPE A	108 m ²
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1 APARTMENT - TYPE B - FLOOR PLAN
1 : 50

APARTMENT TYPE B - ROOM SCHEDULE	
Name	Area
MASTER BEDROOM 1	15.3 m ²
BEDROOM 2	9.3 m ²
STUDY	8.9 m ²
W.I.W	2.7 m ²
WR	1.1 m ²
ST	0.7 m ²
BALCONY	19.7 m ²
ST	1.8 m ²
ST	0.7 m ²
ST	Not Placed
LIVING	18.6 m ²
DINING	11.3 m ²
CIRCULATION	10.6 m ²
KITCHEN	5.5 m ²
ENTRY	4.2 m ²
PANTRY	1.5 m ²
ENSUITE	5.0 m ²
BATHROOM	3.8 m ²
LAUNDRY	1.4 m ²

APARTMENT TYPE B - GFA	
NAME	AREA
APARTMENT TYPE B	119 m ²

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1 APARTMENT - TYPE C - FLOOR PLAN
1 : 50

APARTMENT TYPE C - ROOM SCHEDULE	
Name	Area
MASTER BEDROOM 1	13.3 m ²
BEDROOM 3	12.6 m ²
BEDROOM 2	11.5 m ²
W.I.W	4.8 m ²
WR	1.6 m ²
WR	1.6 m ²
BALCONY	14.0 m ²
ST	1.9 m ²
DINING	24.0 m ²
CIRCULATION	17.9 m ²
STUDY	9.1 m ²
KITCHEN	6.6 m ²
ENTRY	3.8 m ²
PANTRY	1.5 m ²
ST & HWC	1.1 m ²
ST	0.9 m ²
ST	0.5 m ²
LIVING	Redundant Room
ENSUITE	5.8 m ²
LAUNDRY	4.5 m ²
BATHROOM	4.0 m ²

APARTMENT TYPE C - GFA	
NAME	AREA
APARTMENT TYPE C	151 m ²

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1 APARTMENT - TYPE D - FLOOR PLAN
1 : 50

APARTMENT TYPE D - ROOM SCHEDULE	
Name	Area
MASTER BEDROOM	11.3 m ²
DINING/LIVING	9.9 m ²
DINING/LIVING	9.8 m ²
STUDY	6.5 m ²
W.I.W	3.5 m ²
WR	1.0 m ²
WR	1.0 m ²
BALCONY	14.6 m ²
ST	1.6 m ²
STORAGE	1.4 m ²
ST	Not Placed
DINING	15.3 m ²
LIVING	13.5 m ²
KITCHEN	7.8 m ²
CORRIDOR	5.7 m ²
ENTRY	4.9 m ²
ENSUITE	4.5 m ²
BATHROOM	4.0 m ²
LAUNDRY	1.7 m ²

APARTMENT TYPE D - GFA	
NAME	AREA
APARTMENT TYPE D	135 m ²



2 APARTMENT - TYPE E - FLOOR PLAN
1 : 50

APARTMENT TYPE E - ROOM SCHEDULE	
Name	Area
MASTER BEDROOM	12.0 m ²
W.I.W	3.5 m ²
BALCONY	17.3 m ²
STORAGE	1.4 m ²
LIVING	16.9 m ²
DINING	10.4 m ²
KITCHEN	8.9 m ²
ENTRY	2.5 m ²
ENSUITE	4.5 m ²
LAUNDRY	1.7 m ²

APARTMENT TYPE E - GFA	
NAME	AREA
APARTMENT TYPE E	86 m ²

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1 APARTMENT VILLA - TYPE A - FLOOR PLAN
1 : 50

APARTMENT VILLA TYPE A - ROOM SCHEDULE	
Name	Area

BEDROOM 1	13.8 m ²
BEDROOM 2	10.7 m ²
WR	3.3 m ²
WR	1.2 m ²
LIVING	15.5 m ²
KITCHEN	9.9 m ²
DINING	7.0 m ²
ENTRY	4.9 m ²
BATHROOM	4.8 m ²
BATHROOM	4.8 m ²

APARTMENT VILLA TYPE A - GFA	
NAME	AREA

APT. VILLA TYPE A 83 m²



2 APARTMENT VILLA - TYPE B - FLOOR PLAN
1 : 50

APARTMENT VILLA TYPE B - ROOM SCHEDULE	
Name	Area

BEDROOM 1	10.3 m ²
STUDY	4.0 m ²
WR	1.2 m ²
LIFT	4.8 m ²
LIVING	11.9 m ²
KITCHEN	10.6 m ²
DINING	8.2 m ²
STORAGE	1.9 m ²
ENTRY	1.7 m ²
BATHROOM	4.8 m ²

APARTMENT VILLA TYPE B - GFA	
NAME	AREA

APT. VILLA TYPE B 62 m²



3 APARTMENT VILLA - TYPE C - FLOOR PLAN
1 : 50

APARTMENT VILLA TYPE C - ROOM SCHEDULE	
Name	Area

BEDROOM 1	13.8 m ²
BEDROOM 2	9.7 m ²
BEDROOM 3	8.9 m ²
WR	3.3 m ²
WR	1.1 m ²
WR	1.1 m ²
LIVING	15.7 m ²
KITCHEN	9.7 m ²
DINING	6.9 m ²
ENTRY	6.7 m ²
BATHROOM	4.8 m ²
BATHROOM	4.8 m ²

APARTMENT VILLA TYPE C - GFA	
NAME	AREA

APT. VILLA TYPE C 96 m²

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1 CARE ROOM - TYPE A1 - FLOOR PLAN
1 : 50

CARE ROOM TYPE A1 - ROOM SCHEDULE	
Name	Area
BEDROOM	16.5 m ²
WR	1.6 m ²
ST	0.4 m ²
DINING	11.4 m ²
LIVING	8.4 m ²
ENTRY	2.9 m ²
BATHROOM	4.7 m ²

CARE ROOM TYPE A1 - GFA	
NAME	AREA
CARE ROOM TYPE A1	52 m ²



2 CARE ROOM - TYPE A2 - FLOOR PLAN
1 : 50

CARE ROOM TYPE A2 - ROOM SCHEDULE	
Name	Area
BEDROOM	14.8 m ²
WR	1.5 m ²
ST	0.4 m ²
DINING	11.5 m ²
LIVING	9.0 m ²
ENTRY	2.9 m ²
BATHROOM	5.1 m ²

CARE ROOM TYPE A2 - GFA	
NAME	AREA
CARE ROOM TYPE A2	52 m ²

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1 CARE ROOM - TYPE A3 - FLOOR PLAN
1 : 50

CARE ROOM TYPE A3 - ROOM SCHEDULE	
Name	Area

BEDROOM	15.5 m ²
WR	1.4 m ²
DINING	10.1 m ²
LIVING	9.8 m ²
ENTRY	2.9 m ²
ST	0.5 m ²
BATHROOM	4.7 m ²

CARE ROOM TYPE A3 - GFA	
NAME	AREA

CARE ROOM TYPE A3	52 m ²
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2 CARE ROOM - TYPE B - FLOOR PLAN
1 : 50

CARE ROOM TYPE B - ROOM SCHEDULE	
Room	Area

CAREROOM	16.9 m ²
ENTRY	3.5 m ²
WR	1.3 m ²
BATHROOM	4.8 m ²

CARE ROOM TYPE B - GFA	
NAME	AREA

CARE ROOM TYPE B	32 m ²
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1 VILLA TYPE A - STANDALONE - GROUND FLOOR PLAN
1 : 50

VILLA TYPE A - ROOM SCHEDULE	
Name	Area
KITCHEN	17.2 m ²
STUDY	8.5 m ²
DINING	10.6 m ²
LIVING	13.4 m ²
MASTER BEDROOM	13.9 m ²
W.I.W	2.9 m ²
ENSUITE	4.4 m ²
SINGLE GARAGE	20.5 m ²
LAUNDRY	2.9 m ²
HWC	0.4 m ²
WR	2.4 m ²
BATHROOM	3.9 m ²
BEDROOM 1	12.5 m ²
STORAGE	1.4 m ²
CORRIDOR	6.4 m ²
ENTRY	4.6 m ²
BEDROOM 2	10.5 m ²
W.I.W	1.8 m ²
STORAGE	2.5 m ²

VILLA TYPE A - GFA	
NAME	AREA
VILLA TYPE A	138 m ²

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1 VILLA TYPE A - FRONT ELEVATION
1 : 50



3 VILLA TYPE A - SIDE ELEVATION
1 : 50



2 VILLA TYPE A - REAR ELEVATION
1 : 50



4 VILLA TYPE A - SIDE ELEVATION 2
1 : 50

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VILLA TYPE B - ROOM SCHEDULE	
Room	Area
MASTER BEDROOM	13.9 m ²
BEDROOM 1	12.0 m ²
BEDROOM 2	8.9 m ²
W.I.W	2.9 m ²
WR	0.9 m ²
WR	0.9 m ²
GARAGE	20.7 m ²
STORAGE	1.4 m ²
STORAGE	0.6 m ²
KITCHEN	35.5 m ²
LIVING	11.9 m ²
ENSUITE	4.4 m ²
BATHROOM	3.9 m ²
LAUNDRY	2.7 m ²
HWC	0.4 m ²

VILLA TYPE B - GFA	
NAME	AREA
VILLA TYPE B	135 m ²

1 VILLA TYPE B - DUPLEX - GROUND FLOOR PLAN
1 : 50

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1 VILLA TYPE C - FRONT ELEVATION
1 : 50



3 VILLA TYPE C - SIDE ELEVATION 1
1 : 50



2 VILLA TYPE C - REAR ELEVATION
1 : 50



4 VILLA TYPE C - SIDE ELEVATION 2
1 : 50

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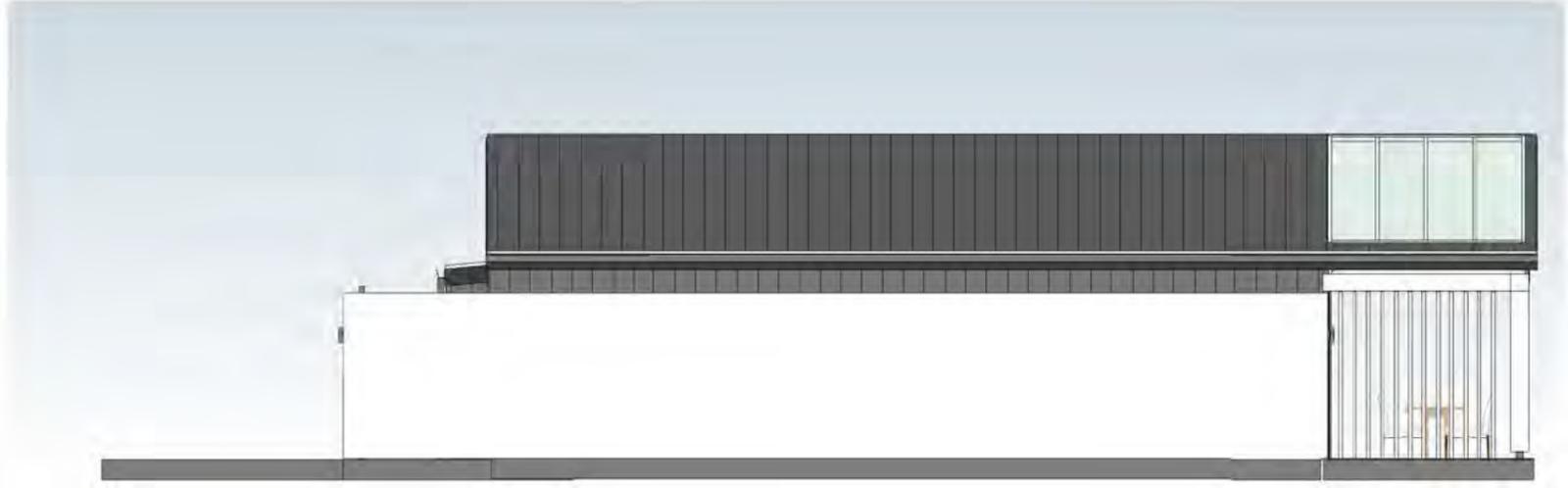
VILLA TYPE C - ROOM SCHEDULE	
Name	Area
MASTER BEDROOM	13.9 m ²
BEDROOM 1	12.5 m ²
STUDY	3.9 m ²
W.I.W	2.9 m ²
WR	1.1 m ²
SINGLE GARAGE	20.5 m ²
STORAGE	1.4 m ²
KITCHEN	17.2 m ²
LIVING	13.6 m ²
DINING	10.6 m ²
CORRIDOR	6.5 m ²
ENTRY	4.5 m ²
ENSUITE	4.4 m ²
BATHROOM	3.9 m ²
LAUNDRY	2.9 m ²
HWC	0.4 m ²

VILLA TYPE C - GFA	
NAME	AREA
VILLA TYPE C	119 m ²

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1 VILLA TYPE D - FRONT ELEVATION
1 : 50



2 VILLA TYPE D - SIDE ELEVATION 2
1 : 50



3 VILLA TYPE D - REAR ELEVATION
1 : 50



4 VILLA TYPE D - SIDE ELEVATION 1
1 : 50

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1 DUPLEX A-A SIDE ELEVATION
1 : 50



2 DUPLEX A-A SIDE ELEVATION 2
1 : 50

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1 DUPLEX C-C FRONT ELEVATION
1 : 50



2 DUPLEX C-C REAR ELEVATION
1 : 50

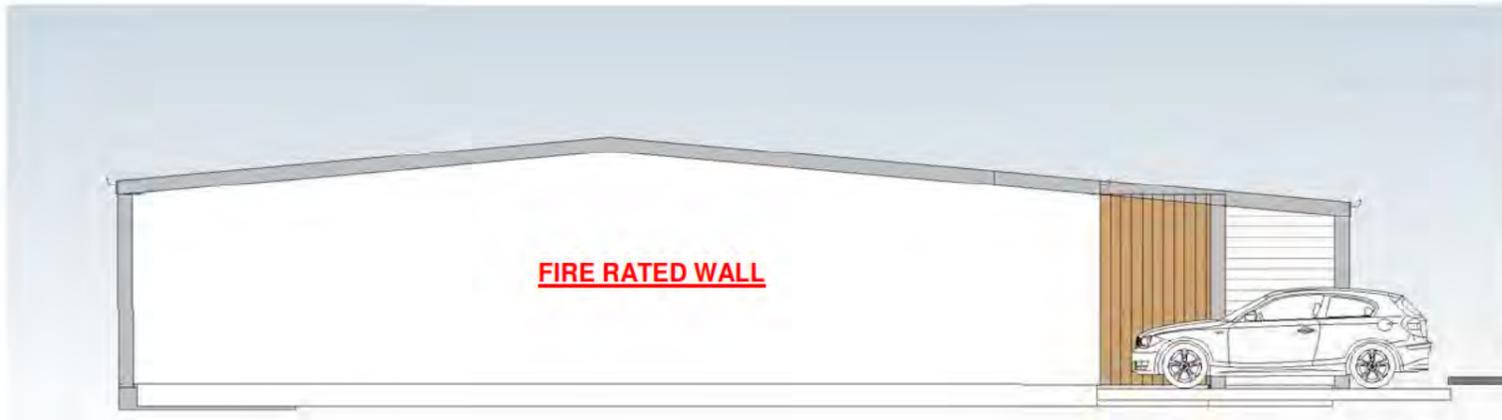
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TERRACE TYPE A - ROOM SCHEDULE	
Name	Area
DECK	10.1 m ²
BEDROOM	10.5 m ²
BATHROOM	9.0 m ²
WR	3.2 m ²
WR	1.1 m ²
GARAGE	16.8 m ²
STORAGE	1.2 m ²
LIVING	16.0 m ²
KITCHEN	12.5 m ²
DINING	8.0 m ²
ENTRY	4.7 m ²
BATHROOM	4.3 m ²
BATHROOM	4.2 m ²
LAUNDRY	2.0 m ²

TERRACE TYPE A - GFA	
NAME	AREA
TERRACE TYPE A	103 m ²

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1 TERRACE TYPE A - FRONT ELEVATION
1 : 50



3 TERRACE TYPE A - SIDE ELEVATION 1
1 : 50

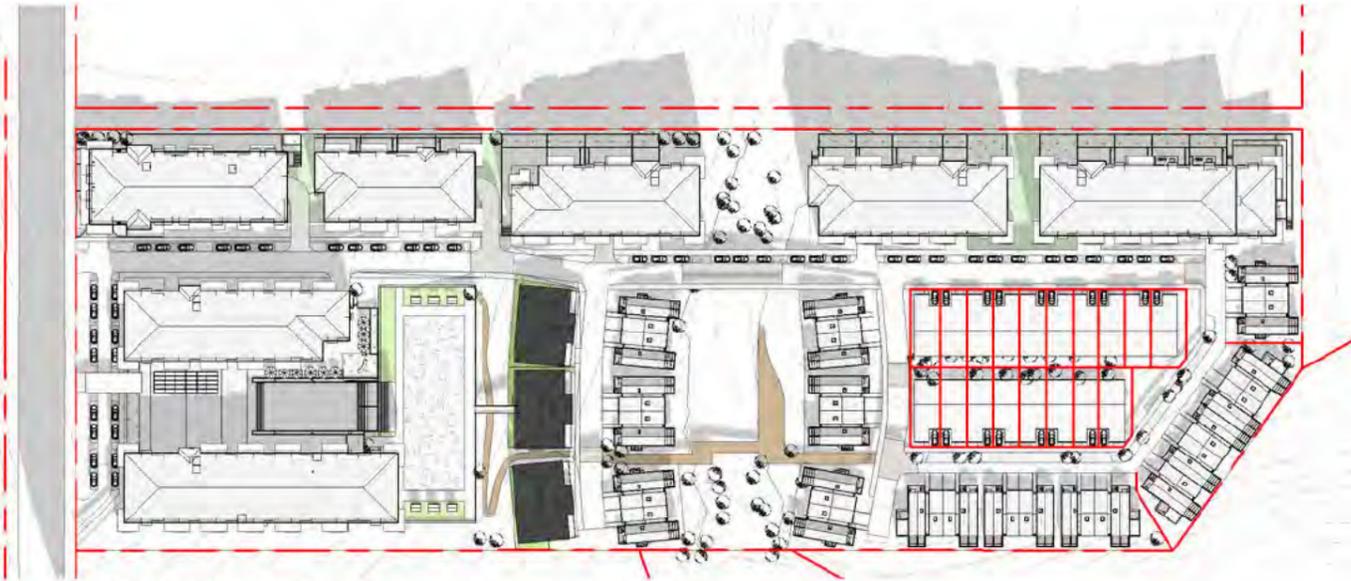


2 TERRACE TYPE A - REAR ELEVATION
1 : 50

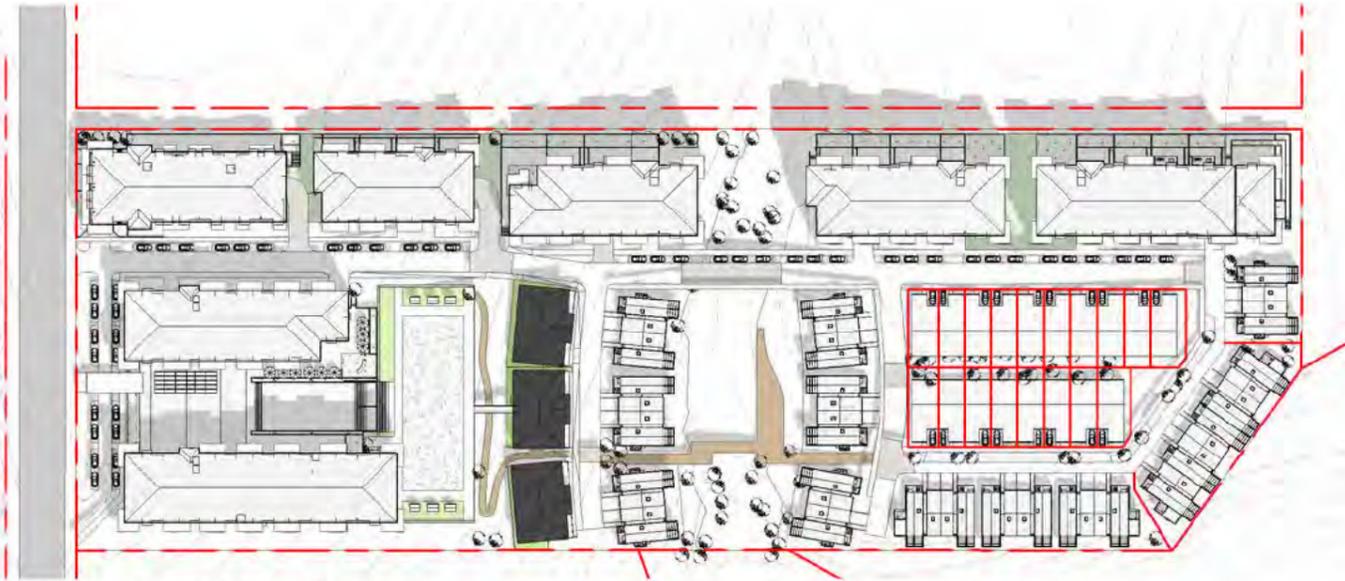


4 TERRACE TYPE A - SIDE ELEVATION 2
1 : 50

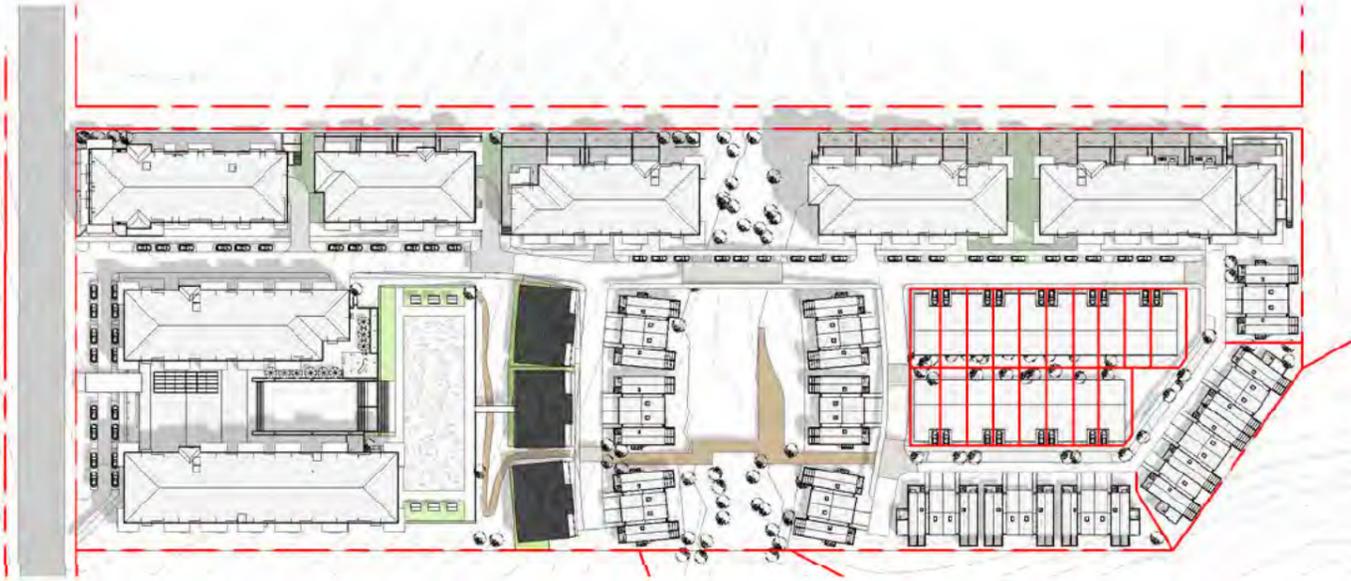
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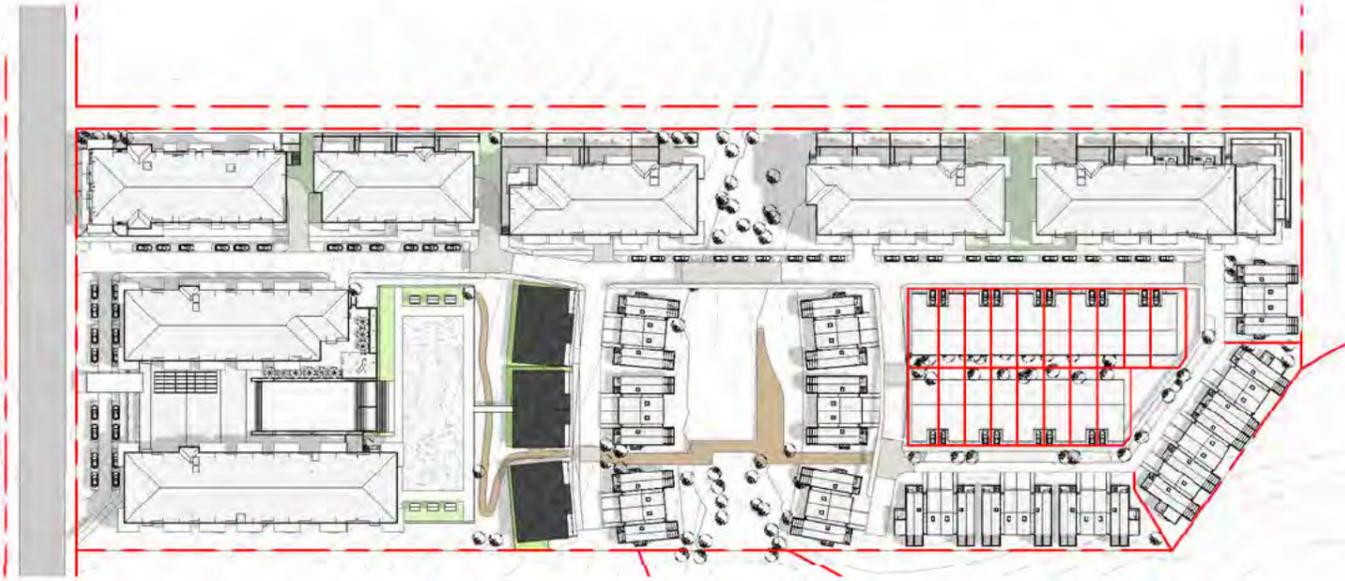
1 SUN SHADING SPRING 9 AM
1 : 1000



2 SUN SHADING SPRING 10 AM
1 : 1000

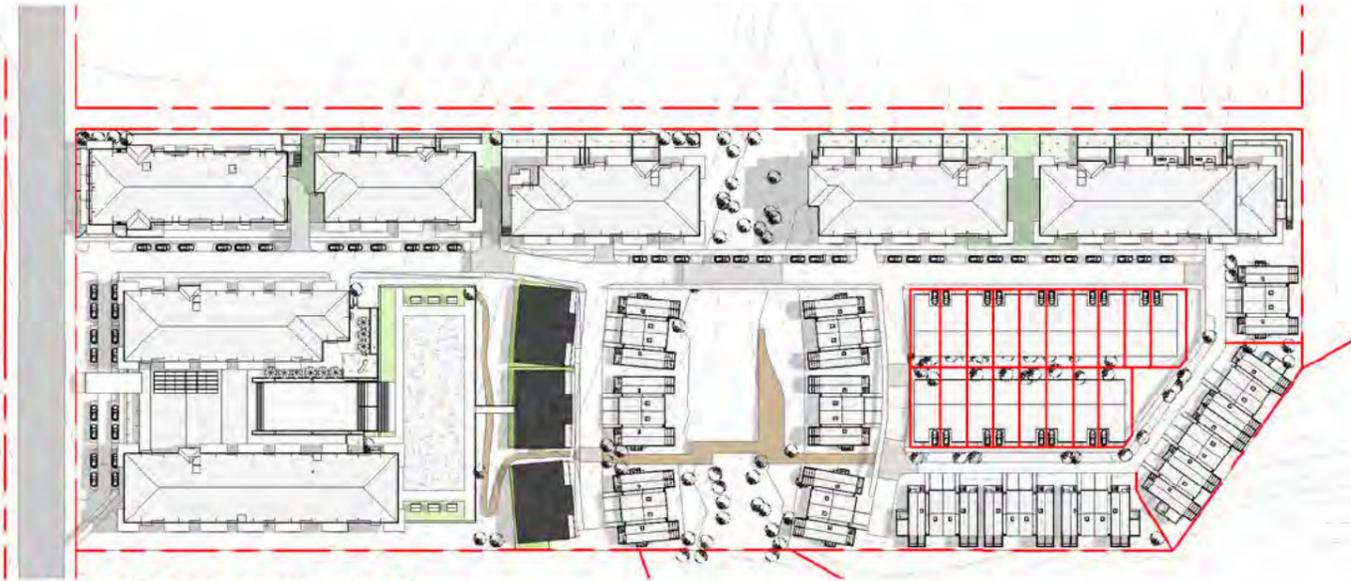


3 SUN SHADING SPRING 11 AM
1 : 1000

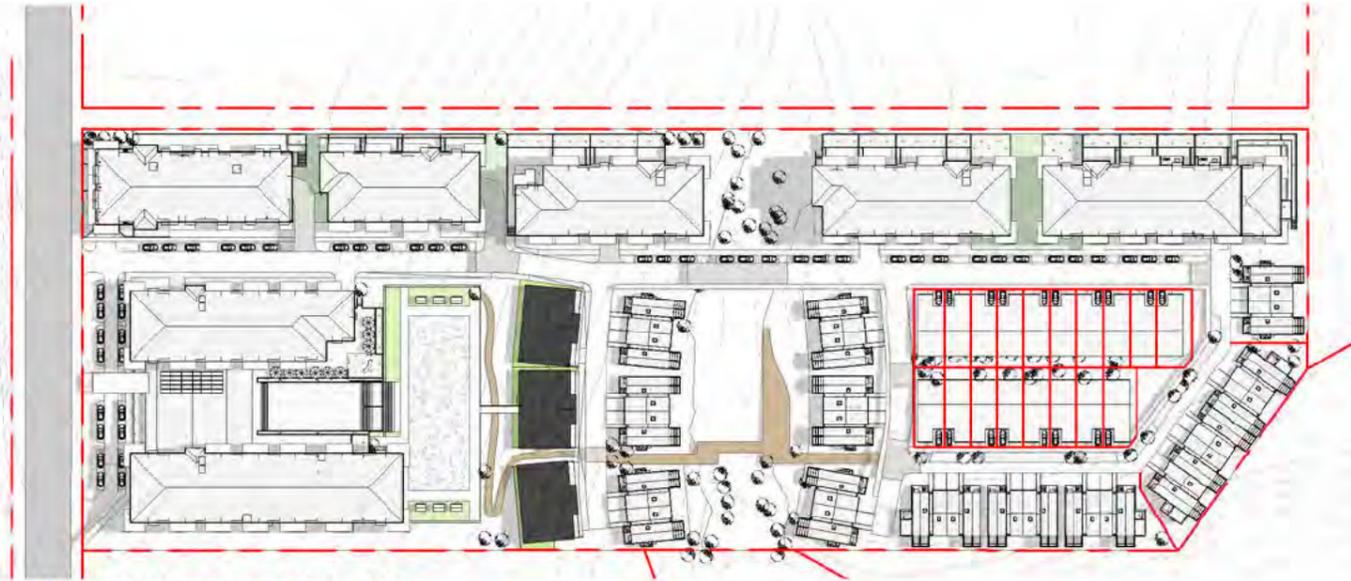


4 SUN SHADING SPRING 12 PM
1 : 1000

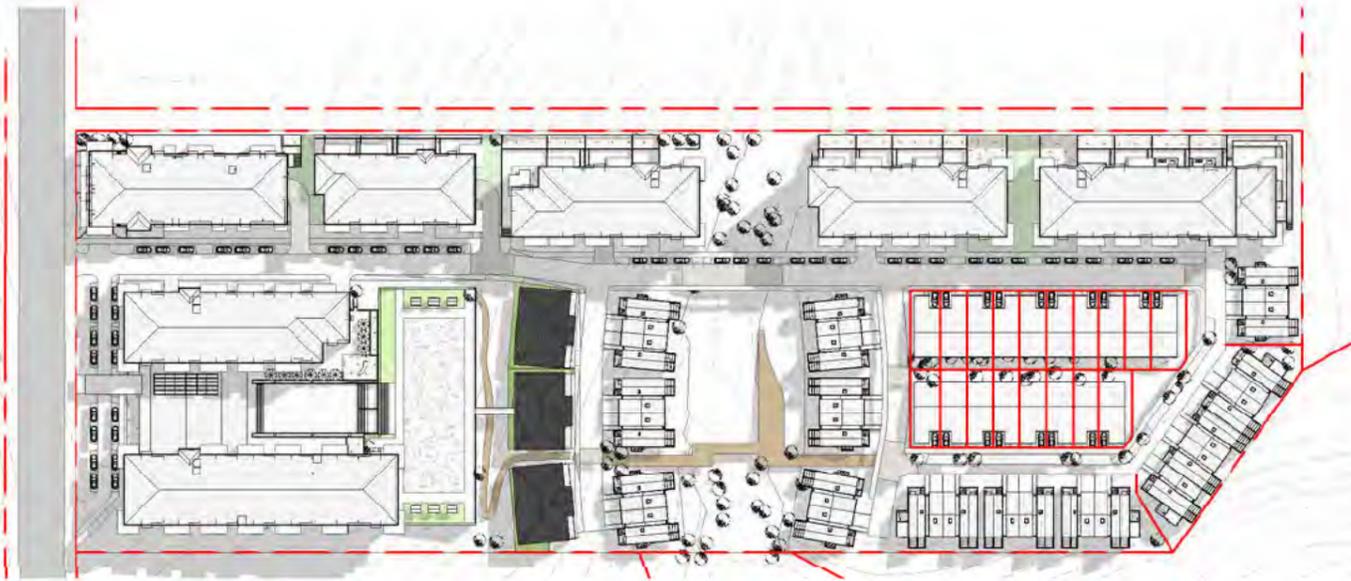
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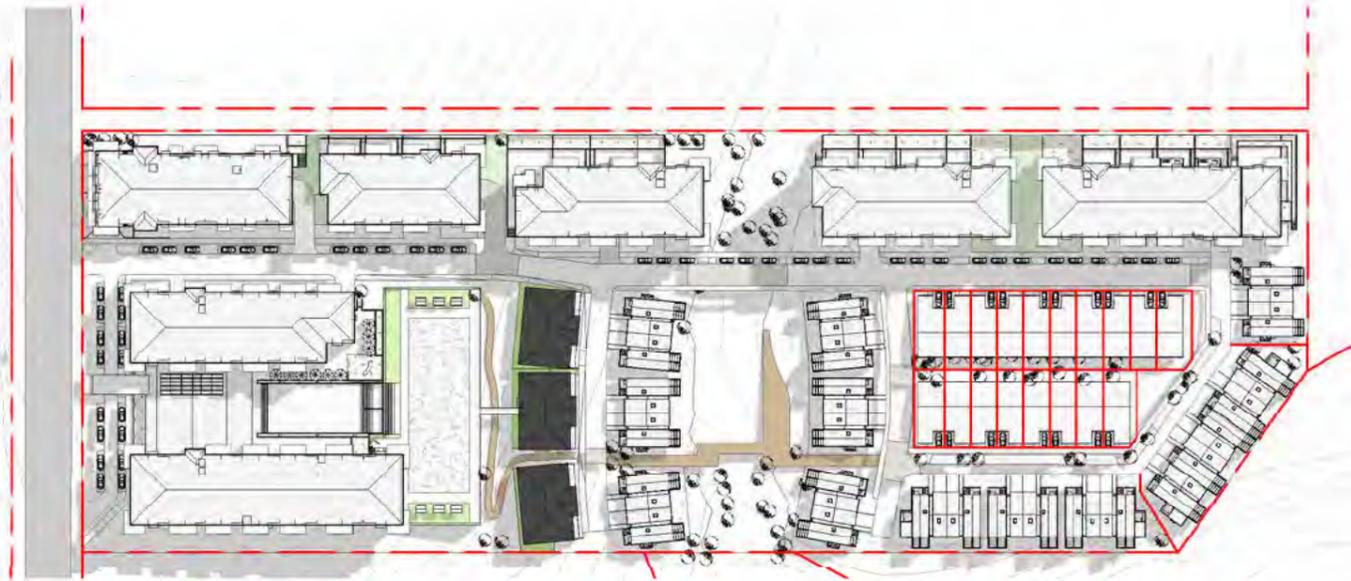
1 SUN SHADING SPRING 1 PM
1 : 1000



3 SUN SHADING SPRING 2 PM
1 : 1000

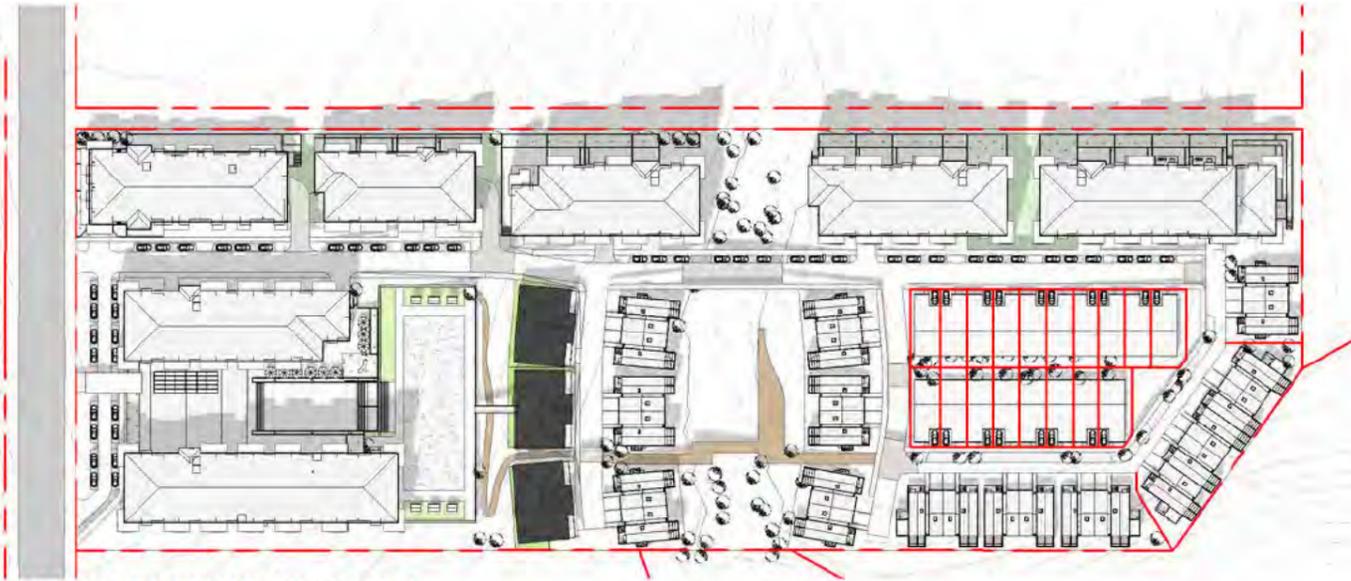


2 SUN SHADING SPRING 3 PM
1 : 1000

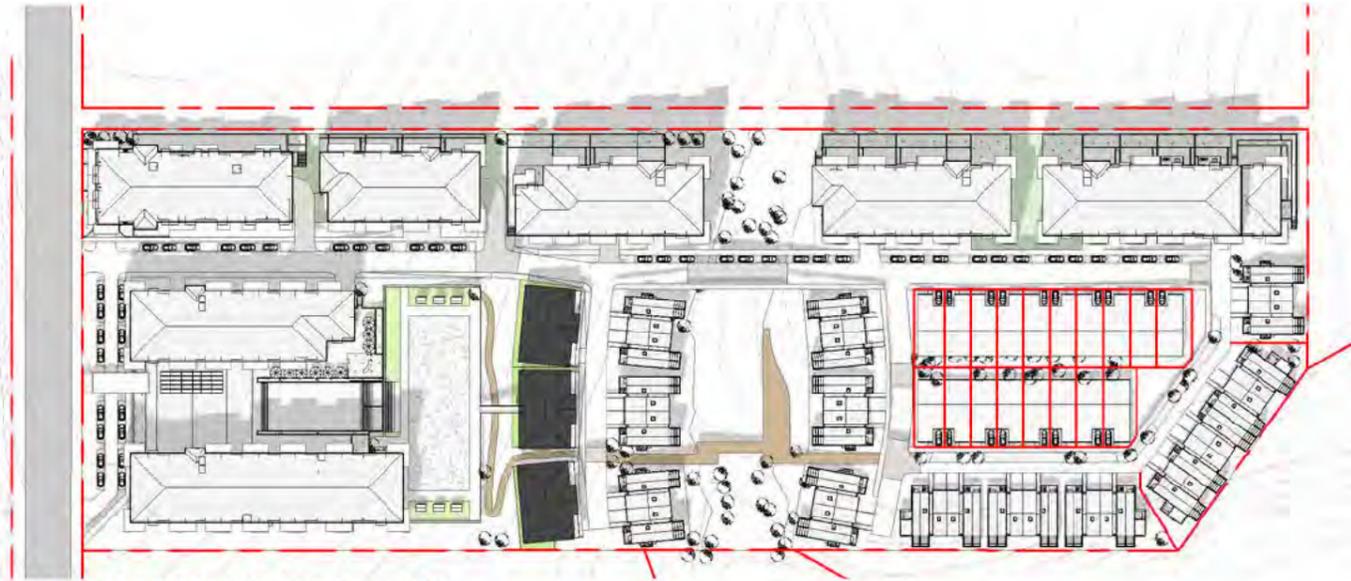


4 SUN SHADING SPRING 4 PM
1 : 1000

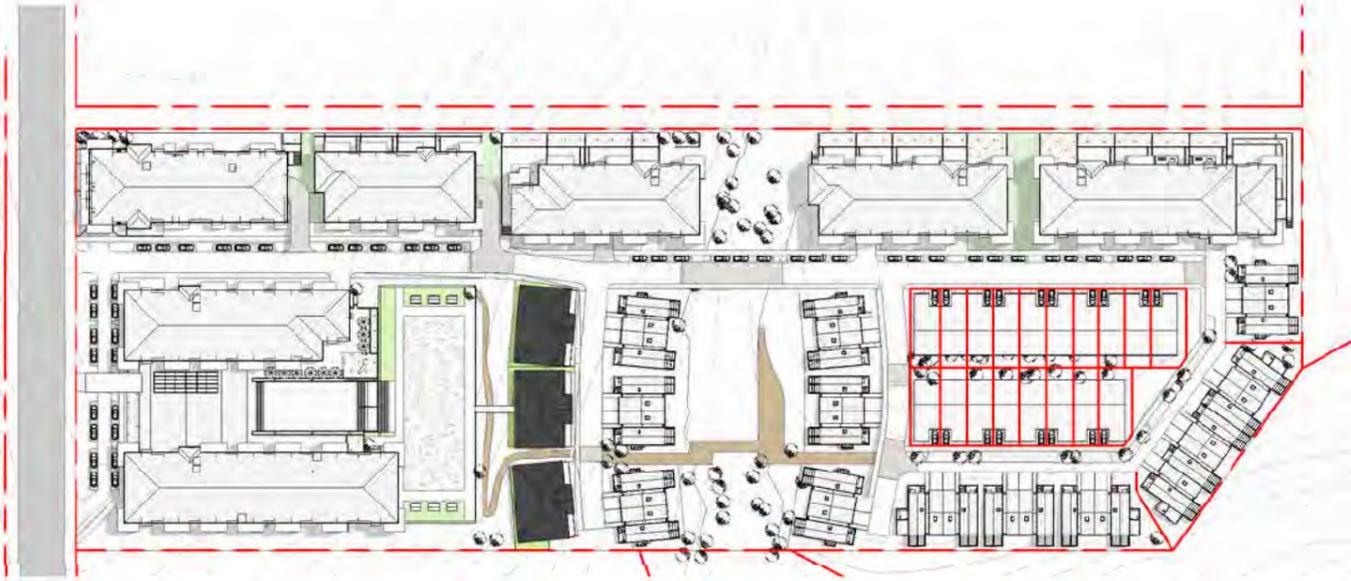
DRAFT - WORK IN PROGRESS



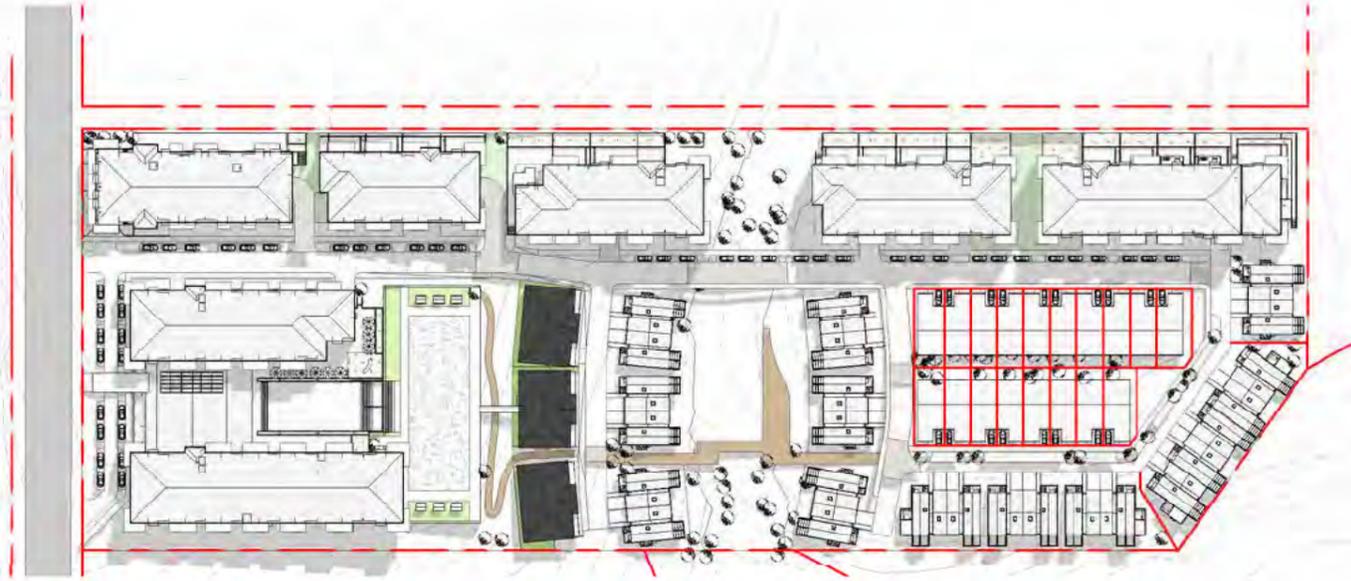
1 SUN SHADING SUMMER 9 AM
1 : 1000



2 SUN SHADING SUMMER 11 AM
1 : 1000

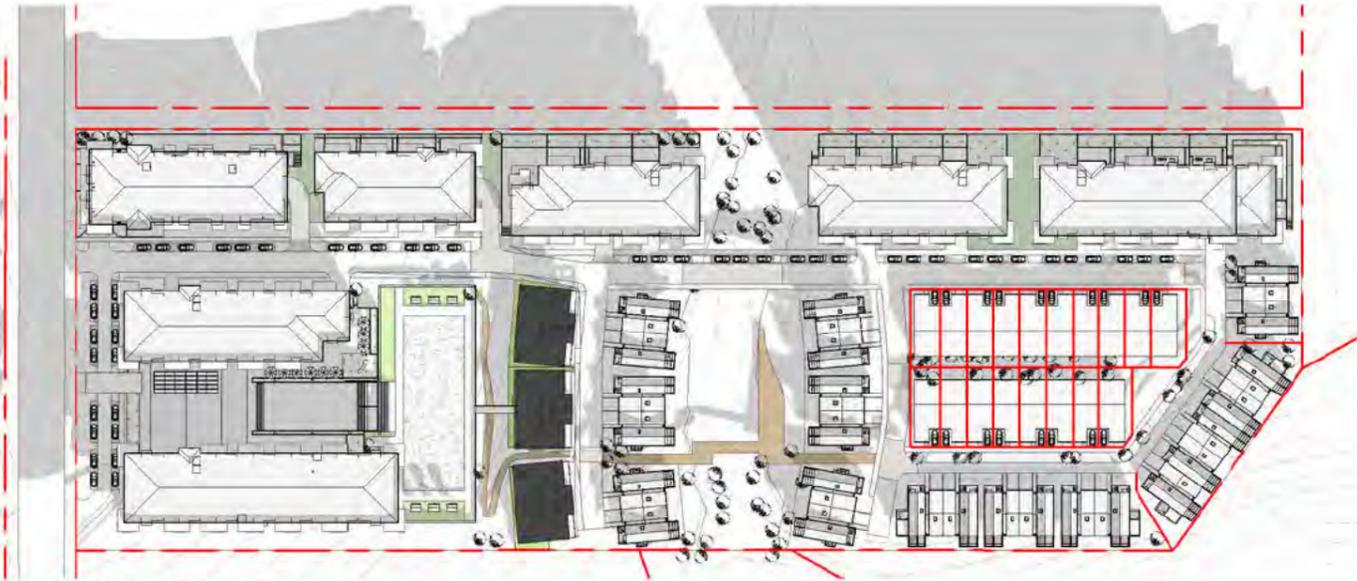


3 SUN SHADING SUMMER 1 PM
1 : 1000

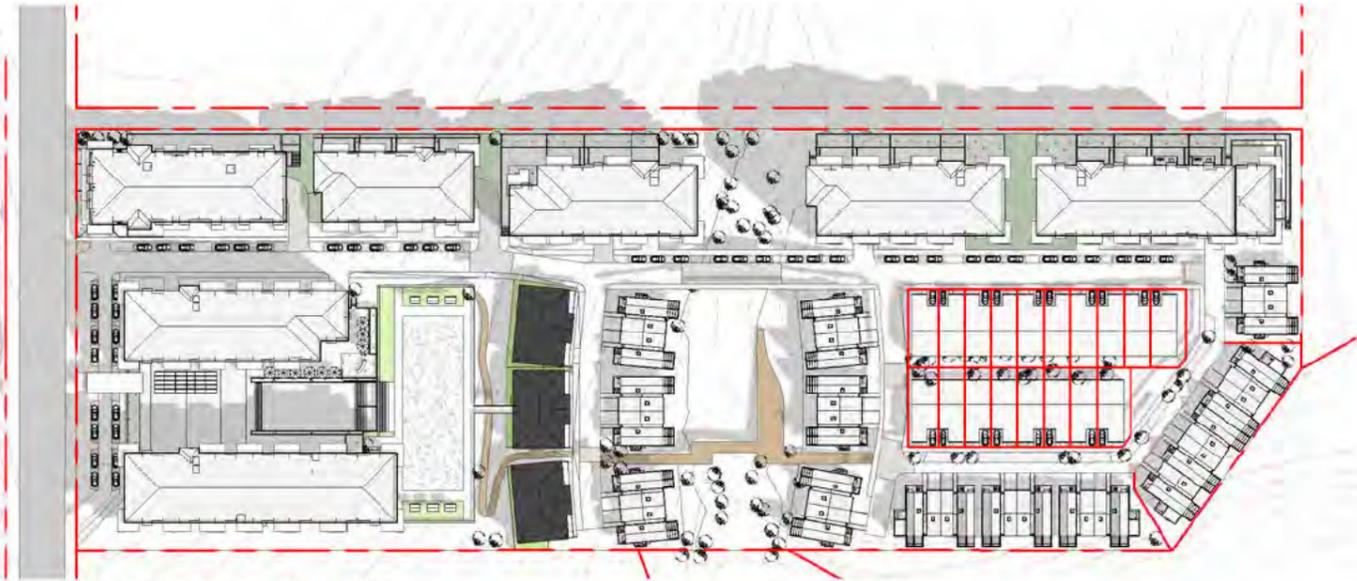


4 SUN SHADING SUMMER 3 PM
1 : 1000

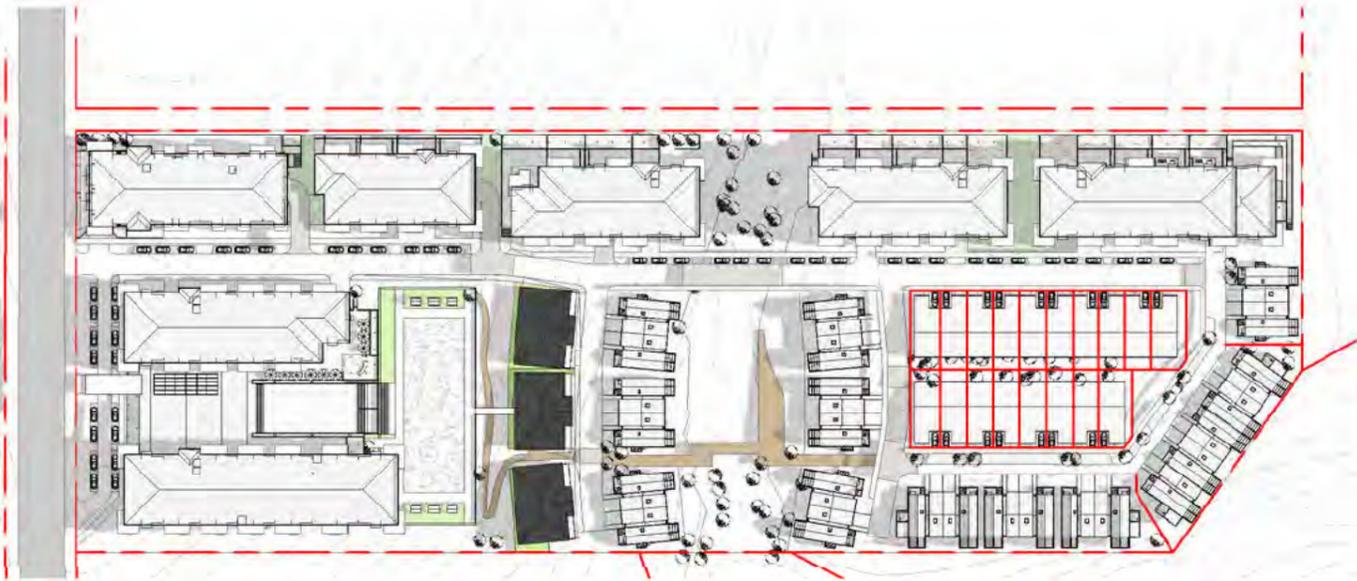
DRAFT - WORK IN PROGRESS



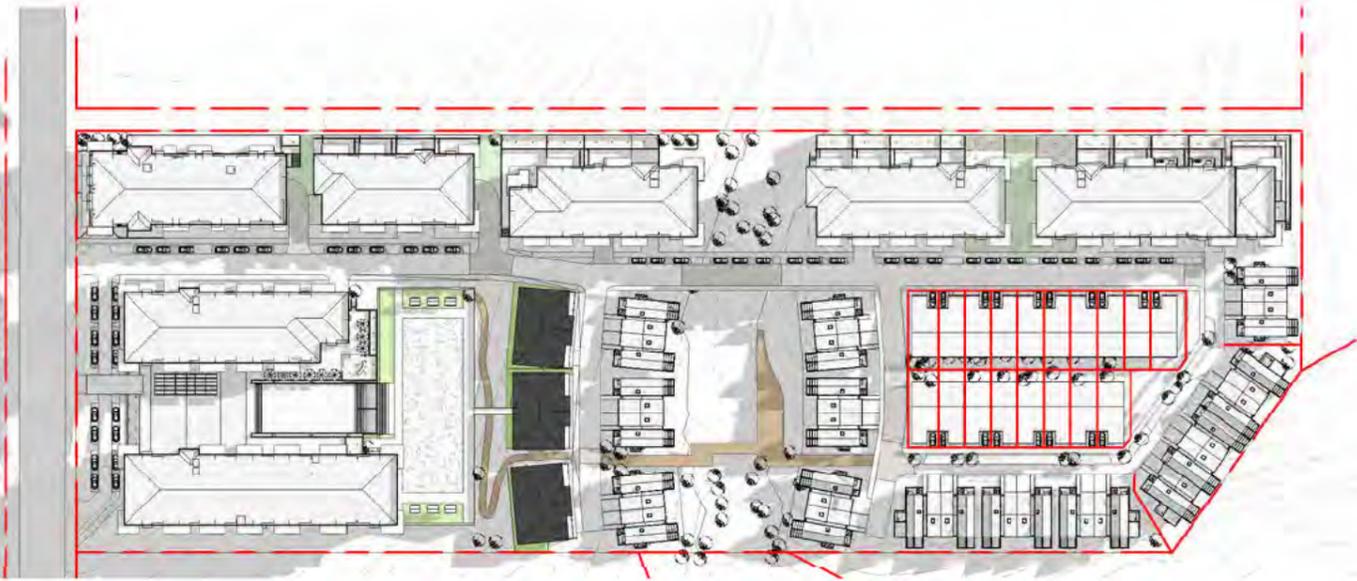
1 SUN SHADING WINTER 9 AM
1 : 1000



2 SUN SHADING WINTER 11 AM
1 : 1000



3 SUN SHADING WINTER 1 PM
1 : 1000



4 SUN SHADING WINTER 3 PM
1 : 1000

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