

0 2 4 6 8 10

SCALE IN METRES

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KEY

AC	Air conditioning	PL	Plaster
BG	Box gutter	R	Refrigerator
CM	Cement render	RC	Reinforced concrete
CP	Carpet	RL	Relative level
CPR	Cupboard	RP	Recessed panel
CR	Copper roofing	S	Sink
CT	Cooktop	SD	Slot drain
DP	Downpipe	SK	Skylight
ED	Eastern door	SW	Shower waste
EW	Eastern window	TB	Timber battens
FW	Floor waste	TF	Timber flooring
HWS	Hot water system	TD	Timber door
J	Construction joint	WD	Western door
OF	Overflow	WW	Western window
PB	Plasterboard	CB	Concrete block

REVISION	ISSUE	DATE
A	DEVELOPMENT APPLICATION	18/05/2023
B	DEVELOPMENT APPLICATION	07/07/2023
C	S82A APPLICATION	22/08/2023

FOR S82A / SK / TENDER ISSUE ONLY

0008170260 18 May 2023

Assessor Thomas Ruck

Accreditation No. DMN201999

Address

19 Park Street, Campsie, NSW

2194

hstar.com.au

FOR S82A APPLICATION

ISSUE ONLY

GRAPHIO^{AM}

SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009

TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au

19 PARK STREET, CAMPSIE

FOR M R T O M I V I D O V I C

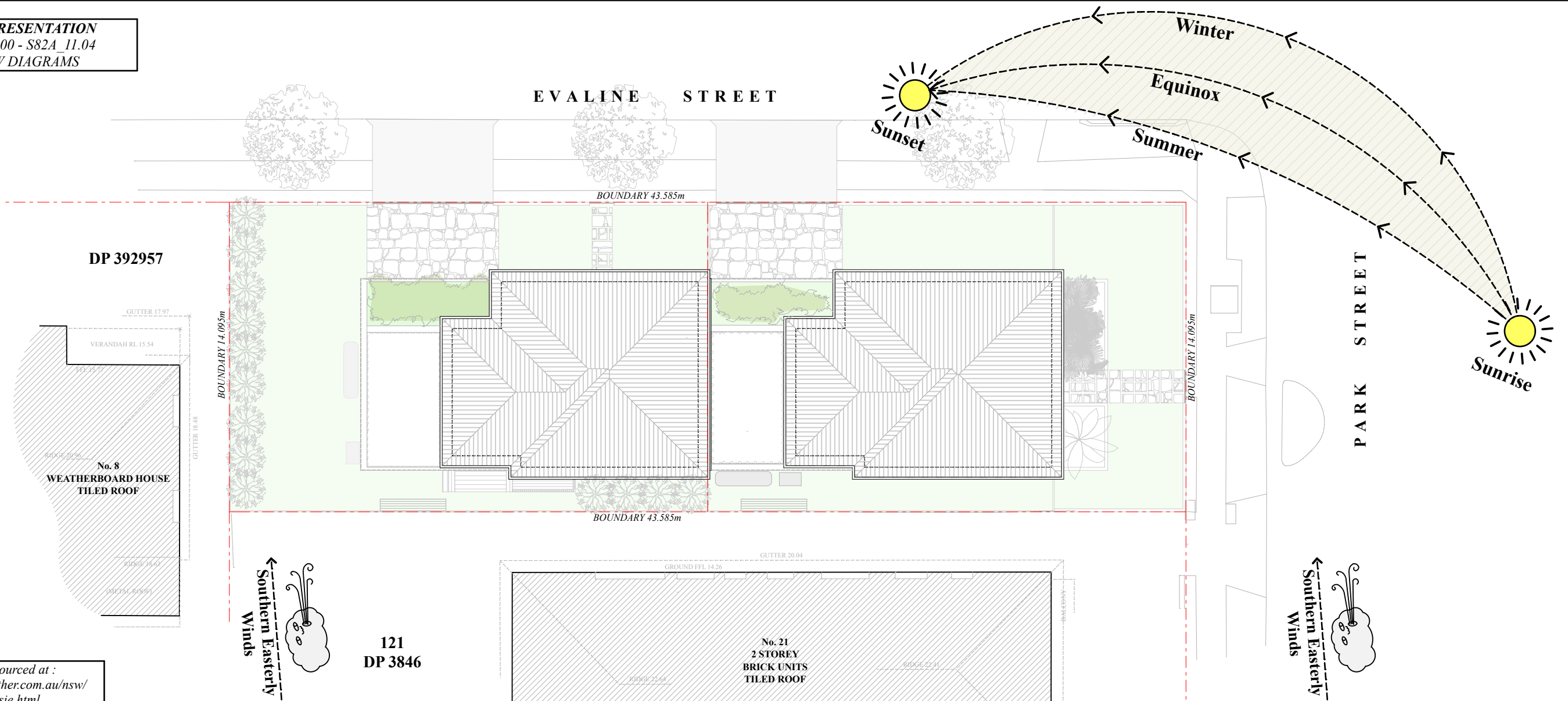
SUBDIVISION PLAN

SCALE 1:200 @ A3

S82A_1.01

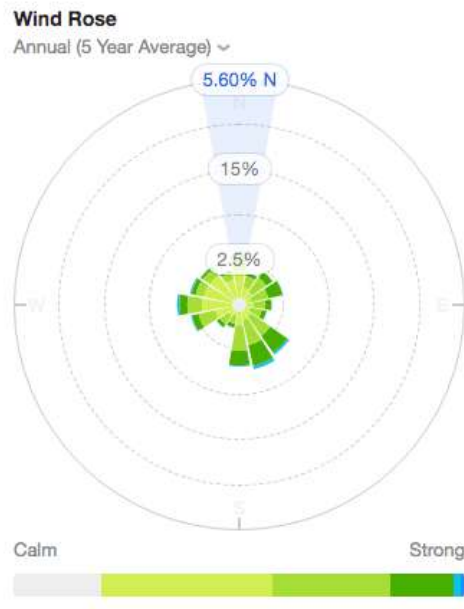
AUGUST 2023

SUN PATH REPRESENTATION
REFER S82A_10.00 - S82A_11.04
FOR SHADOW DIAGRAMS



Climatic Data Sourced at :
<https://www.willyweather.com.au/nsw/sydney/campsie.html>

WEATHER DATA



18 Park Street (Opposite)



21 Park Street (Next Door)



23 Park Street (Neighbour)



17 Park Street (Opposite)



18 Evaline Street (Next Door)



16 Park Street (Neighbour)



22 - 24 Park Street (Neighbour)



13 Park Street (Neighbour)

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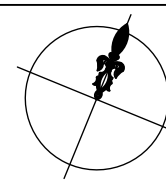
KEY	PL
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CR	Copper roofing
CT	Cooktop
CT	Downpipe
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OF	Overflow
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FOR S82A APPLICATION
ISSUE ONLY



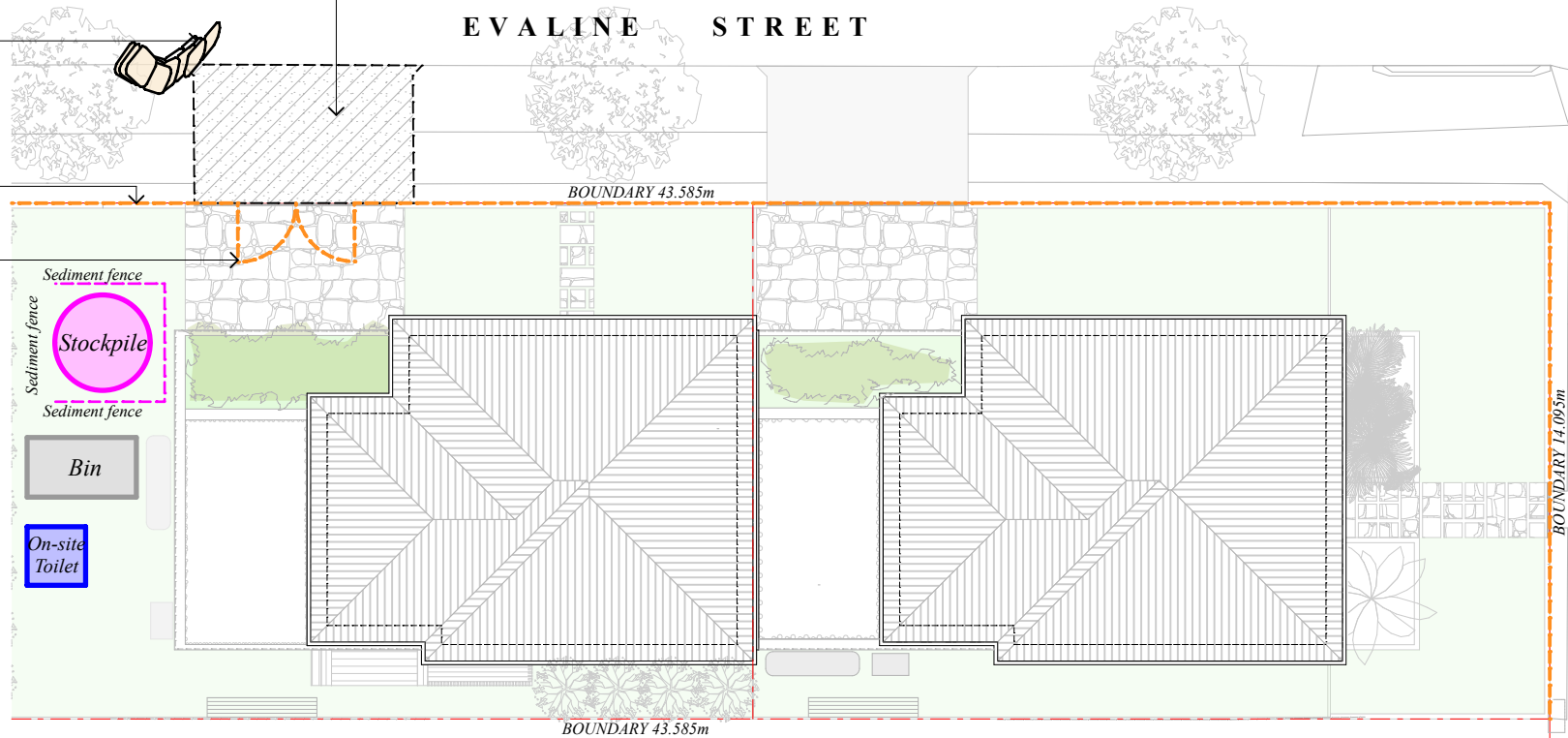
GRAPHIO AM
SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
SITE ANALYSIS
SCALE 1:200 @ A3
S82A_2.00
AUGUST 2023

Crushed gravel for all weather access & tyre cleaning

Sandbag sediment traps

1800mm high site fencing chainwire panel with shade cloth

Temporary Site Gate



General Notes

Consideration of the following measures on site will be undertaken to minimise waste and save resources.

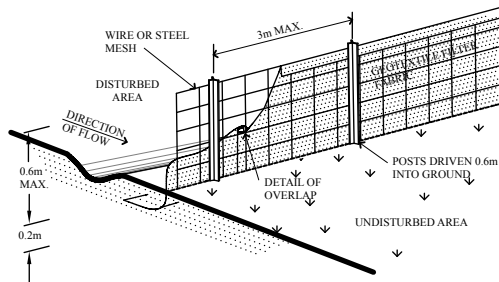
- Purchasing Policy: Ordering the right quantities of materials
- Minimising site disturbance
- Careful separation of off-cuts to facilitate re-use, resale or efficient recycling
- Co-ordination/sequencing of various trades
- Refer to plan for specific designated areas
- Refer Sediment Control Plan

Erosion and Sediment Control Notes

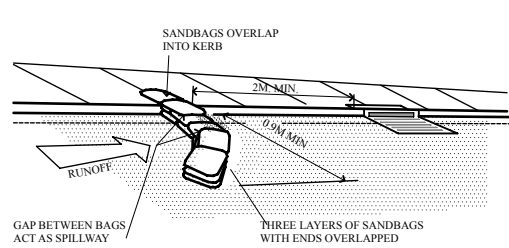
1. All work shall be geneally carried out in accordance with:
 - a. Local authority requirements
 - b. EPA requirements
 - c. NSW department of housing "Management urban stormwater, soils and construction," 3rd edition, August 1998
2. Maintain the erosion control devices to the satisfaction of the superintendent and the local authority.
3. When stormwater pits are constructed, prevent site runoff entering unless silt fences are erected around pits.
4. Contractor is to ensure all erosion and sedimentation control devices are maintained in good working order and operate effectively. Repairs and/or maintenance shall be undertaken as required, particularly following storm events.

Construction Noise & Vibration Notes

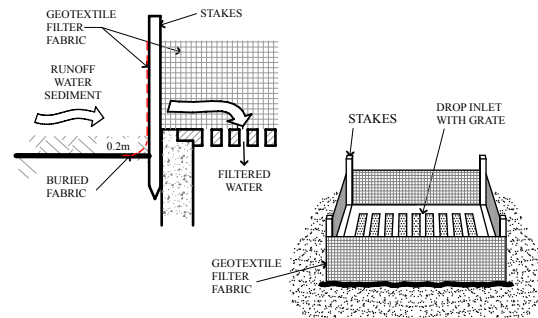
- Promote a clear understanding of ways to identify and minimise noise from construction works
- Focus on applying all 'feasible' and 'reasonable' work practices to minimise construction noise impacts
- Encourage construction to be undertaken only during the recommended standard hours, unless approval is given for works that cannot be undertaken during those hours
- Stream line the assessment and approval stages and reduce time spent dealing with complaints at the project implementation stage
- Provide flexibility inselecting site-specific feasible and reasonable work practices inorder to minimise noise impacts.



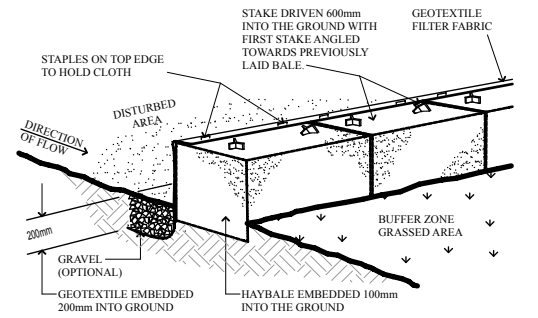
SEDIMENT FENCE



SANDBAG SEDIMENT TRAP FOR KERB INLET ON GRADE



GEOTEXTILE FILTER FABRIC SURROUND



STRAW BALE AND GEOTEXTILE SEDIMENT FILTER

0 2 4 6 8 10
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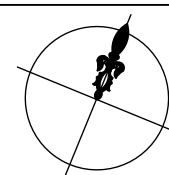
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FOR S82A / SK / TENDER ISSUE ONLY



FOR S82A APPLICATION
ISSUE ONLY



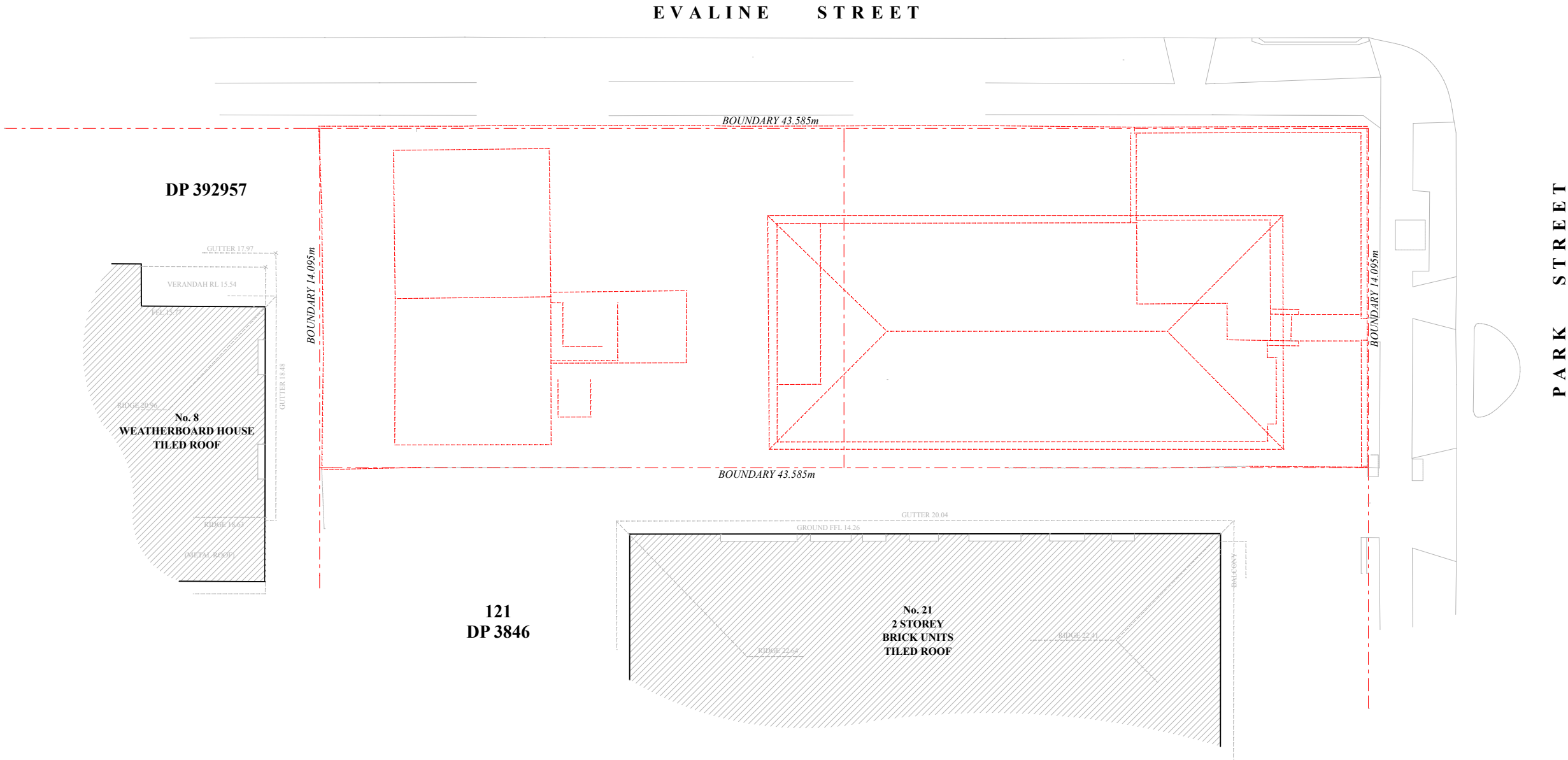
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SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
CONSTRUCTION MANAGEMENT PLAN S82A_2.01 [C]
SCALE 1:200 @ A3 AUGUST 2023

Demolition Notes

Demolition must be prepared for the development in accordance with Australian Standard AS2601-2001 & relevant environmental / occupational health & safety requirements.

To be demolished

- Existing dwelling
- Existing garage and external w/c
- Existing metal pergola
- Existing concrete pathways and slabs
- All items indicated in red dash lines



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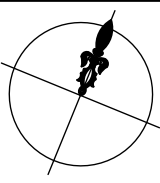
KEY		
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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CDB	Cupboard	RP Recessed panel
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0008170260 18 May 2023
Assessor Thomas Ruck
Accreditation No. DMN/20/1999
Address
19 Park Street, Campsie, NSW
2194
hstar.com.au

FOR S82A APPLICATION
ISSUE ONLY

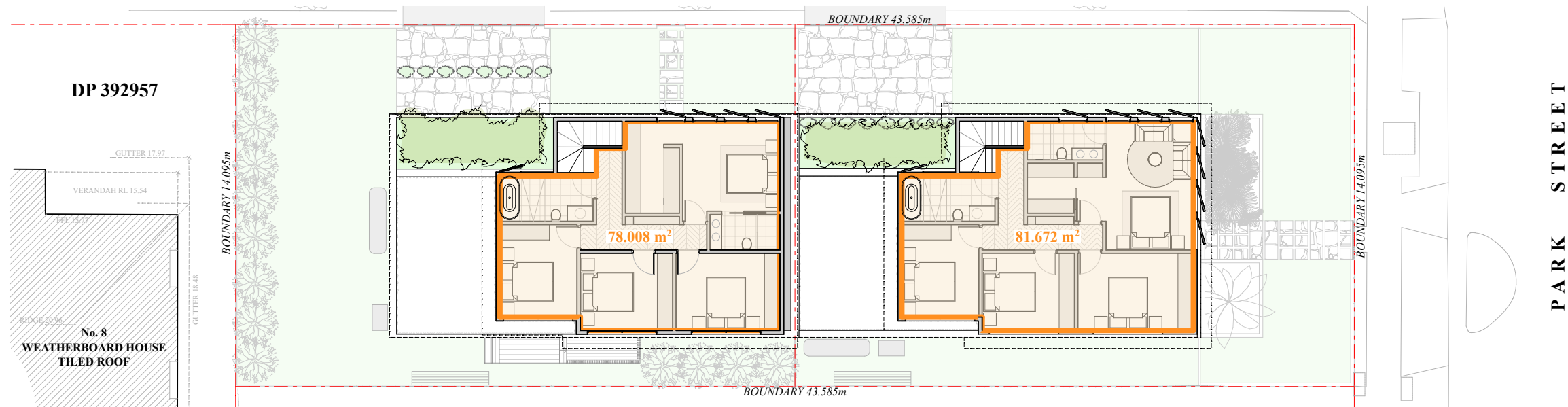


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TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
DEMOLITION PLAN
SCALE 1:200 @ A3

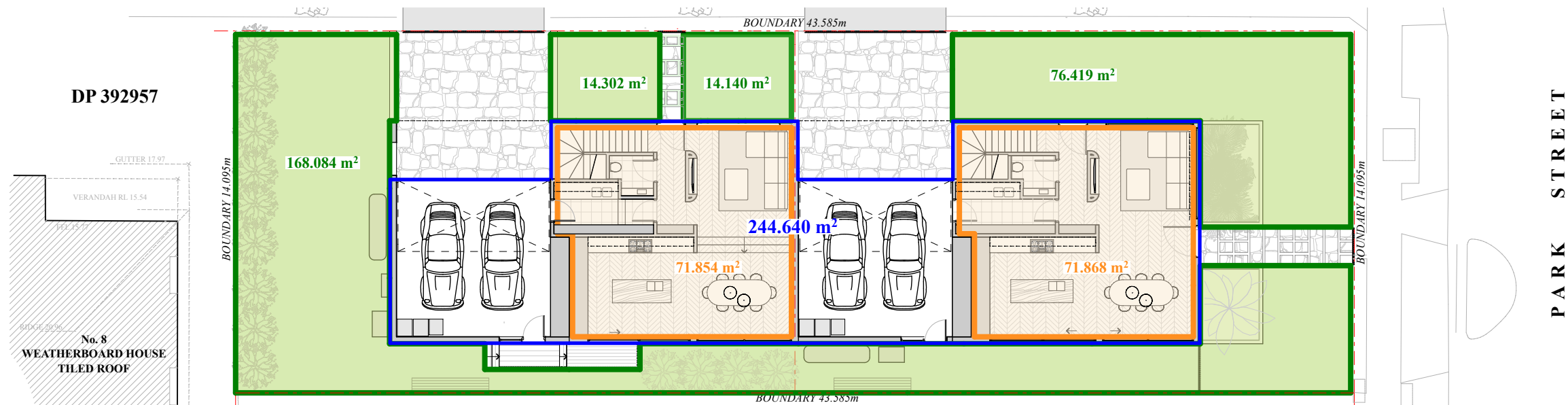
S82A 3.00
AUGUST 2023

CALCULATIONS

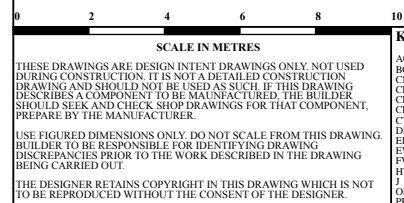
Site	
Area (sq/m)	614
FSR Proposed	
Area (sq/m)	303.402
Area (FSR)	0.494:1
Max allowable (FSR)	0.5:1
Site Coverage	
Site Coverage	244.640
Area (%)	39.843
Landscape Proposed	
Area (sq/m)	275.295
Area (%)	44.45



FIRST FLOOR



GROUND FLOOR

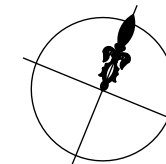


KEY			
AC	Air conditioning	PL	Planter
BG	Boss gutter	RC	Refrigerator
CM	Concent render	R	Reinforced
CS	Casement	concrete	
CPD	Cupboard	RL	Relative level
CR	Copper roofing	RP	Recessed panel
CT	Cooktop	S	Sink
DP	Downpipe	SD	Slot drain
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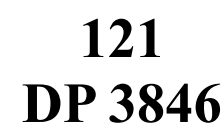


**FOR S82A APPLICATION
ISSUE ONLY**

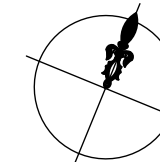


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TELEPHONE +61 960 0068 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
CALCULATIONS PLAN
SCALE 1:200@A3 **S82A 4.00** 
AUGUST 2023

BENCHMARK
NAIL IN KERB
RL 13.45

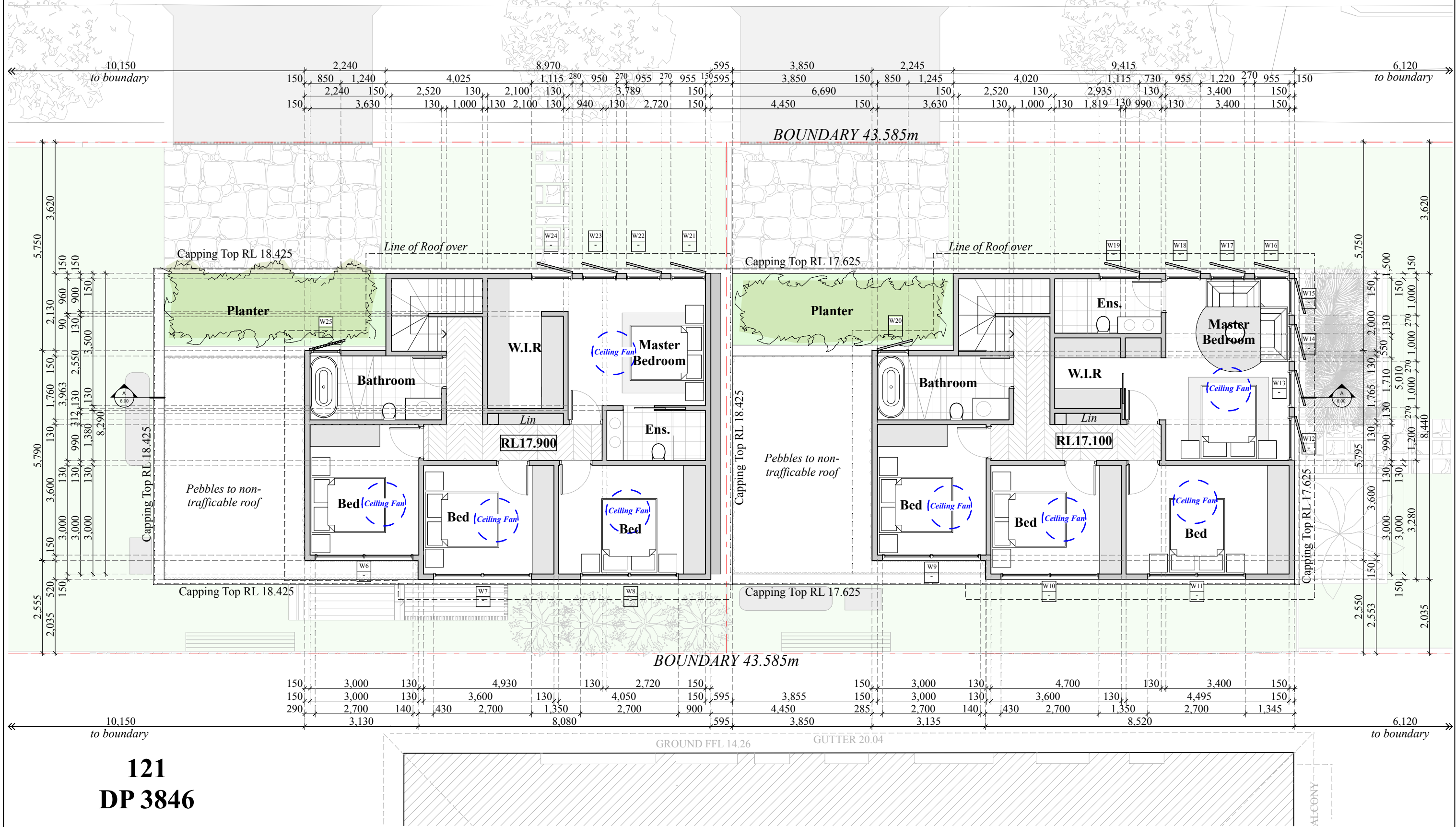
[illegible]

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TELEPHONE: +61 2 9666 0628 EMAIL: contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
GROUND FLOOR PLAN
SCALE 1:100 @ A3
S82A 5.00
AUGUST 2023

EVALINE STREET

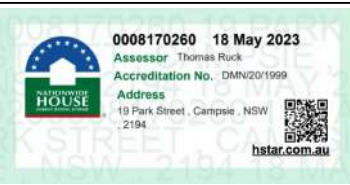


121
DP 3846

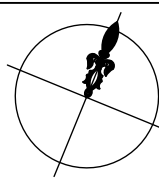
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FOR S82A APPLICATION
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19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
FIRST FLOOR PLAN
SCALE 1:100 @ A3
S82A 6.00
AUGUST 2023



SCALE IN METRES

0 1 2 3 4 5

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19 PARK STREET, CAMPSIE

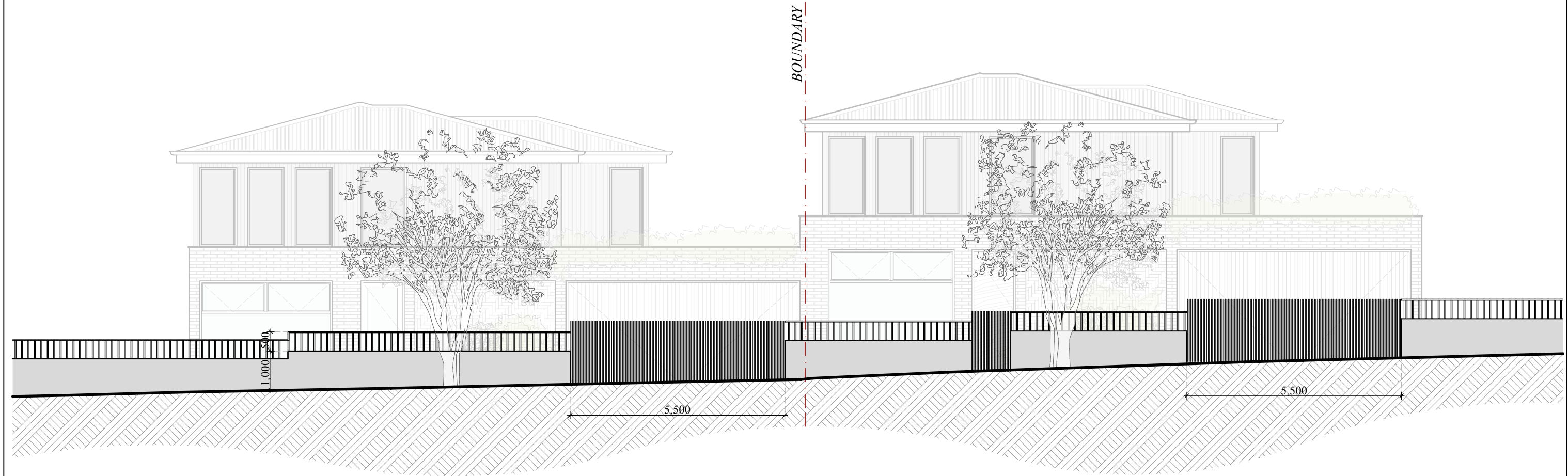
FOR M R T O M I V I D O V I C

ROOF PLAN

SCALE 1:100 @ A3

S82A 7.00

AUGUST 2023



Streetscape Elevation
Evaline Street

0 1 2 3 4 5
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19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
ELEVATIONS CONT.
SCALE 1:100 @ A3

S82A 9.01
AUGUST 2023

MAXIMUM HEIGHT 11.5M

Timber framed roof to National
Timber Framing Code & AS1684
- Refer to structural eng. details

Black powdercoated aluminium doors &
windows installed to manufacturers details to
comply with Basix requirements

Proposed Ridge
RL 21.320

Proposed Ridge
RL 22.075

RL 20.070

RL 20.870

RL 18.425

RL 17.625

First Floor
RL 17.100

First Floor
RL 17.900

Brick finish to external
finishes schedule

Ground Floor
RL 14.050

Ground Floor
RL 14.490

Driveway to civil engineer's details

North-Western Elevation

0 1 2 3 4 5
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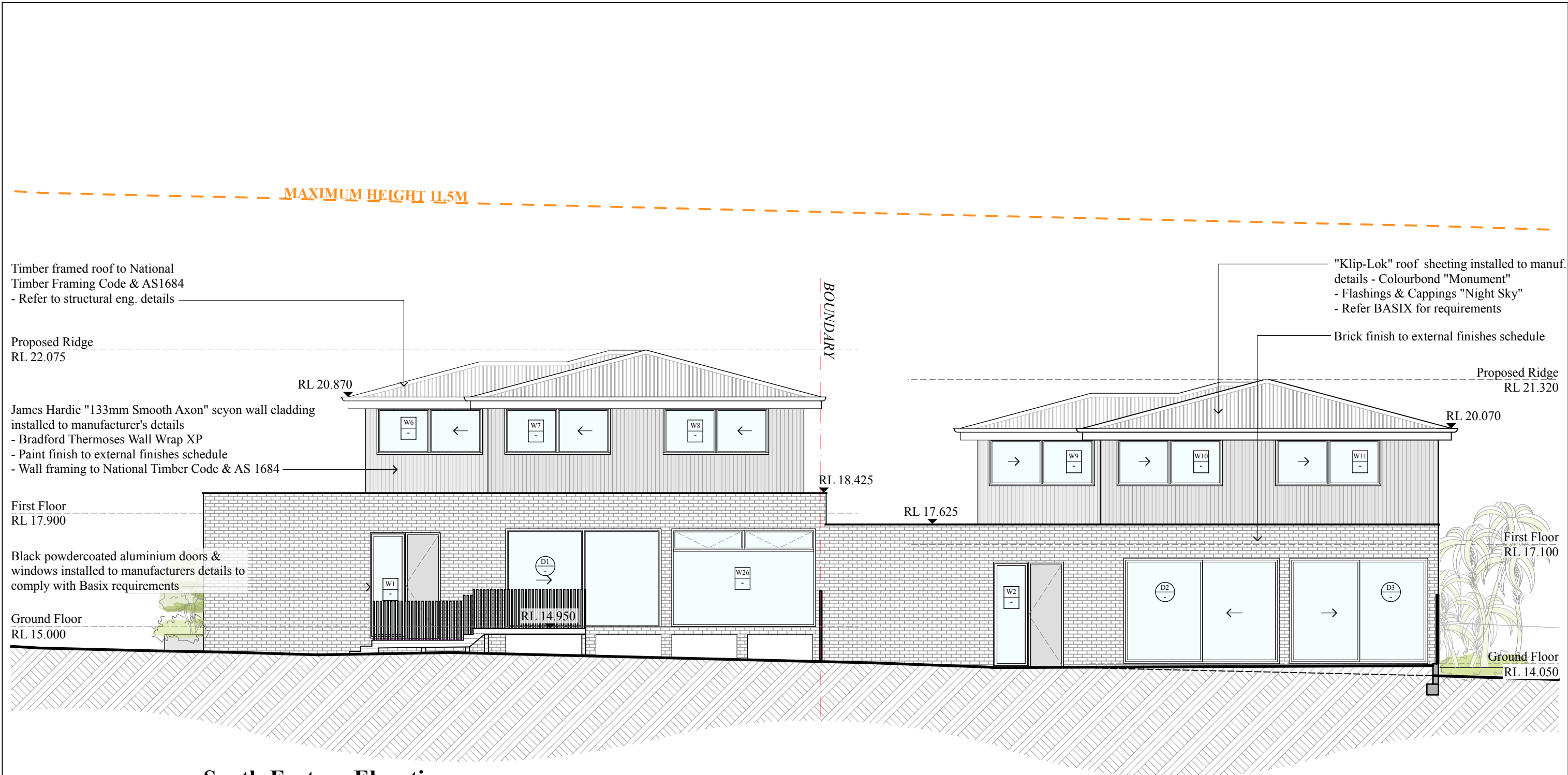
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FOR S82A APPLICATION
ISSUE ONLY

GRAPHIO^{AM}
SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC
ELEVATIONS CONT.
SCALE 1:100 @ A3
S82A 9.02
AUGUST 2023



South-Eastern Elevation

0 1 2 3 4 5

SCALE IN METRES

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KEY	
AC	Air conditioning
BG	Box gutter
CM	Cement render
CP	Carpet
CR	Cupboard
CR	Copper roofing
CT	Cooktop
DP	Downpipe
ED	Eastern door
EW	Eastern window
FW	Floor waste
HW	Hot water system
J	Construction joint
OF	Overflow
PB	Plasterboard
PL	Plaster
R	Refrigerator
RC	Reinforced concrete
RL	Relative level
RP	Recessed panel
S	Sink
SD	Skid drain
SK	Skylight
SW	Shower waste
TB	Timber battens
TF	Timber flooring
WD	Western door
WW	Western window
CB	Concrete block

REVISION	ISSUE	DATE
A	DEVELOPMENT APPLICATION	18/05/2023
B	DEVELOPMENT APPLICATION	07/07/2023
C	S82A APPLICATION	22/08/2023

FOR S82A / SK / TENDER ISSUE ONLY

0008170260 18 May 2023

Assessor Thomas Ruck

Accreditation No. DMN/20/1999

Address

19 Park Street, Campsie, NSW

2194

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SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009

TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au

19 PARK STREET, CAMPSIE

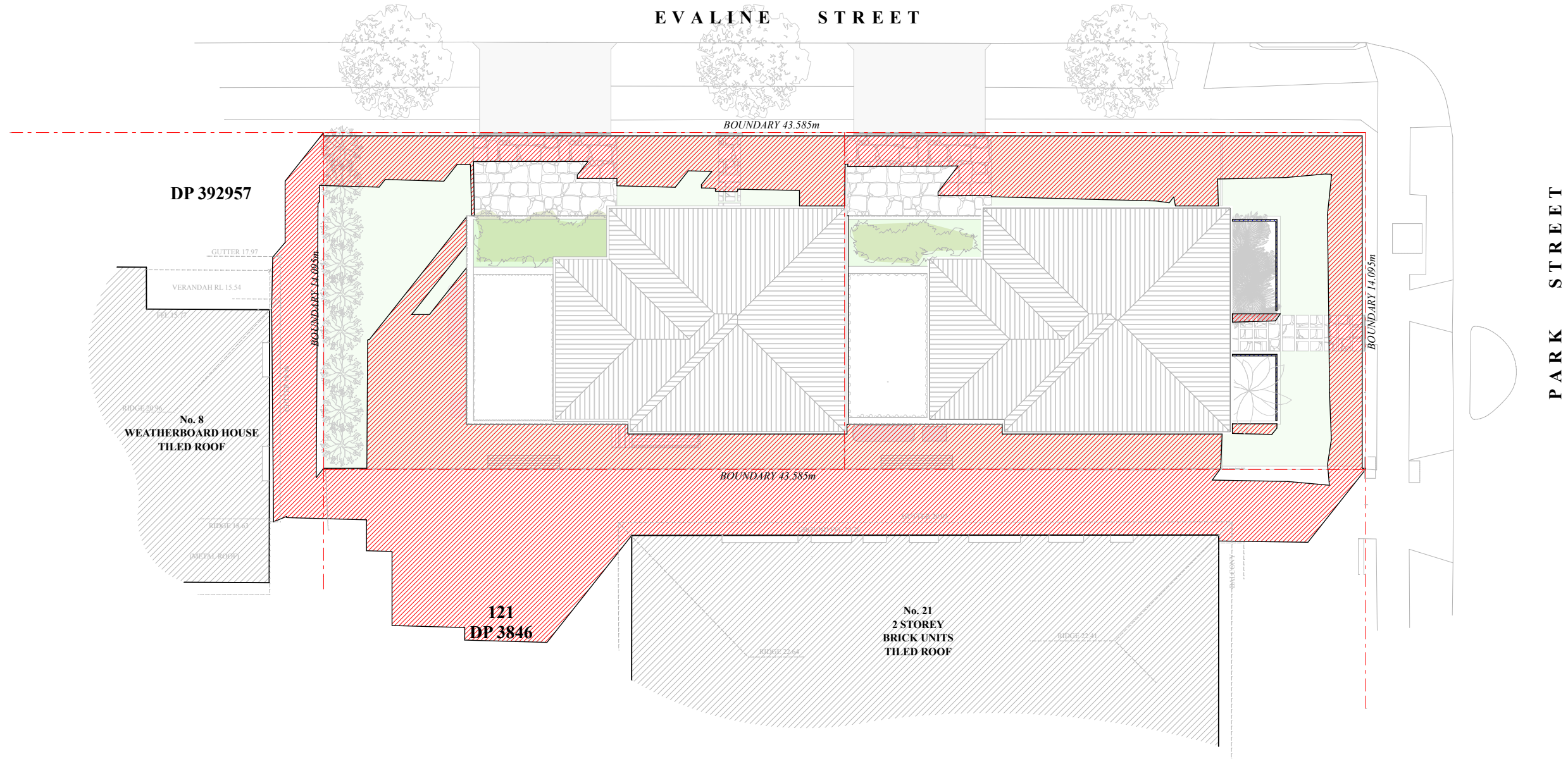
FOR MR TOMI VIDOVIC

ELEVATIONS CONT.

SCALE 1:100 @ A3

S82A 9.03

AUGUST 2023



KEY
 Proposed Shadows

JUNE 21, 11AM

0 2 4 6 8 10
SCALE IN METRES

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BG	Box gutter	R	Refrigerator
CM	Cement render	RC	Reinforced concrete
CP	Carpet	RL	Relative level
CDF	Cupboard	RP	Recessed panel
CR	Copper roofing	S	Sink
CT	Cooktop	SD	Slot drain
DP	Downpipe	SK	Skylight
ED	Eastern door	SW	Shower waste
EW	Eastern window	TB	Timber battens
FW	Floor waste	TF	Timber flooring
HWS	Hot water system	WD	Western door
J	Construction joint	WW	Western window
OF	Overflow	CB	Concrete block
PB	Plasterboard		

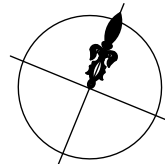
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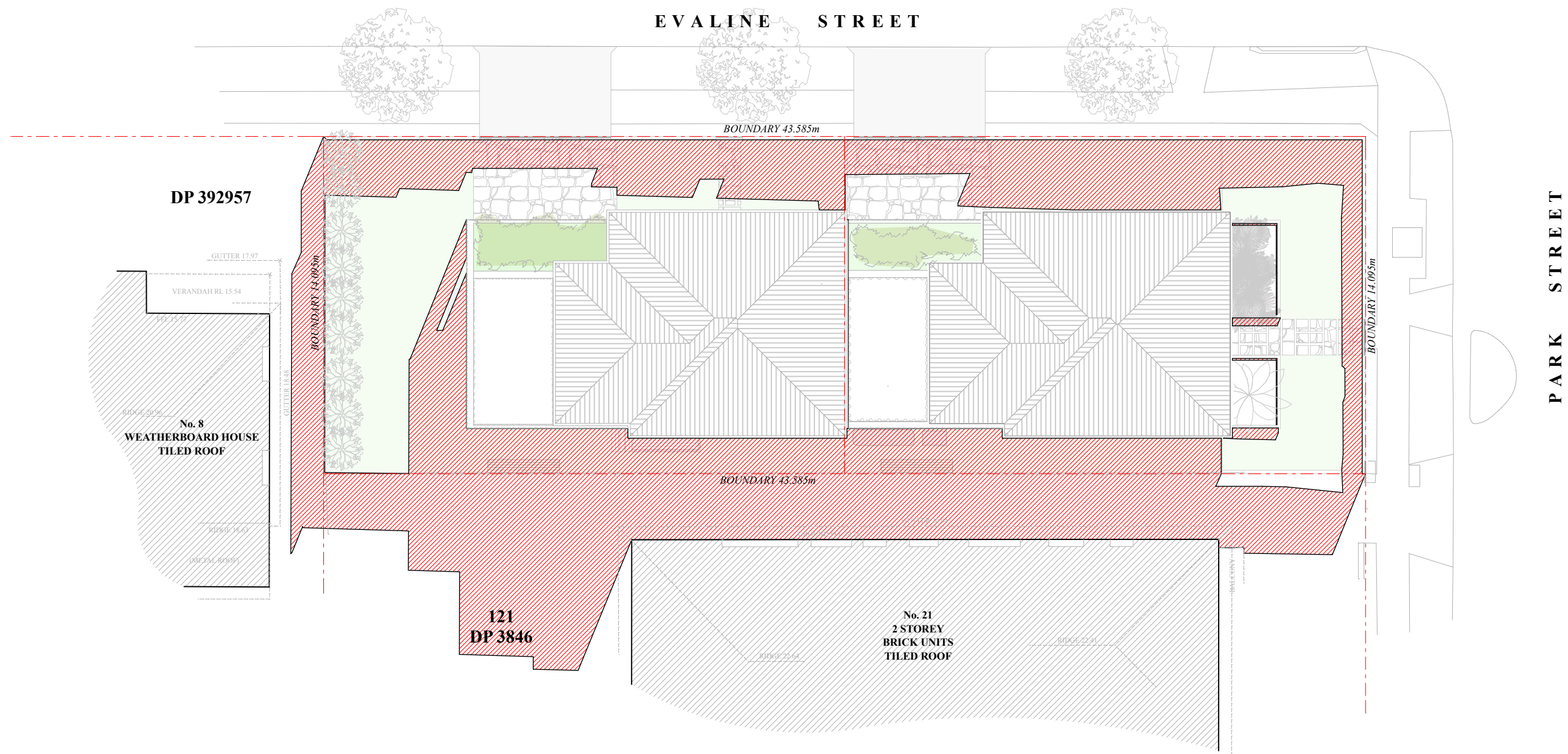
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SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
SHADOW DIAGRAMS CONT.
SCALE 1:200 @ A3

S82A_10.03
AUGUST 2023



KEY
 Proposed Shadows

JUNE 21, 12 NOON

0 2 4 6 8 10
SCALE IN METRES

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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CDF	Cupboard	RP Recessed panel
CR	Copper roofing	S Sink
CT	Cooktop	SD Slot drain
DP	Downpipe	SK Skylight
ED	Eastern door	SW Shower waste
EW	Eastern window	TB Timber battens
FW	Floor waste	TF Timber flooring
HWS	Hot water system	TD Timber door
J	Construction joint	WD Western door
OF	Overflow	WW Western window
PB	Plasterboard	CB Concrete block

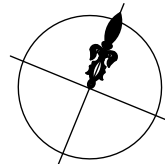
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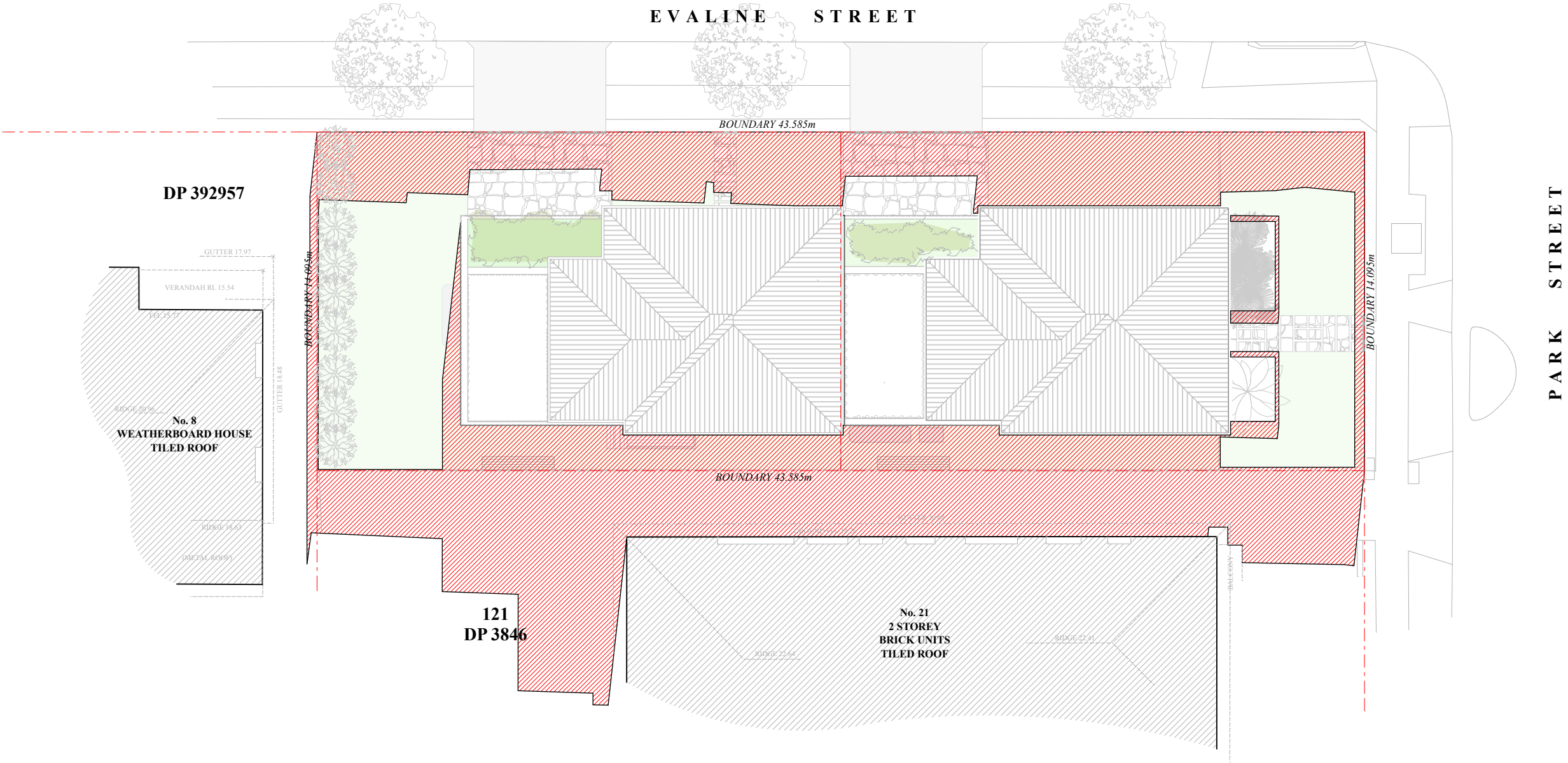
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19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
SHADOW DIAGRAMS CONT.
SCALE 1:200 @ A3

S82A_10.04
AUGUST 2023



KEY
 Proposed Shadows

JUNE 21, 1PM

0 2 4 6 8 10
SCALE IN METRES

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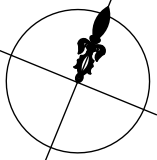
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KEY		
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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CDB	Cupboard	RP Recessed panel
CR	Copper roofing	S Sink
CT	Cooktop	SD Slot drain
DP	Downpipe	SK Skylight
ED	Eastern door	SW Shower waste
EW	Eastern window	TB Timber battens
FW	Floor waste	TF Timber flooring
HWS	Hot water system	TD Timber door
J	Construction joint	WD Western door
OF	Overflow	WW Western window
PB	Plasterboard	CB Concrete block

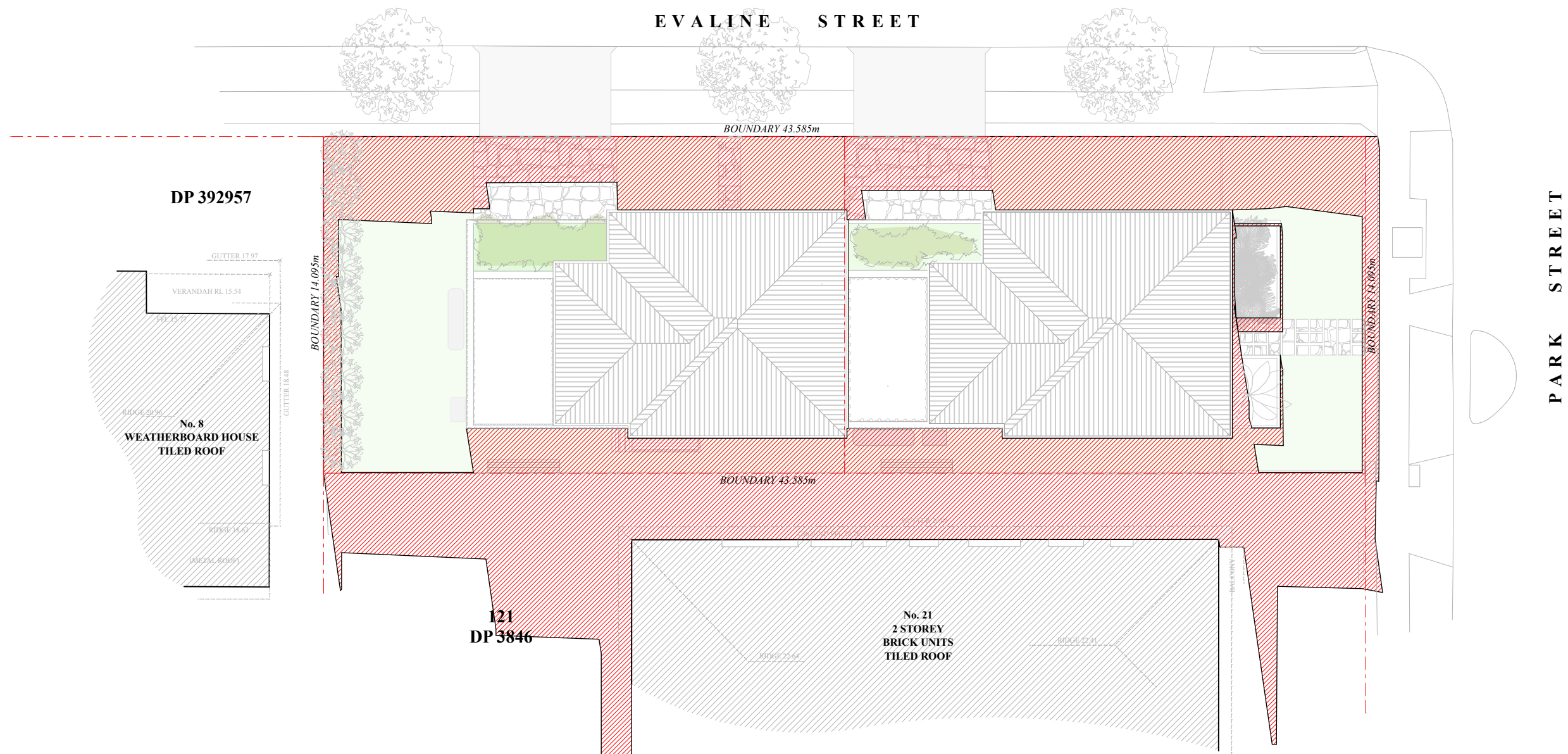
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SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
SHADOW DIAGRAMS CONT. S82A_10.05
SCALE 1:200 @ A3 AUGUST 2023



KEY
 Proposed Shadows

JUNE 21, 2PM

0 2 4 6 8 10
SCALE IN METRES

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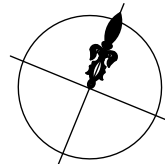
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KEY		
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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CDB	Cupboard	RP Recessed panel
CR	Copper roofing	S Sink
CT	Cooktop	SD Slot drain
DP	Downpipe	SK Skylight
ED	Eastern door	EW Eastern window
FW	Floor waste	TB Timber battens
HW	Hot water system	TF Timber flooring
J	Construction joint	WD Western door
OF	Overflow	WW Western window
PB	Plasterboard	CB Concrete block

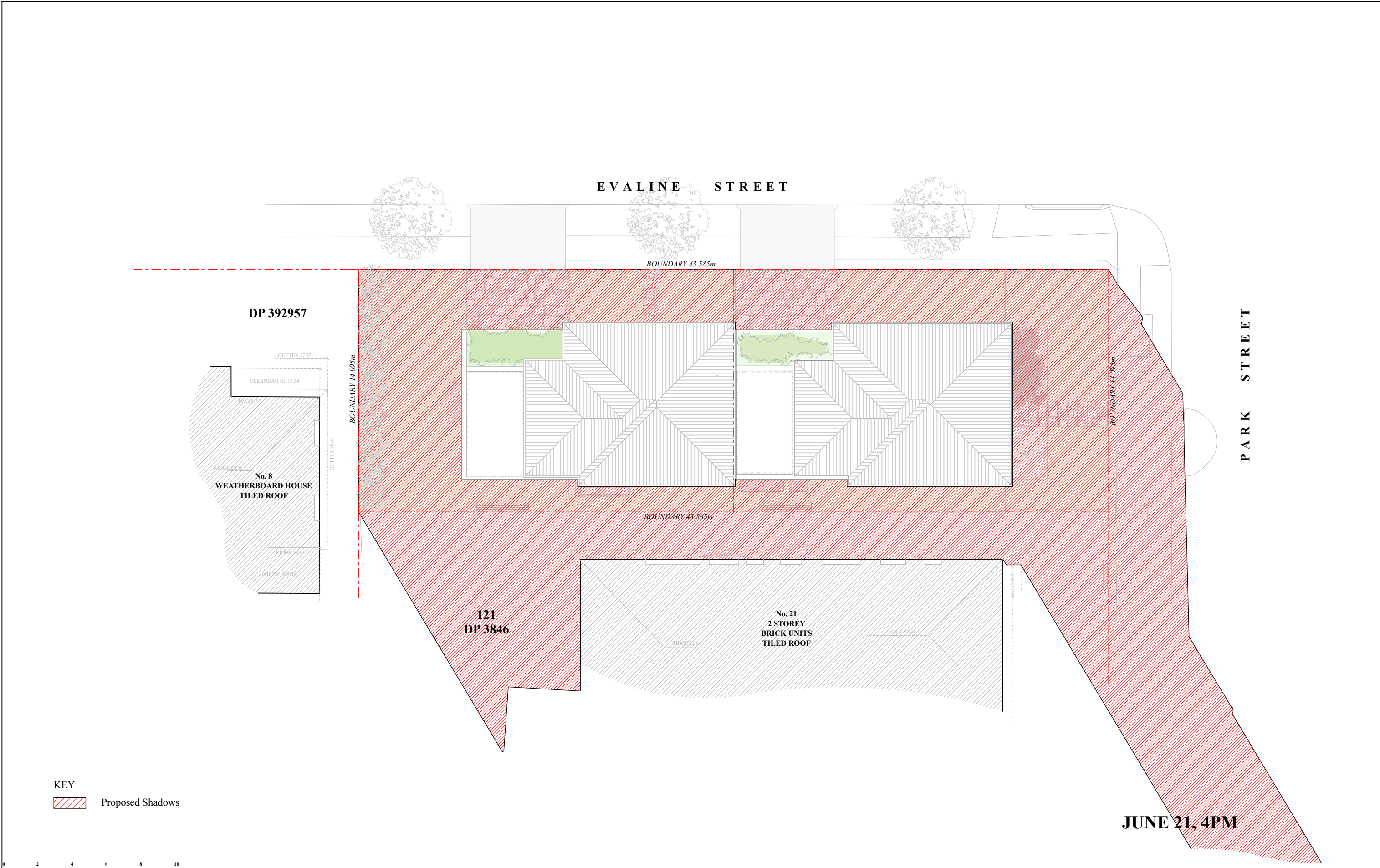
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SUITE 3.04, 56 BOWMAN STREET, PYRMONT NSW 2009
TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
SHADOW DIAGRAMS CONT. S82A_10.06
SCALE 1:200 @ A3 AUGUST 2023



0 2 4 6 8 10

SCALE IN METRES

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KEY

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BG	Box gutter	R	Refrigerator
CM	Cement render	RC	Reinforced concrete
CP	Carpet	RL	Relative level
CPD	Cupboard	RP	Recessed panel
CR	Copper roofing	S	Sink
CT	Cooktop	SD	Slot drain
DP	Downpipe	SK	Skylight
ED	Eastern door	SW	Shower waste
EW	Eastern window	TB	Timber battens
FW	Floor waste	TF	Timber flooring
HWS	Hot water system	TD	Timber door
J	Construction joint	WD	Western door
OF	Overflow	WW	Western window
PB	Plasterboard	CB	Concrete block

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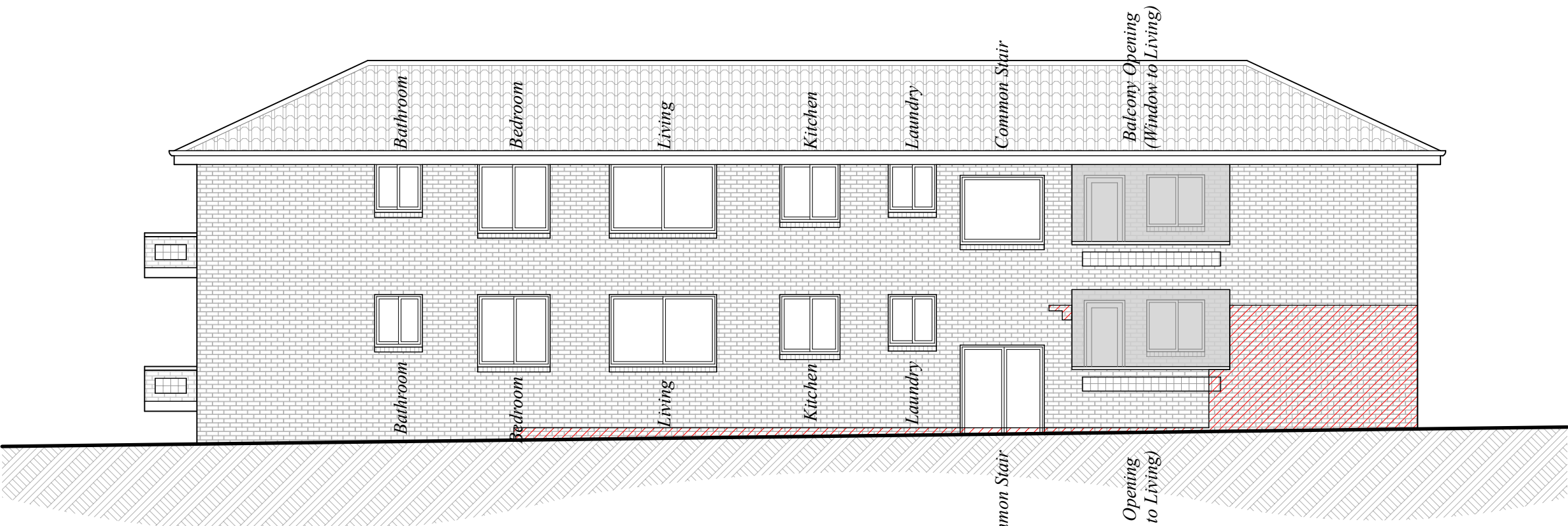
19 PARK STREET, CAMPSIE

FOR MR TOMI VIDOVIC

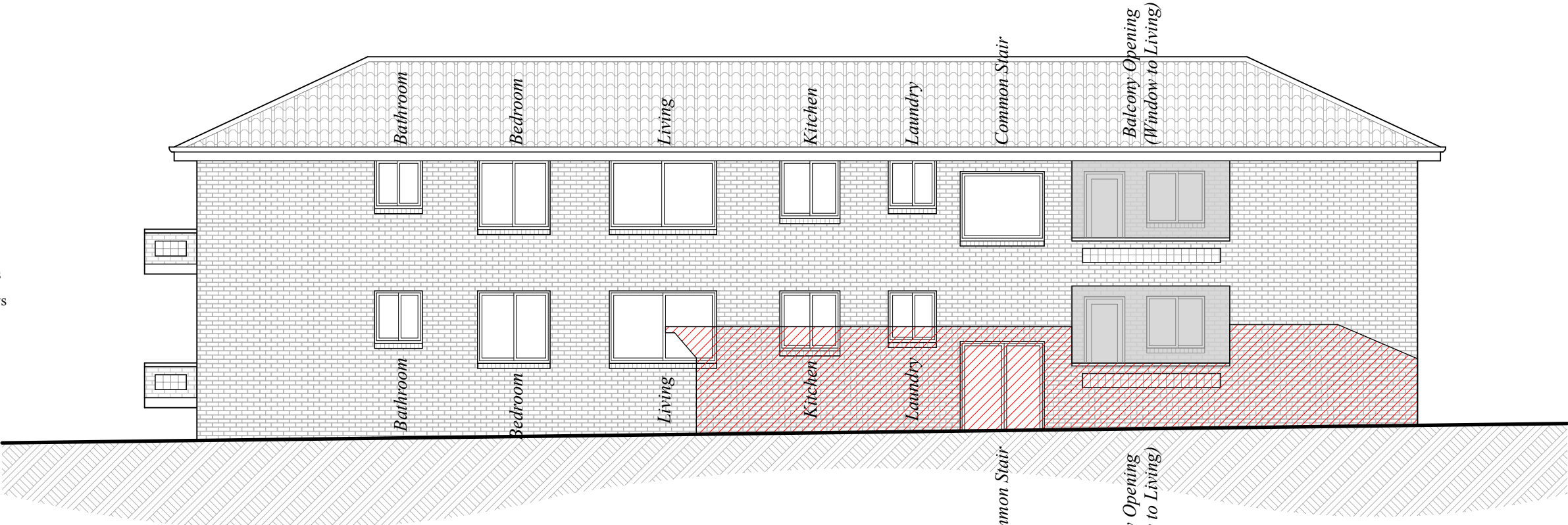
SHADOW DIAGRAMS CONT.

S82A_10.08

SCALE 1:200 @ A3 AUGUST 2023



North-Western Elevation - 8am
21 Park Street, Campsie



North-Western Elevation - 9am
21 Park Street, Campsie

- KEY
- Existing Shadows
 - Proposed Shadows

0 1 2 3 4 5
SCALE IN METRES

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KEY	
AC	Air conditioning
BG	Box gutter
CM	Cement render
CP	Carpet
CR	Cupboard
CR	Copper roofing
CT	Cooktop
CT	Downpipe
ED	Eastern door
EW	Eastern window
FW	Floor waste
HWS	Hot water system
J	Construction joint
OF	Overflow
PB	Plasterboard
PL	Planter
R	Refrigerator
RC	Reinforced concrete
RL	Relative level
RP	Recessed panel
S	Sink
SD	Skid drain
SK	Skylight
SW	Shower waste
TB	Timber battens
TF	Timber flooring
WD	Western door
WW	Western window
CB	Concrete block

REVISION	ISSUE	DATE
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TELEPHONE +61 2 9660 0628 EMAIL contact@graphioam.com.au
19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
ELEVATIONAL SHADOW DIAGRAMS **S82A_11.00**
SCALE 1:100 @ A3 AUGUST 2023



Existing Shadows

Proposed Shadows

SCALE IN METRES

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KEY			
AC	Air conditioning	PL	Planter
BG	Box gutter	RC	Refrigerator
CM	Cement render	RR	Reinforced concrete
CP	Carpet		
CPD	Cupboard	RL	Relative level
CR	Copper roofing	RP	Recessed panel
CT	Cooktop	S	Sink
DP	Downpipe	SD	Silt drain
ED	Eastern door	SK	Skylight
EW	East window	SW	Shower waste
FW	Flower waste	TB	Timber battens
HWS	Hot water system	TF	Timber flooring
J	Construction joint	WD	Western door
OF	Overflow	WW	Western window
PB	Plasterboard	CB	Concrete block

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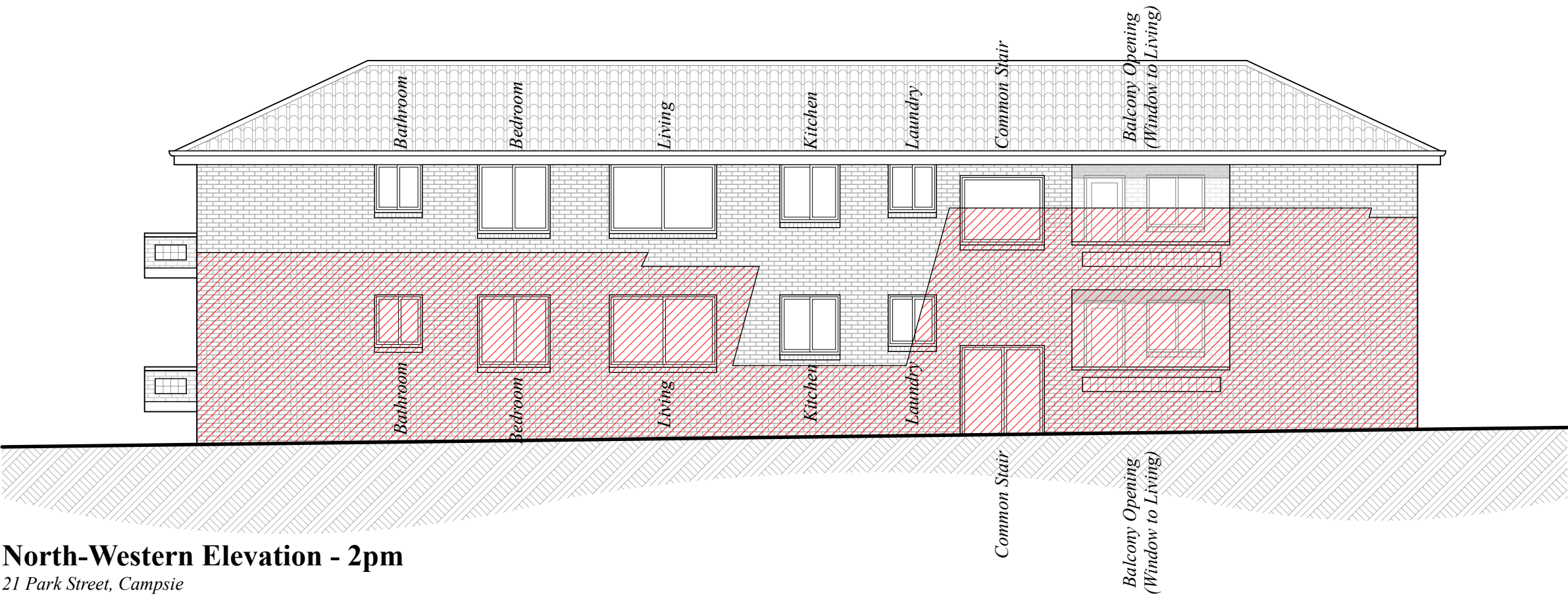
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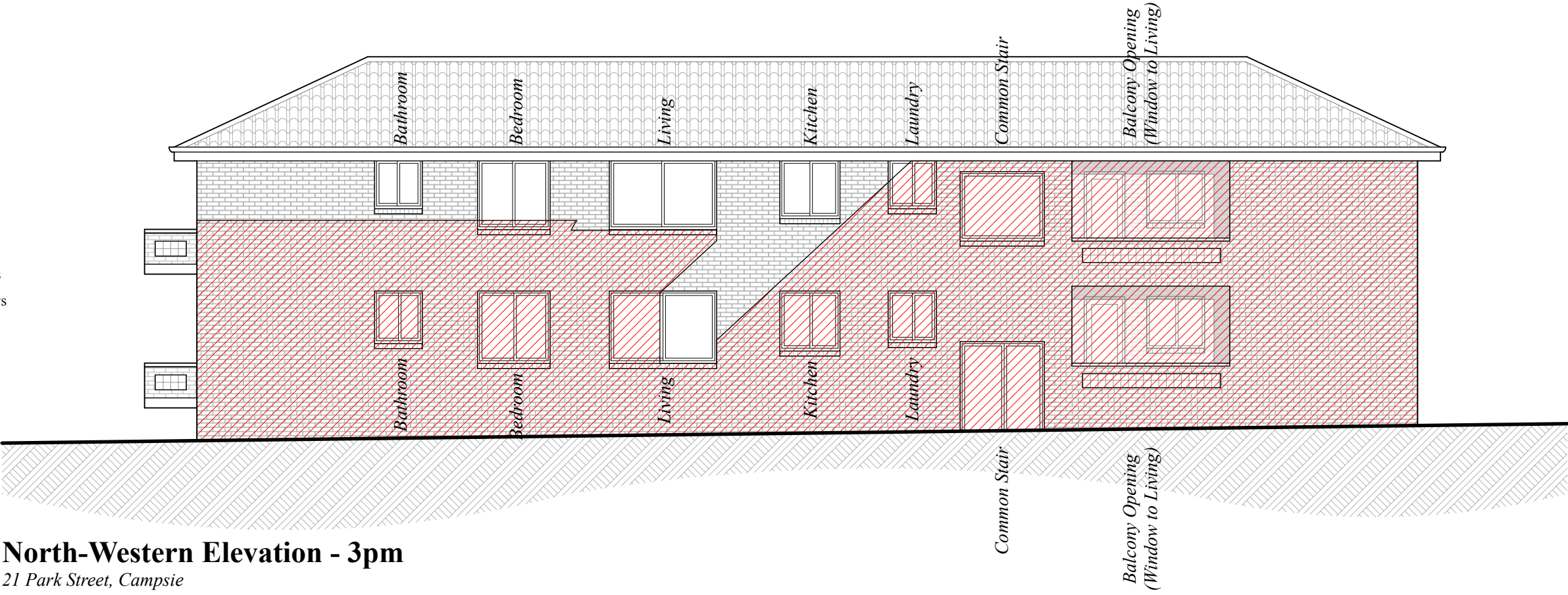
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19 PARK STREET, CAMPSIE
FOR MR TOMI VIDOVIC

ELEVATIONAL SHADOW DIAGRAMS **S82A_11.02** **C**
SCALE 1:100 @ A3 AUGUST 2023



North-Western Elevation - 2pm
21 Park Street, Campsie



North-Western Elevation - 3pm
21 Park Street, Campsie

KEY
Existing Shadows
Proposed Shadows

0 1 2 3 4 5
SCALE IN METRES

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KEY

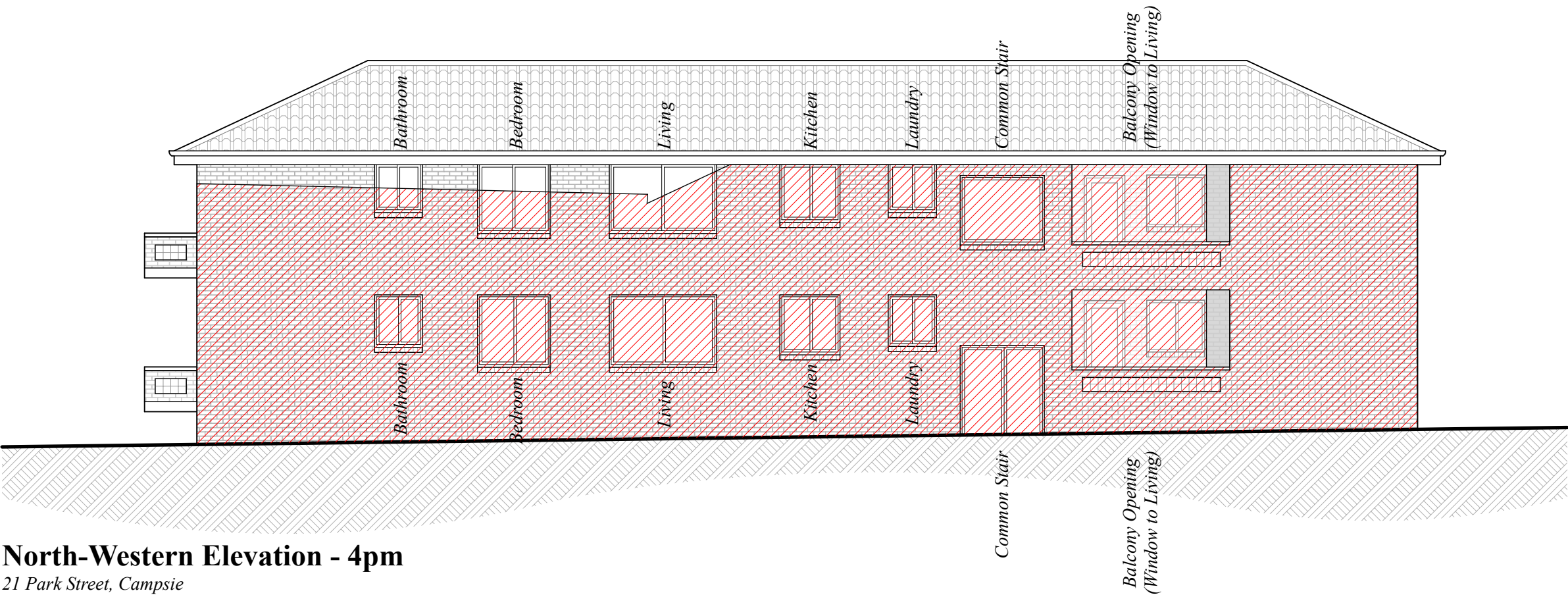
AC	Air conditioning	PL	Plaster
BG	Box gutter	R	Refrigerator
CM	Cement render	RC	Reinforced concrete
CP	Carpet	RL	Relative level
CR	Cupboard	RP	Recessed panel
CT	Copper roofing	S	Sink
CT	Cooktop	SD	Sink drain
DP	Downpipe	SK	Skylight
ED	Eastern door	SW	Shower waste
EW	Eastern window	TB	Timber battens
FW	Floor waste	TF	Timber flooring
HWS	Hot water system	TD	Timber door
J	Construction joint	WD	Western door
OF	Overflow	WW	Western window
PB	Plasterboard	CB	Concrete block

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19 PARK STREET, CAMPSIE
FOR M R T O M I V I D O V I C
ELEVATIONAL SHADOW DIAGRAMS **S82A 11.03**
SCALE 1:100 @ A3 AUGUST 2023



North-Western Elevation - 4pm
21 Park Street, Campsie

- KEY
- Existing Shadows
 - Proposed Shadows

0 1 2 3 4 5
SCALE IN METRES

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BG	Box gutter	R Refrigerator
CM	Cement render	RC Reinforced concrete
CP	Carpet	RL Relative level
CDB	Cupboard	RP Recessed panel
CR	Copper roofing	S Sink
CT	Cooktop	SD Slot drain
ED	Downpipe	SK Skylight
EW	Eastern door	SW Shower waste
EW	Eastern window	TB Timber battens
FW	Floor waste	TF Timber flooring
HWS	Hot water system	TD Timber door
J	Construction joint	WD Western door
OF	Overflow	WW Western window
PB	Plasterboard	CB Concrete block

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FOR M R T O M I V I D O V I C
ELEVATIONAL SHADOW DIAGRAMS **S82A 11.04**
SCALE 1:100 @ A3 AUGUST 2023