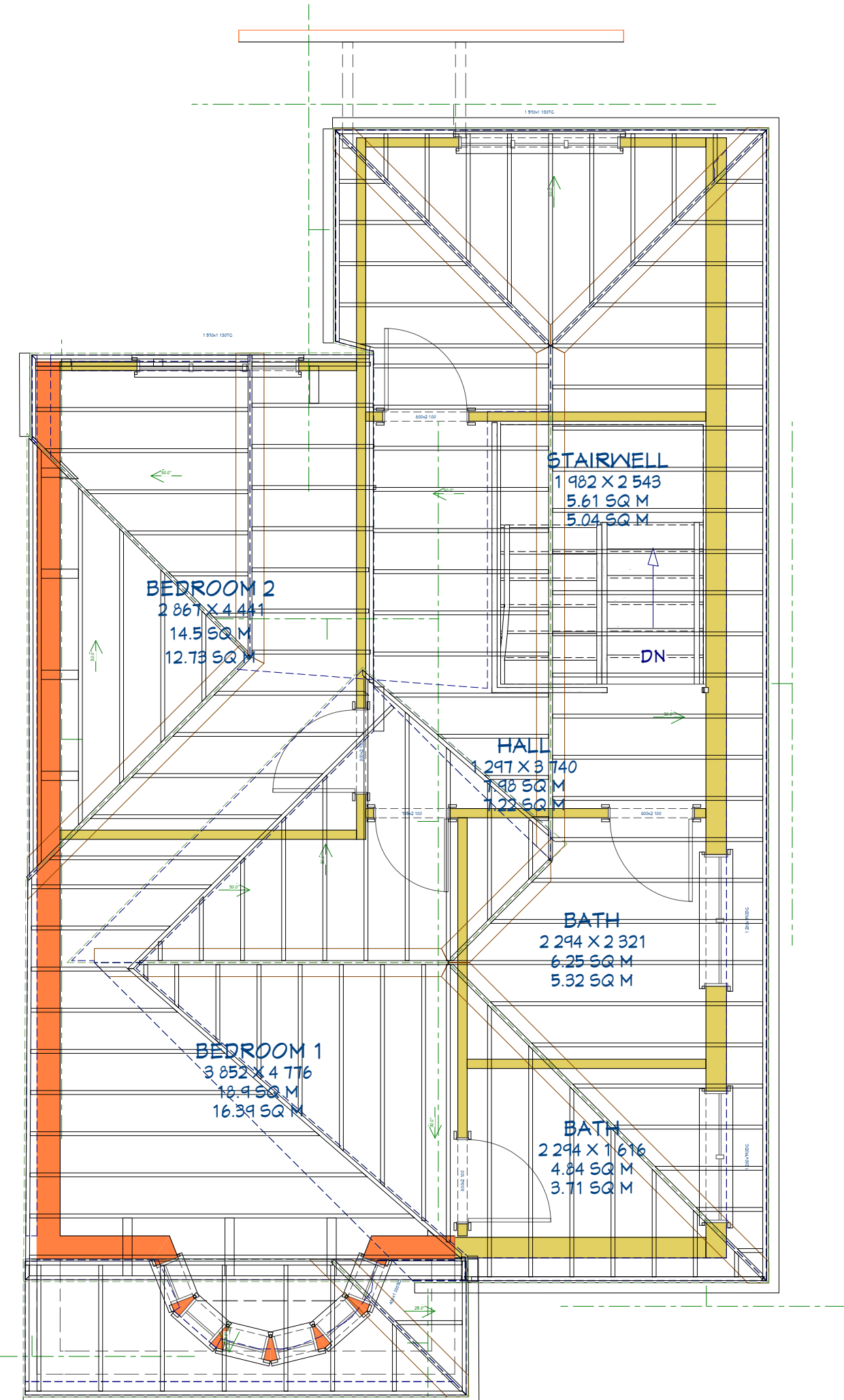


REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

# 47 Ridgeway Drive

This project is located in a quiet residential road in Beckenham on a corner plot. The terrain is uneven and the property garden slopes downwards to the rear. Currently the semi-detached property has only 2 bedrooms that does not reflect the well proportioned ground floor. Historically a dormer was added to the first floor leaving much of the first floor as attic space due to the low main roof design. Pre-planning advice was sort. An extension to the existing dormer was deemed unsightly and a rear extension could negatively impact light to a neighbouring conservatory. A full side extension with new main roof was considered to be more attractive, especially as this is a corner plot where the side elevation is exposed to the street view. This application has two main design considerations, increase number of bedrooms, add family bathroom and create spacious kitchen diner with folding patio doors. This planning proposal involves removing the existing side dormer and extending the entire flank wall up to first floor ceiling level and adding a new hipped main roof that is subservient to the existing main ridge. This first floor design enables 3 bedrooms, shared bath, and ensuite with spacious landing and staircase with natural light. The rear ground floor extension is to be minimum 800mm lower than existing ground floor level to reduce shadows on the neighbouring conservatory. As the garden slopes away from the rear, only the existing raised patio needs to be excavated. The new patio will sit at lawn level providing improved privacy. The materials will match existing. This application also combines a light/shadow of sunlight throughout the day. The rear garden faces North West. This study shows No. 47 casts minimal shadow onto No. 45 at sunrise, before No. 45 casts a shadow onto No. 47 for the rest of the day.



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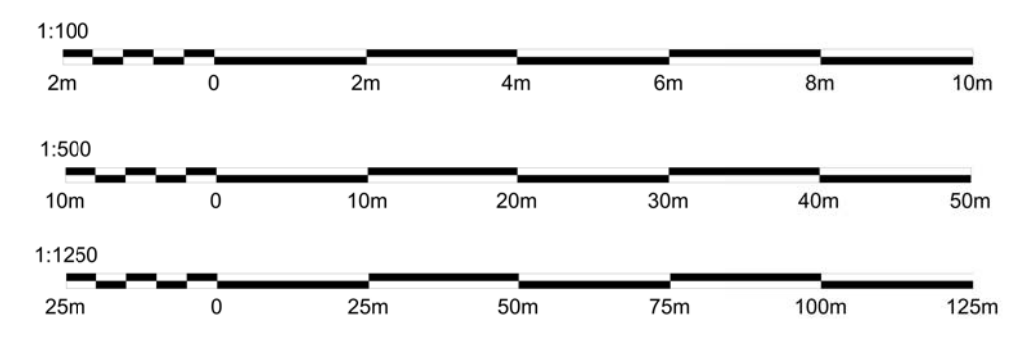
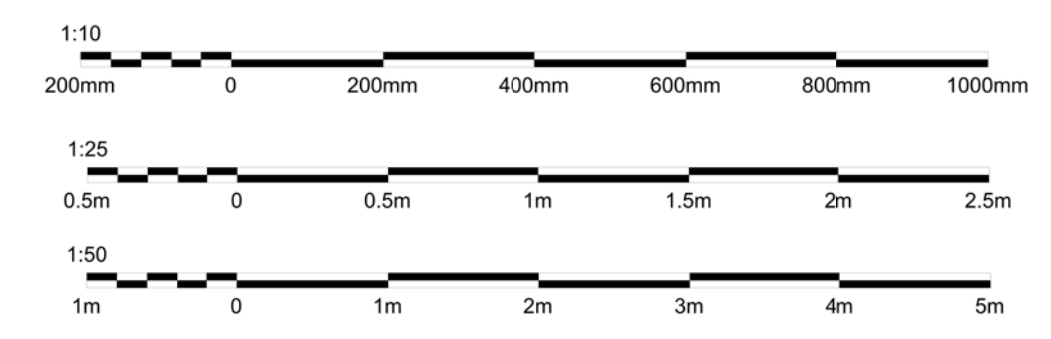
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47, Ridgeway Drive, Bromley, BR1 5DG



Site Plan shows area bounded by: 54716.25, 171714.21 540857.67, 171855.63 (at a scale of 1:1250), OSGridRef: TQ40787178. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.  
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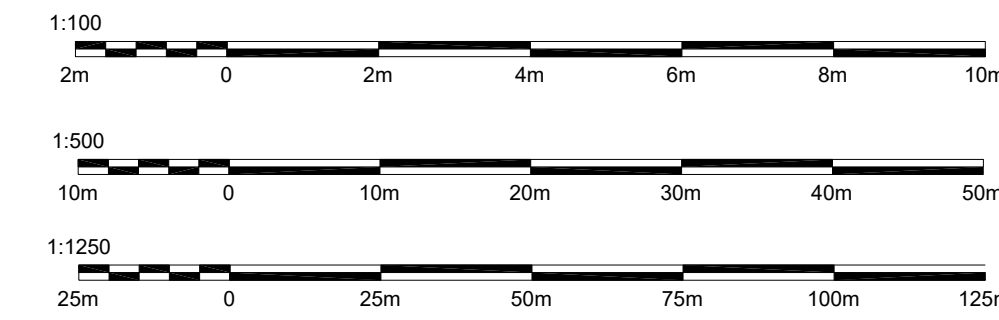
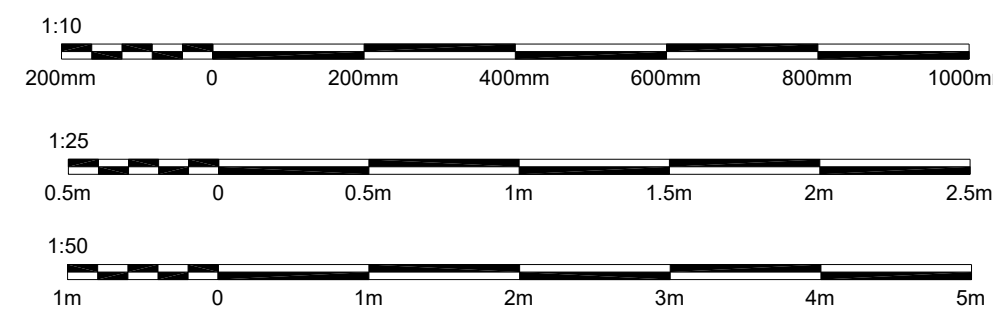
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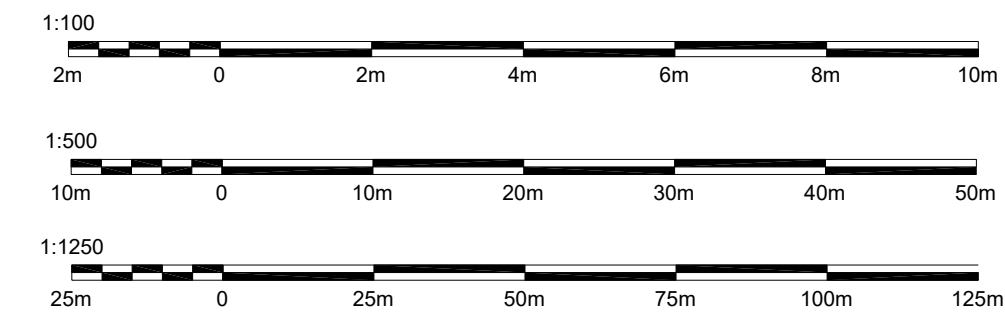
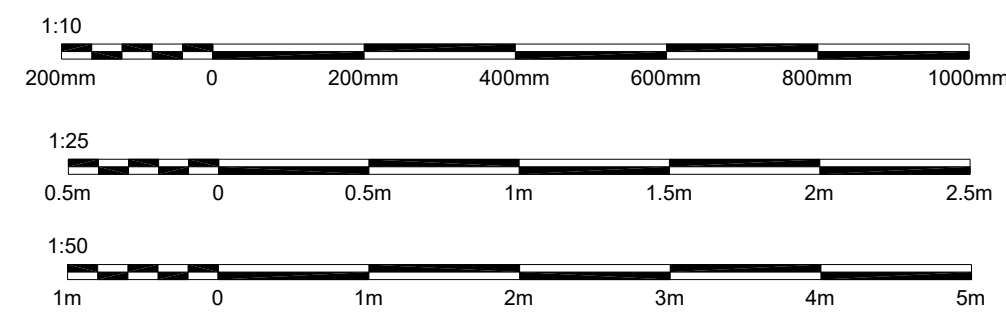
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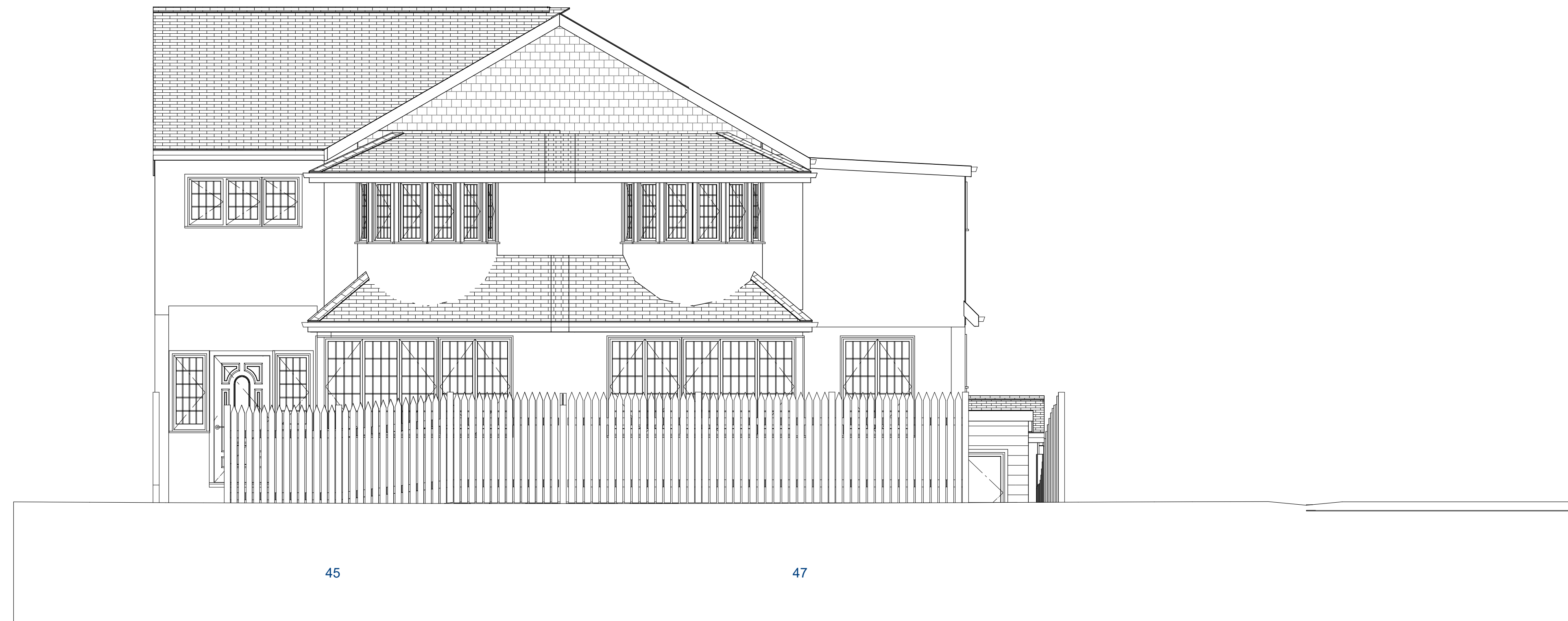
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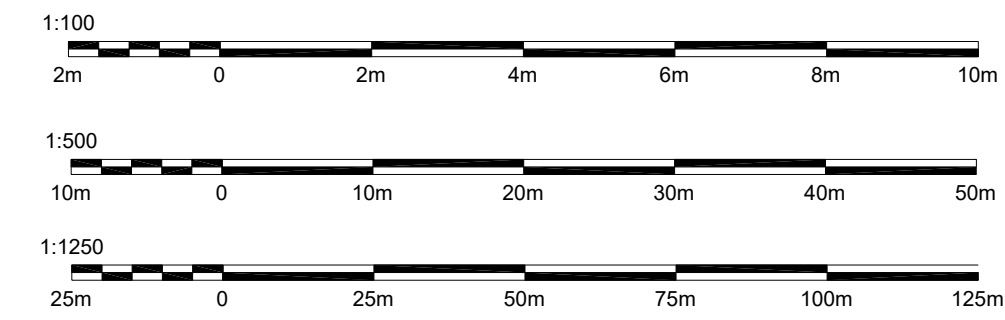
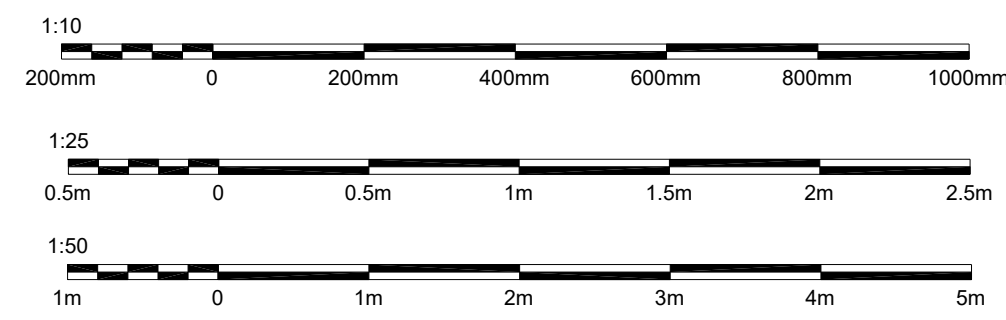
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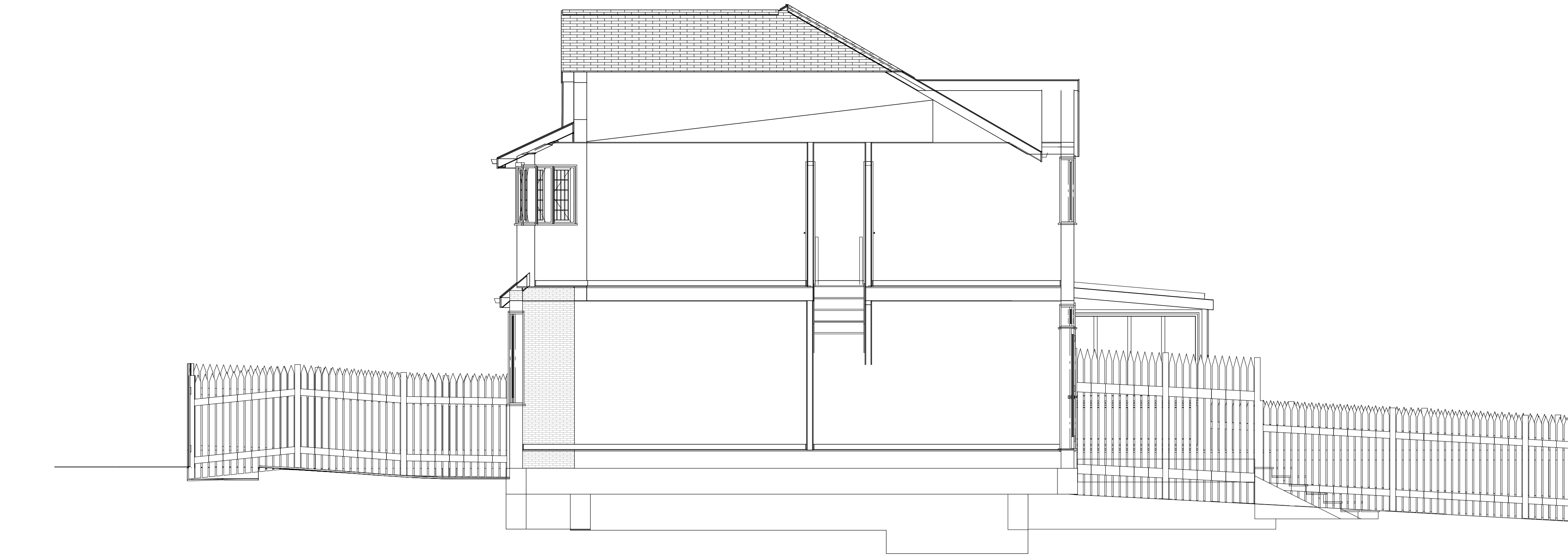
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# EXISTING EAST CROSS SECTIONS



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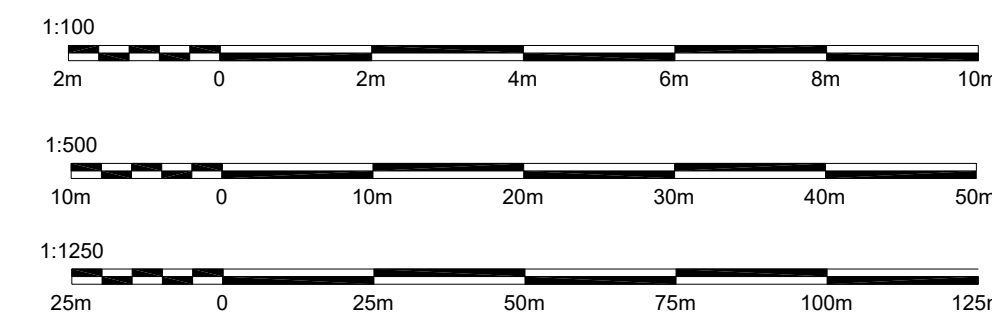
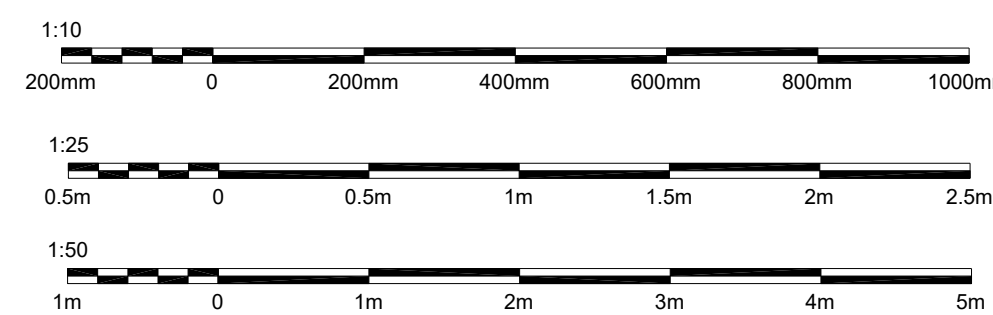
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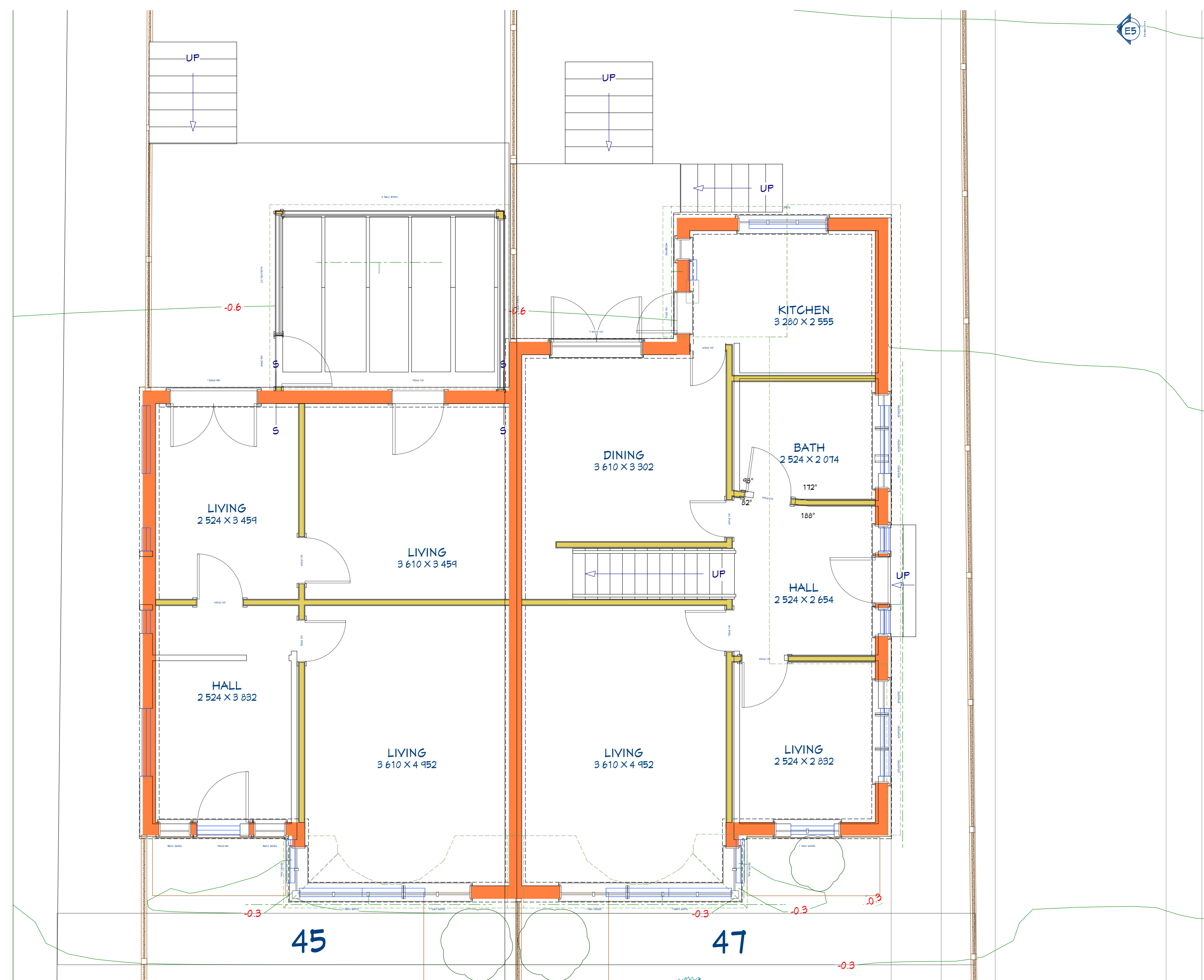
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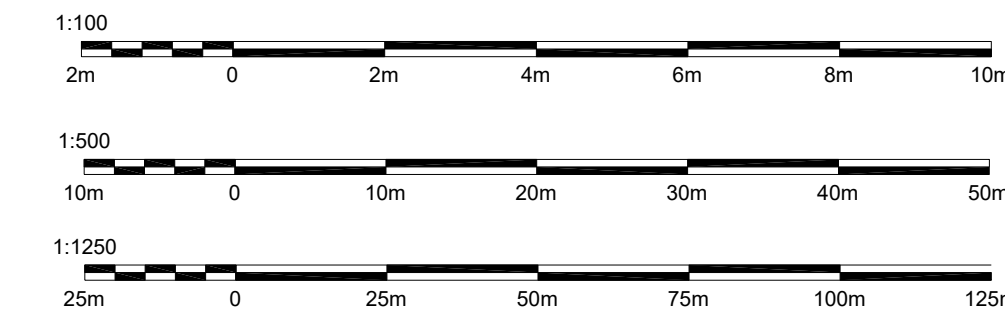
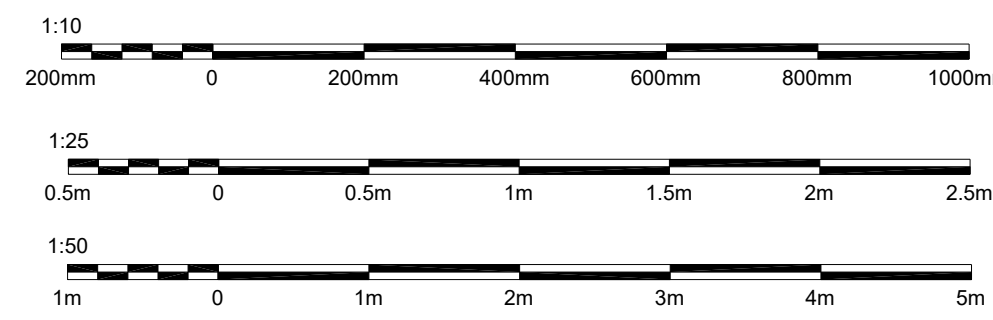
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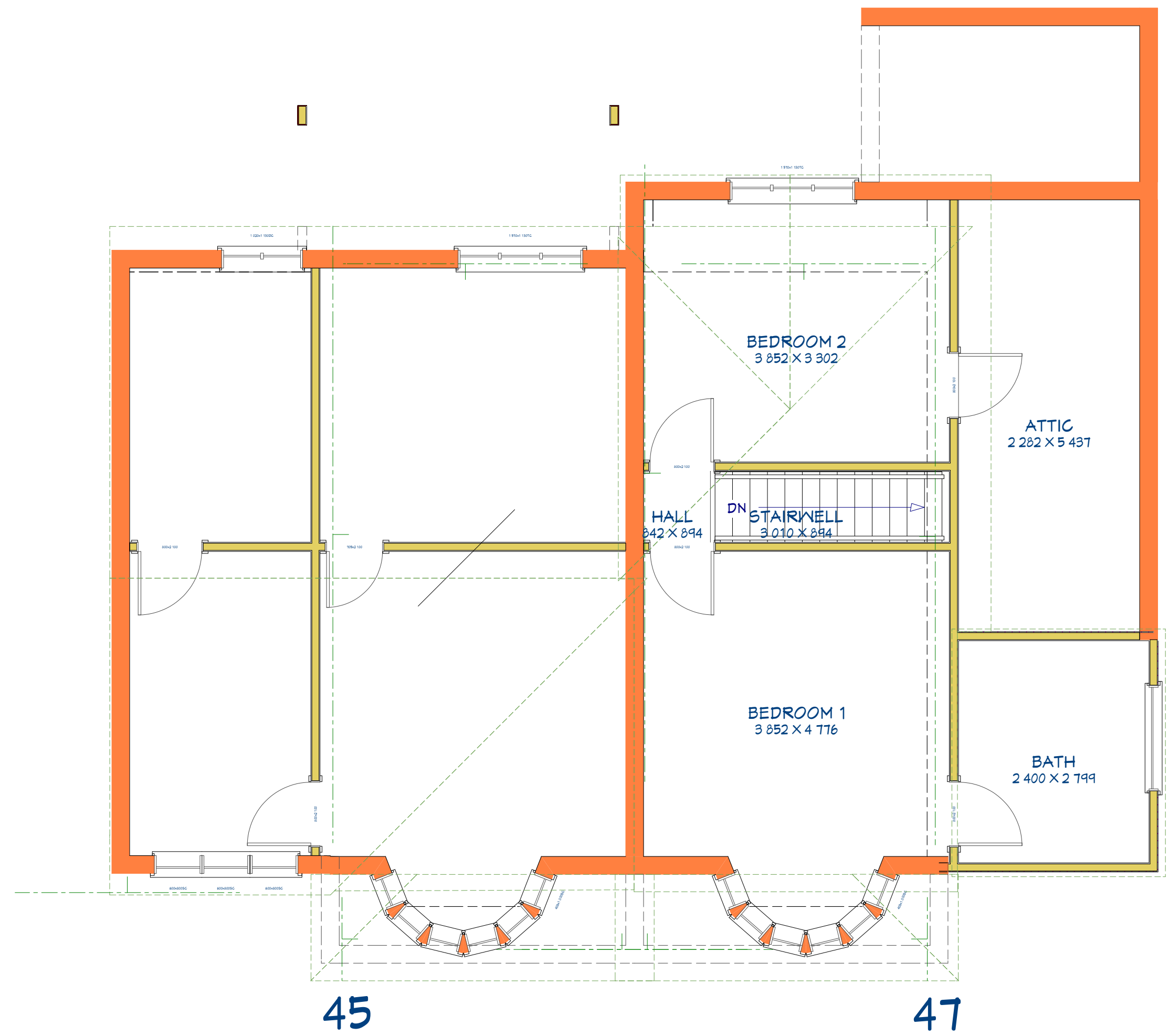
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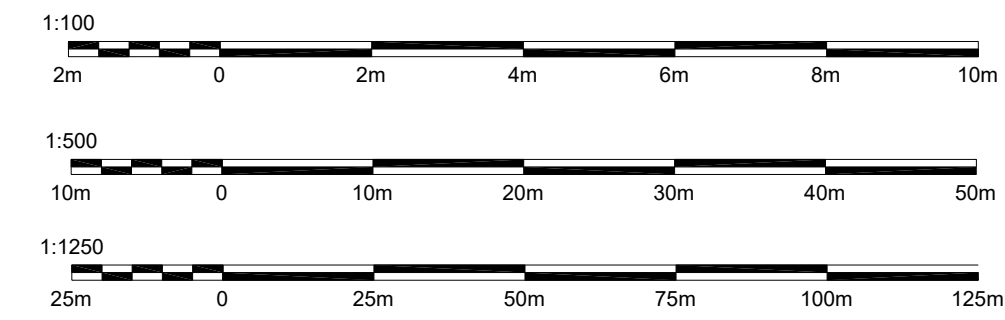
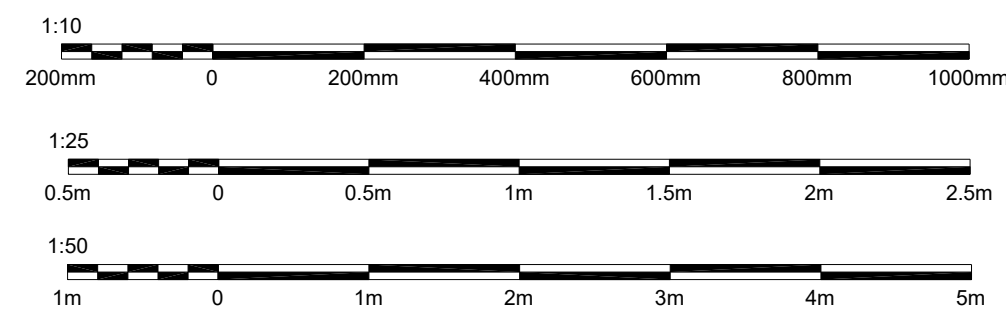
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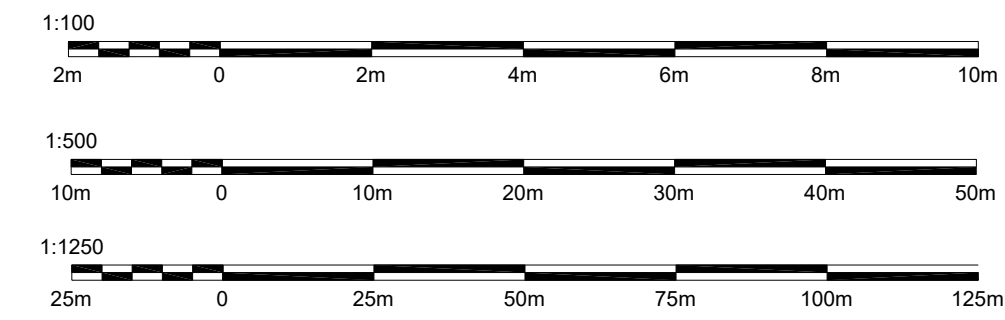
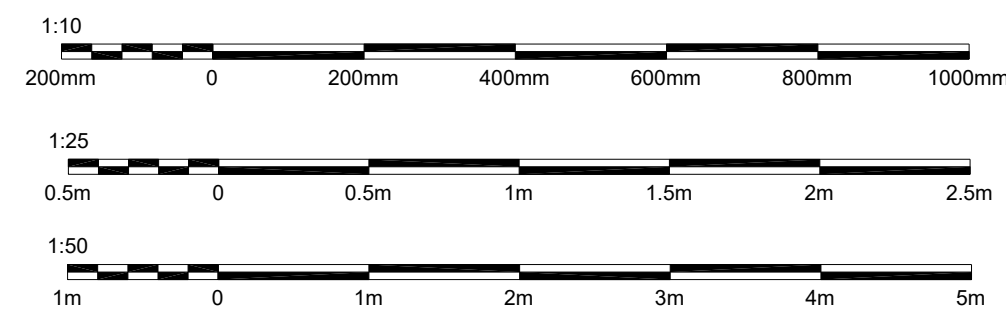
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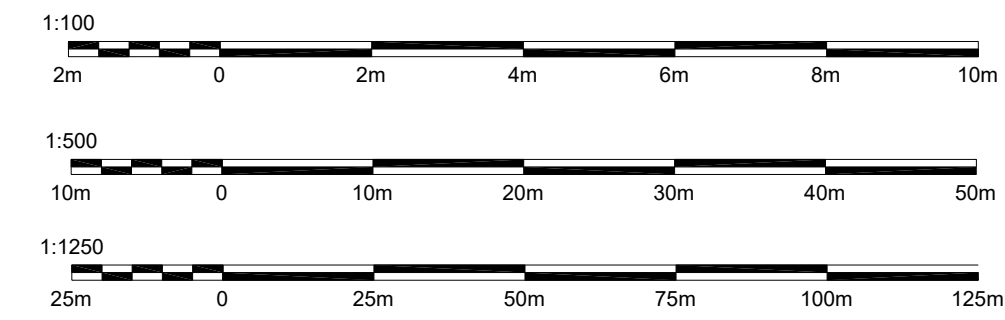
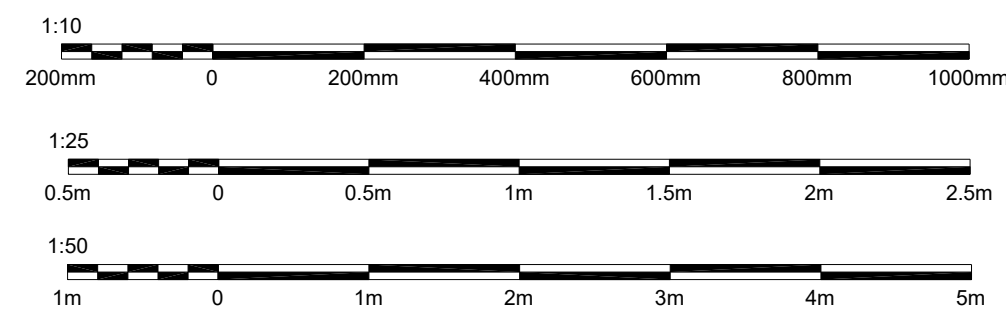
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47



47

45

# PROPOSED NORTH & SOUTH ELEVATIONS



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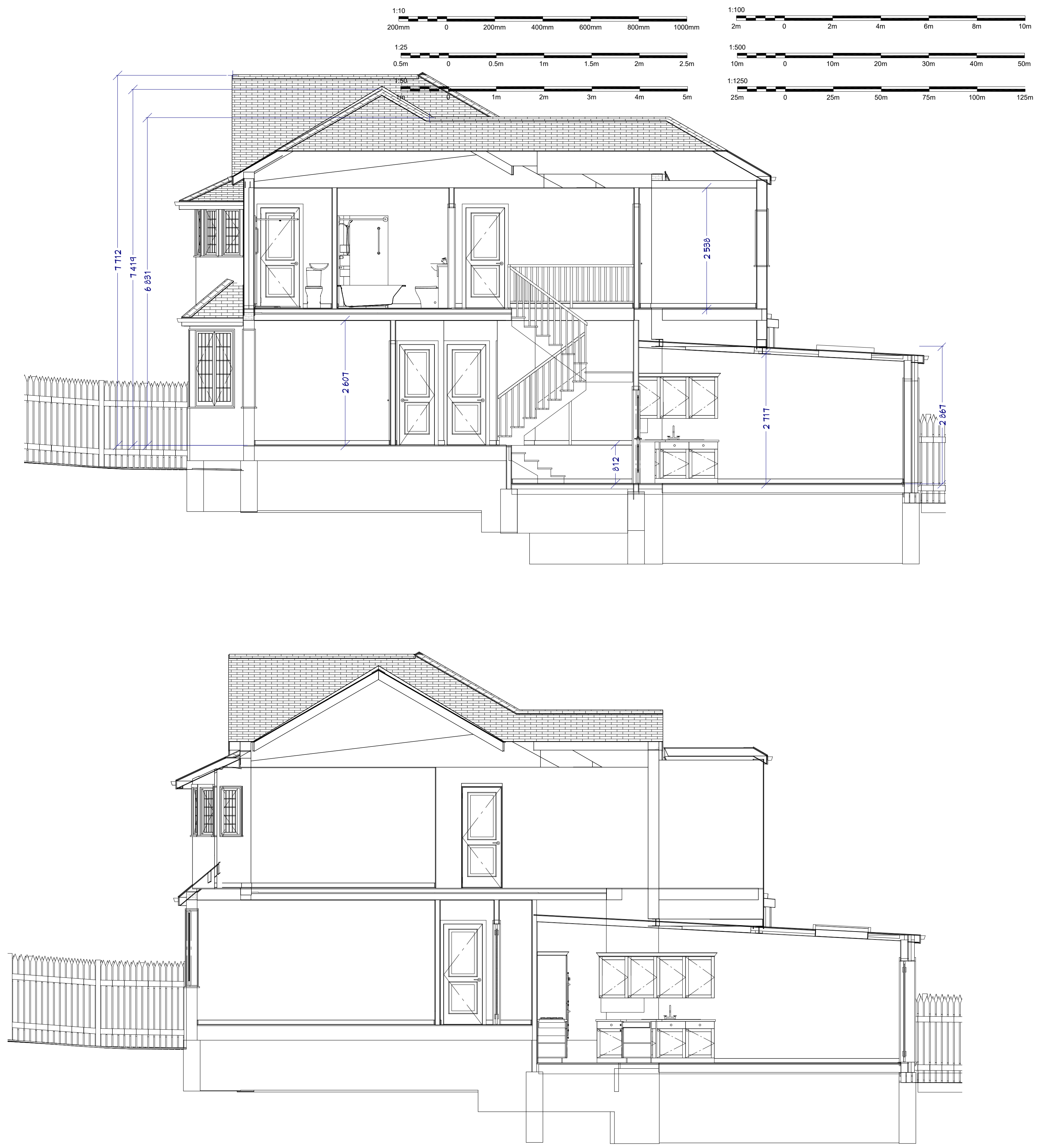
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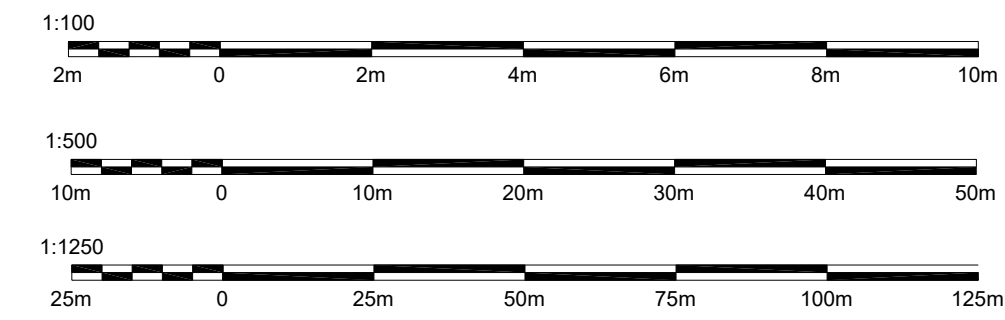
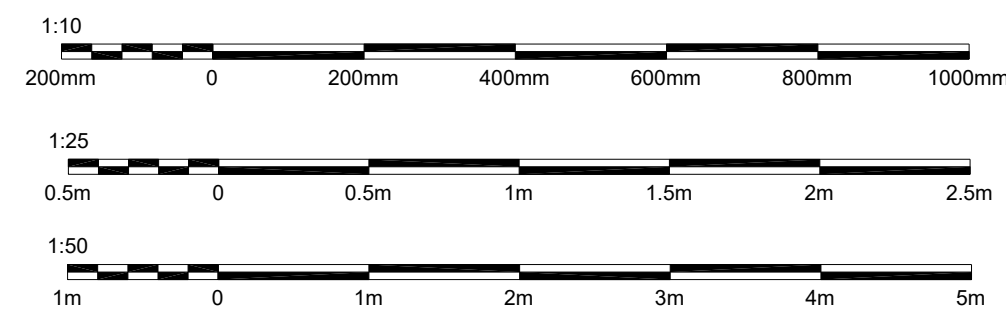
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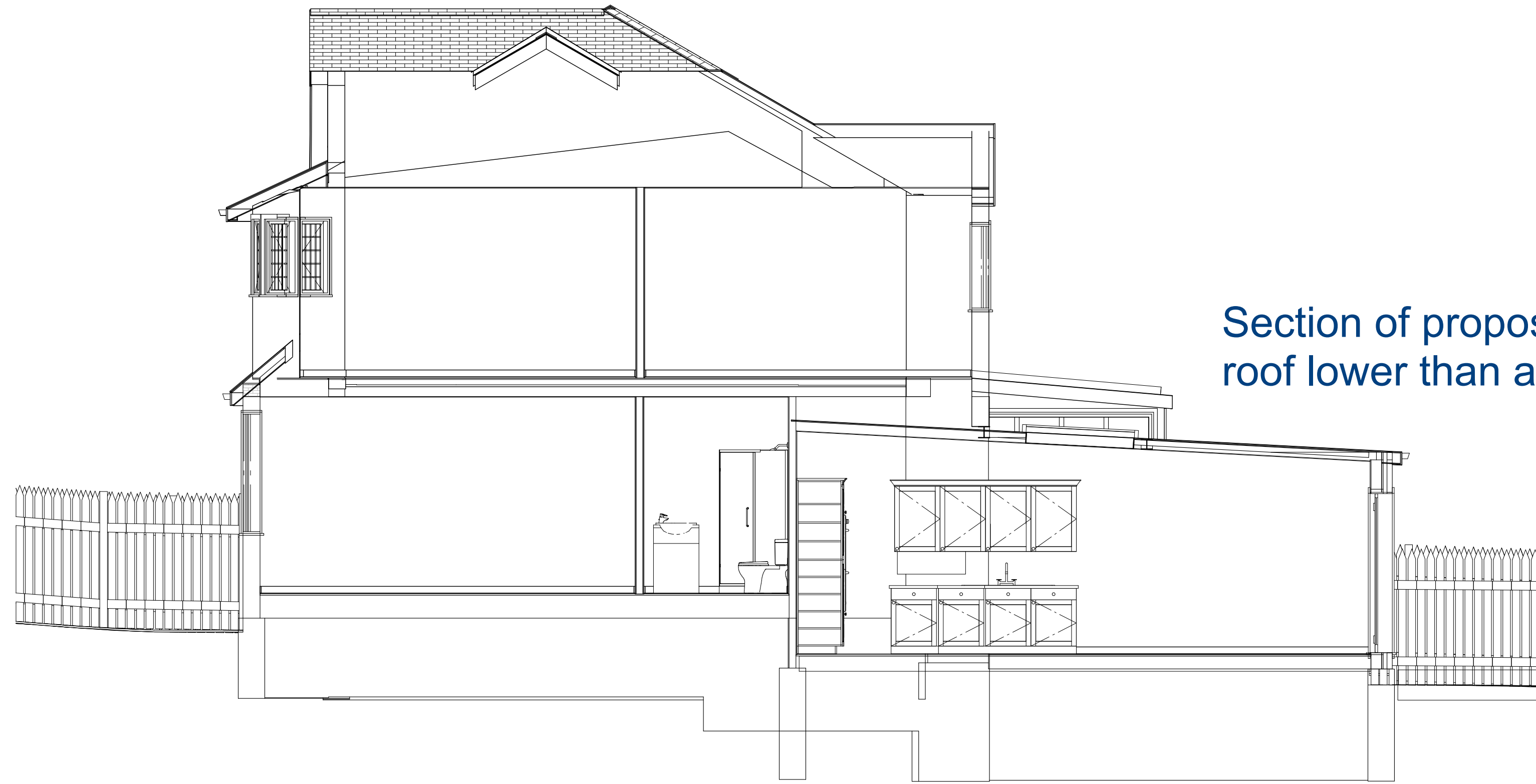
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# EAST CROSS SECTIONS





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Section of proposed kitchen/diner showing roof lower than adjacent conservatory

Elevation 8

# EAST CROSS SECTION



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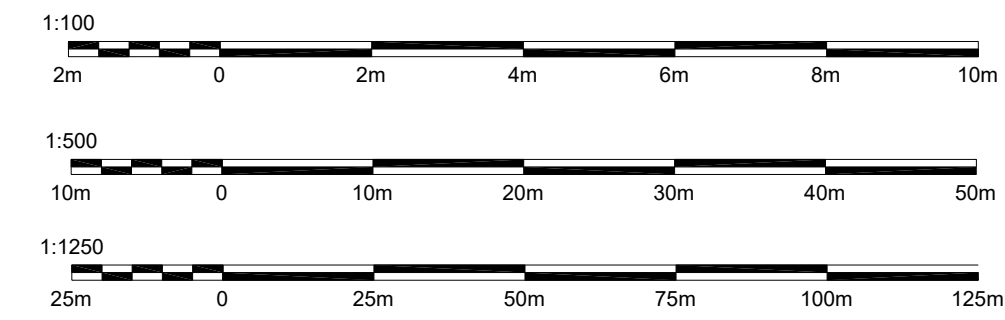
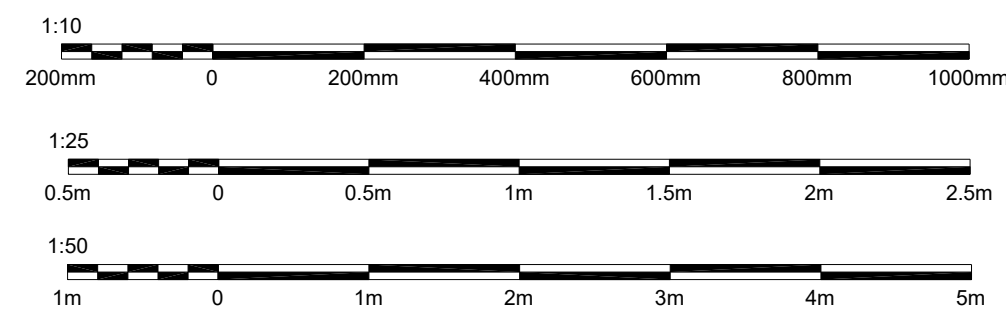
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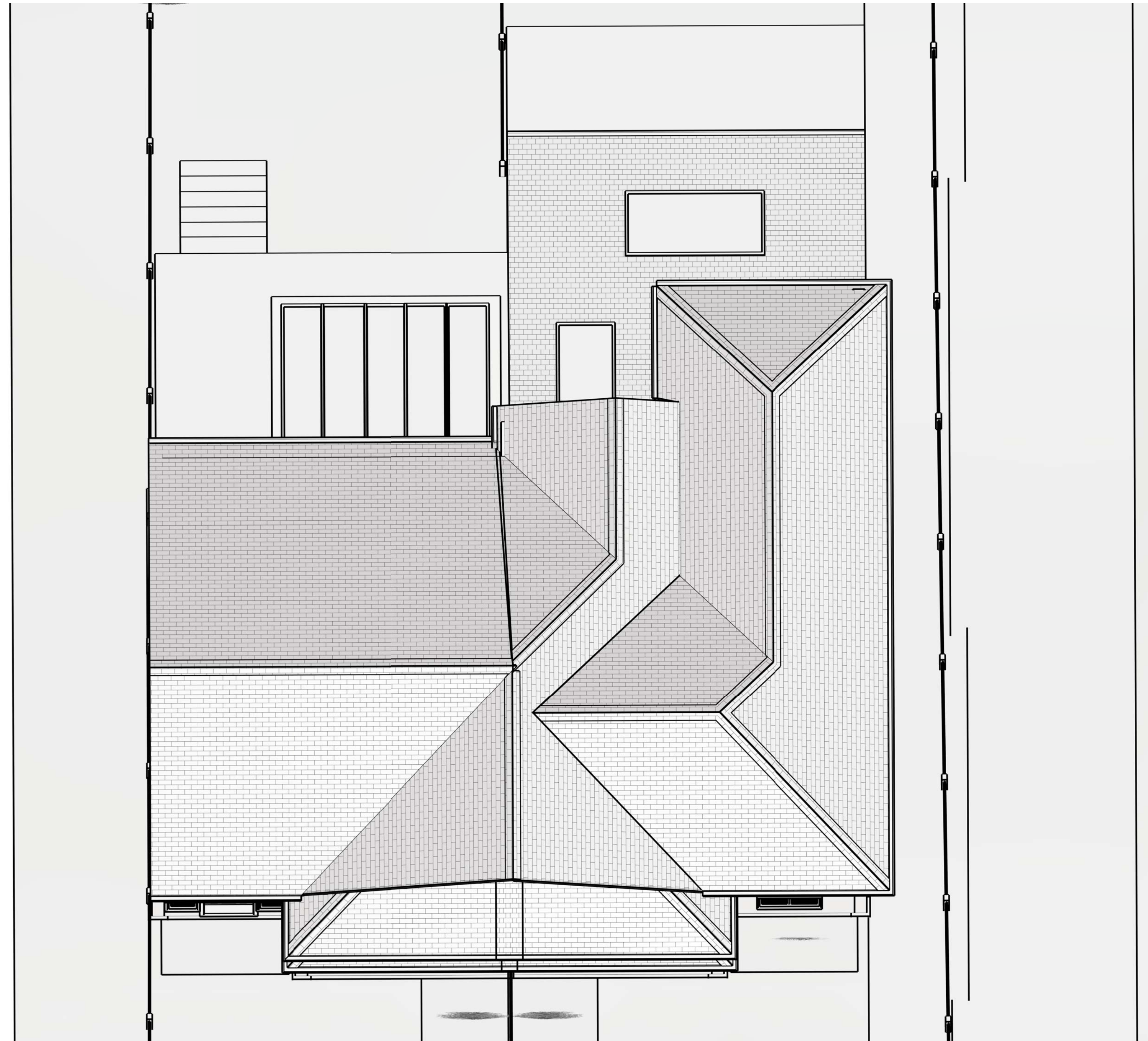
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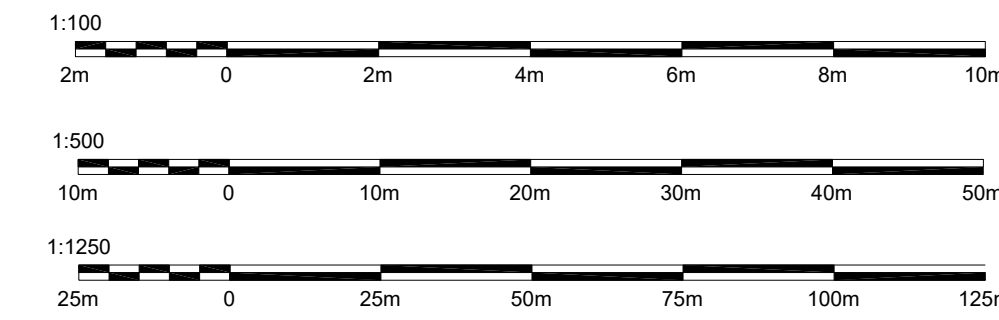
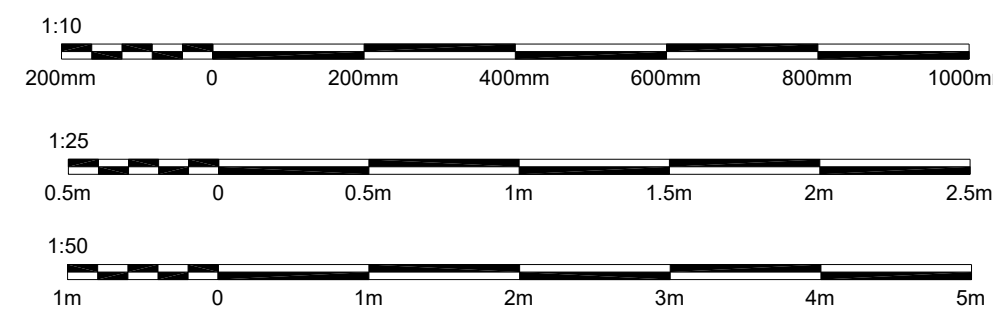
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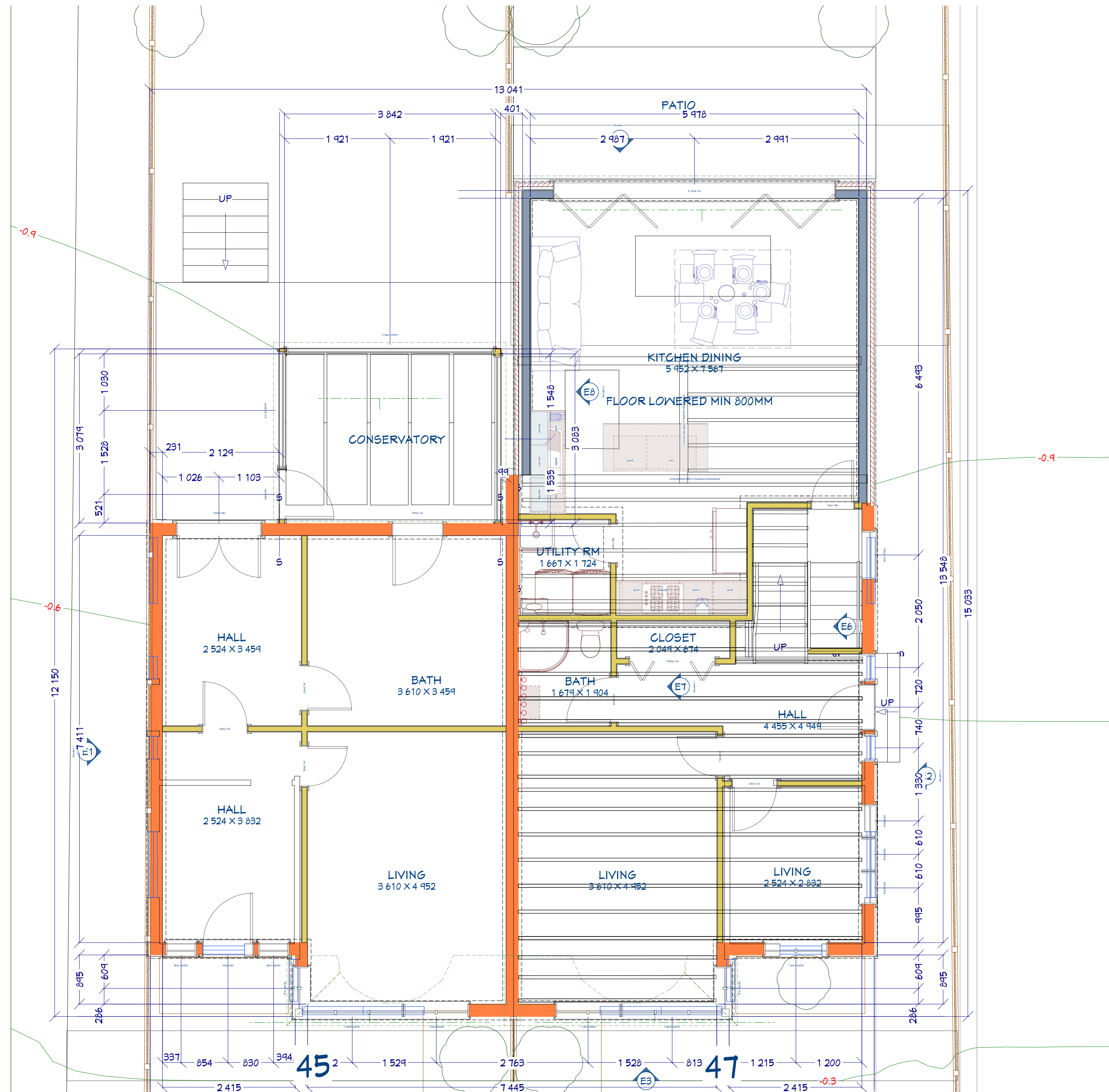
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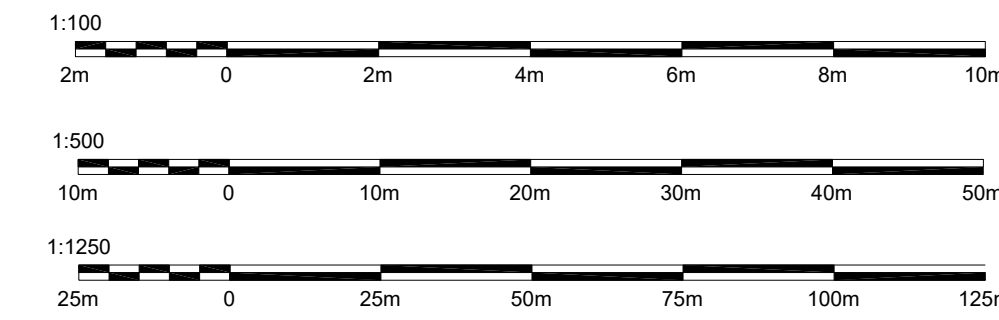
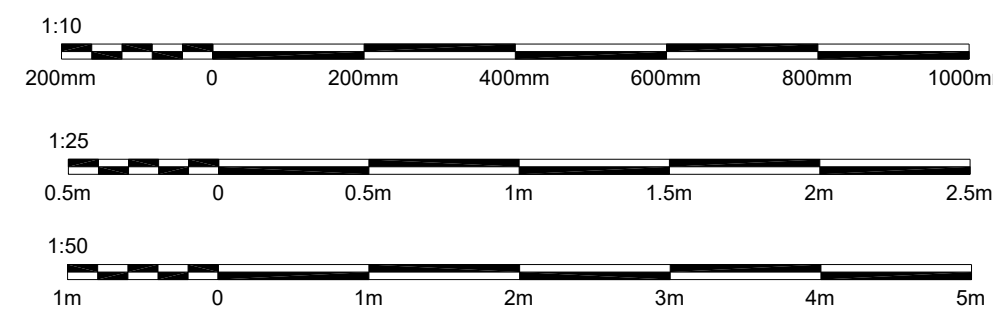
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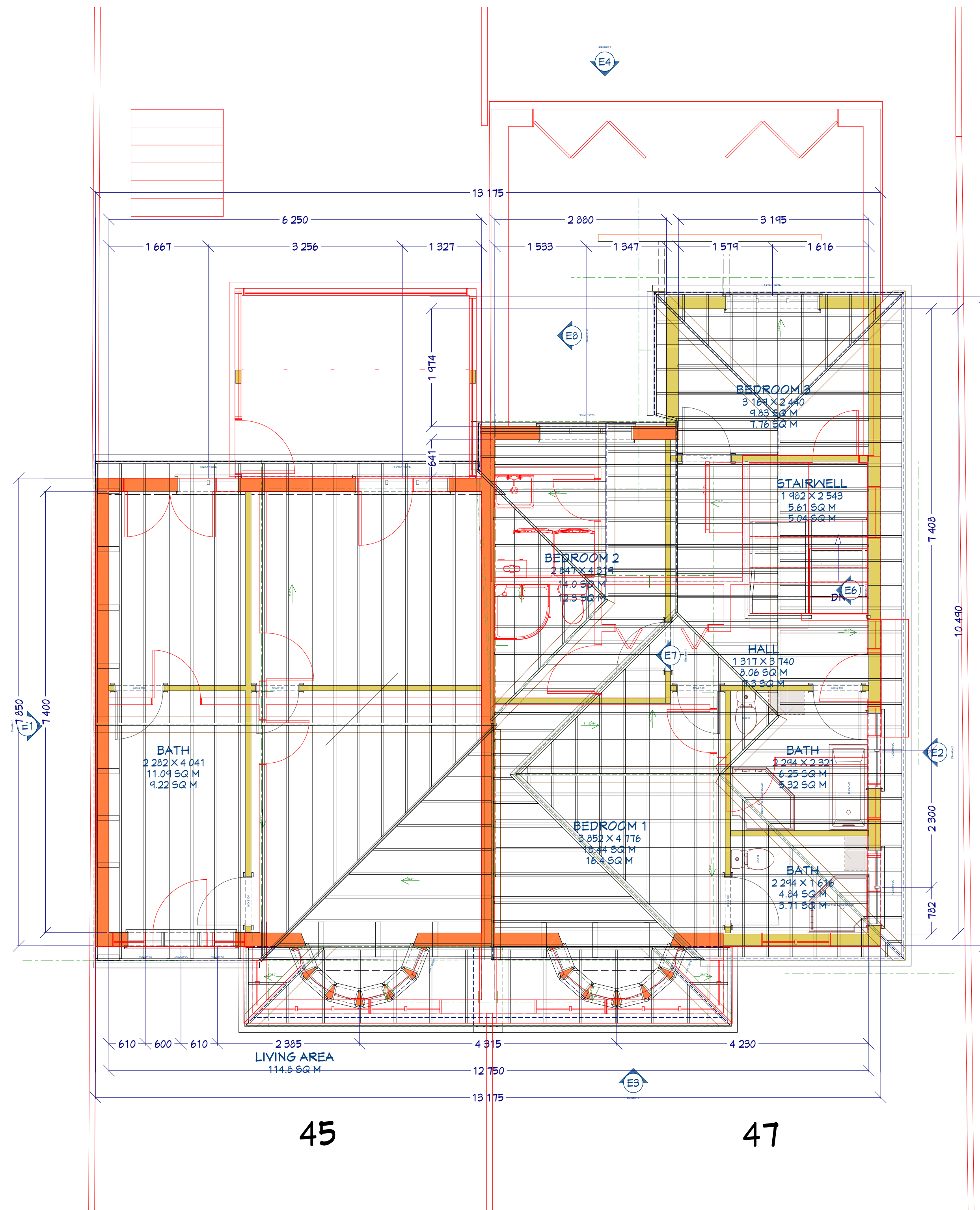
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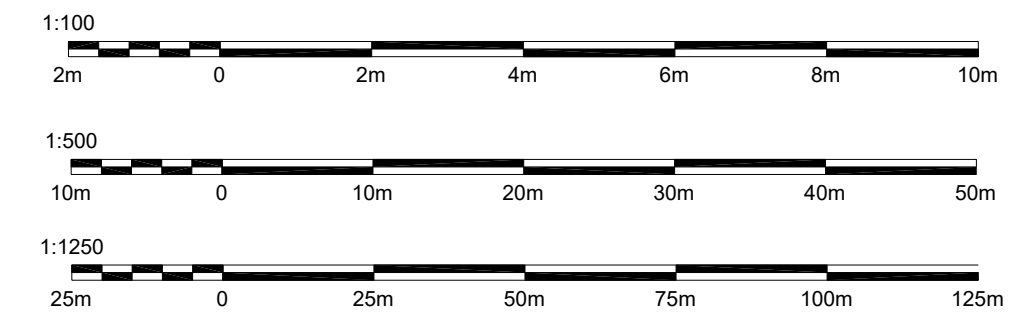
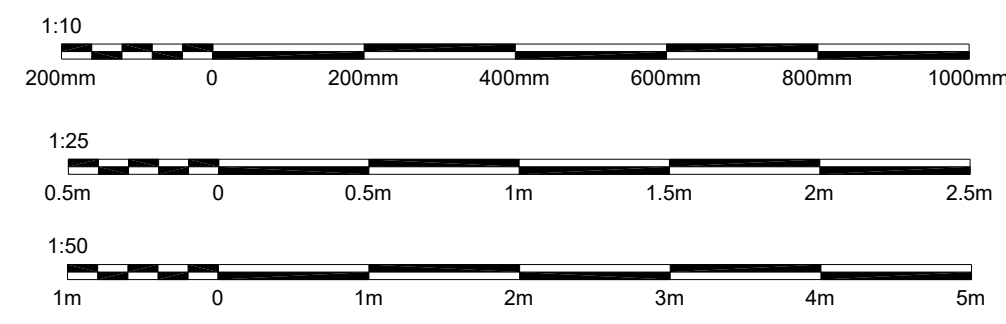
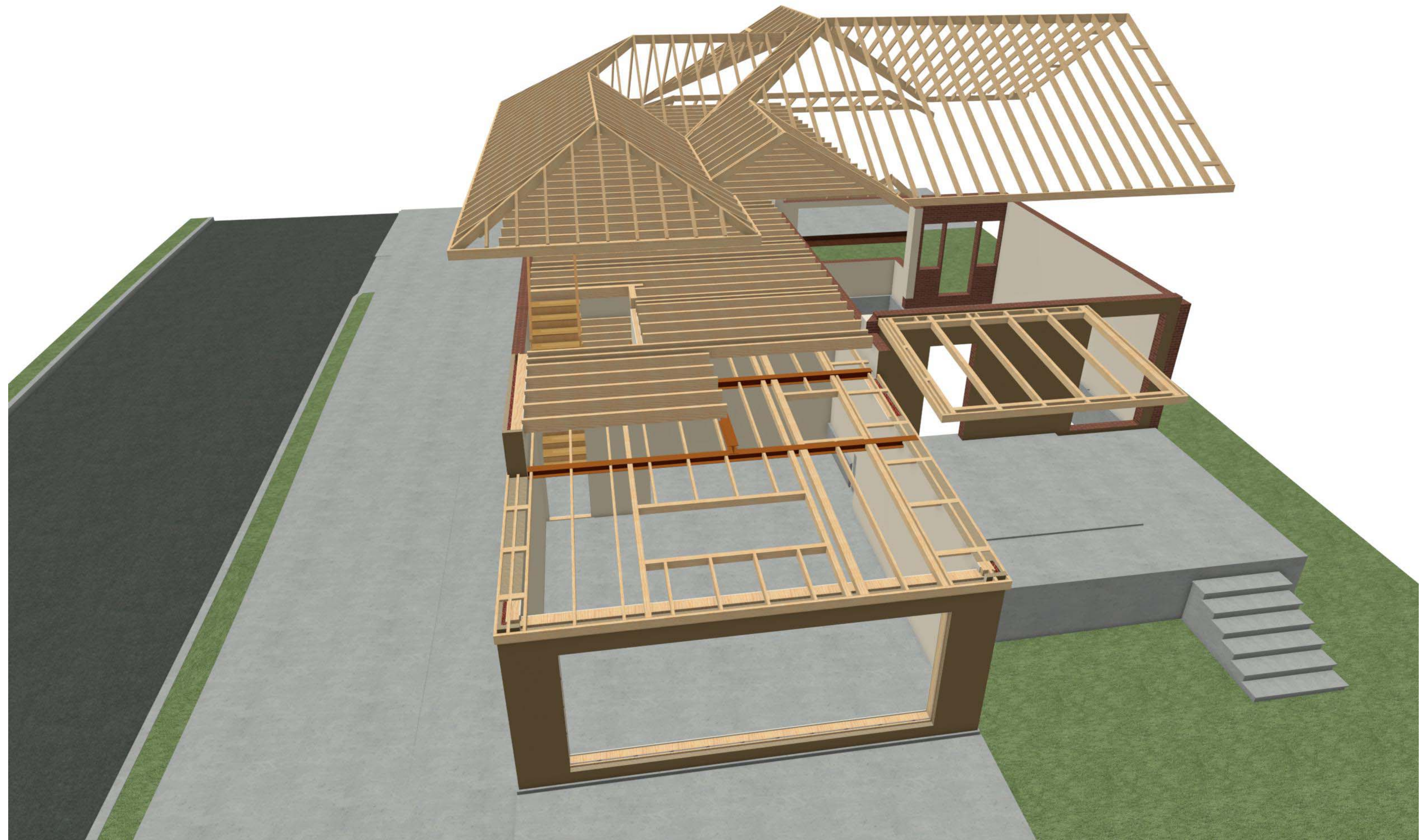
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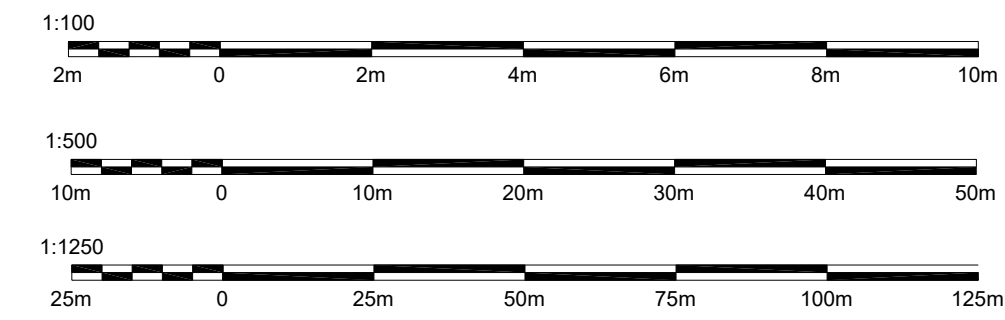
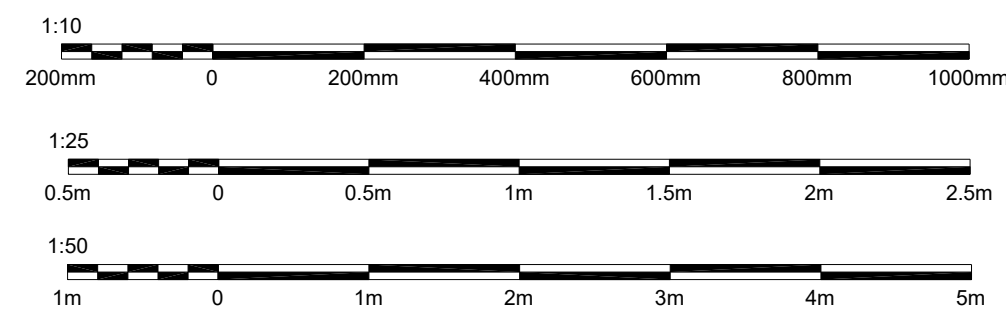
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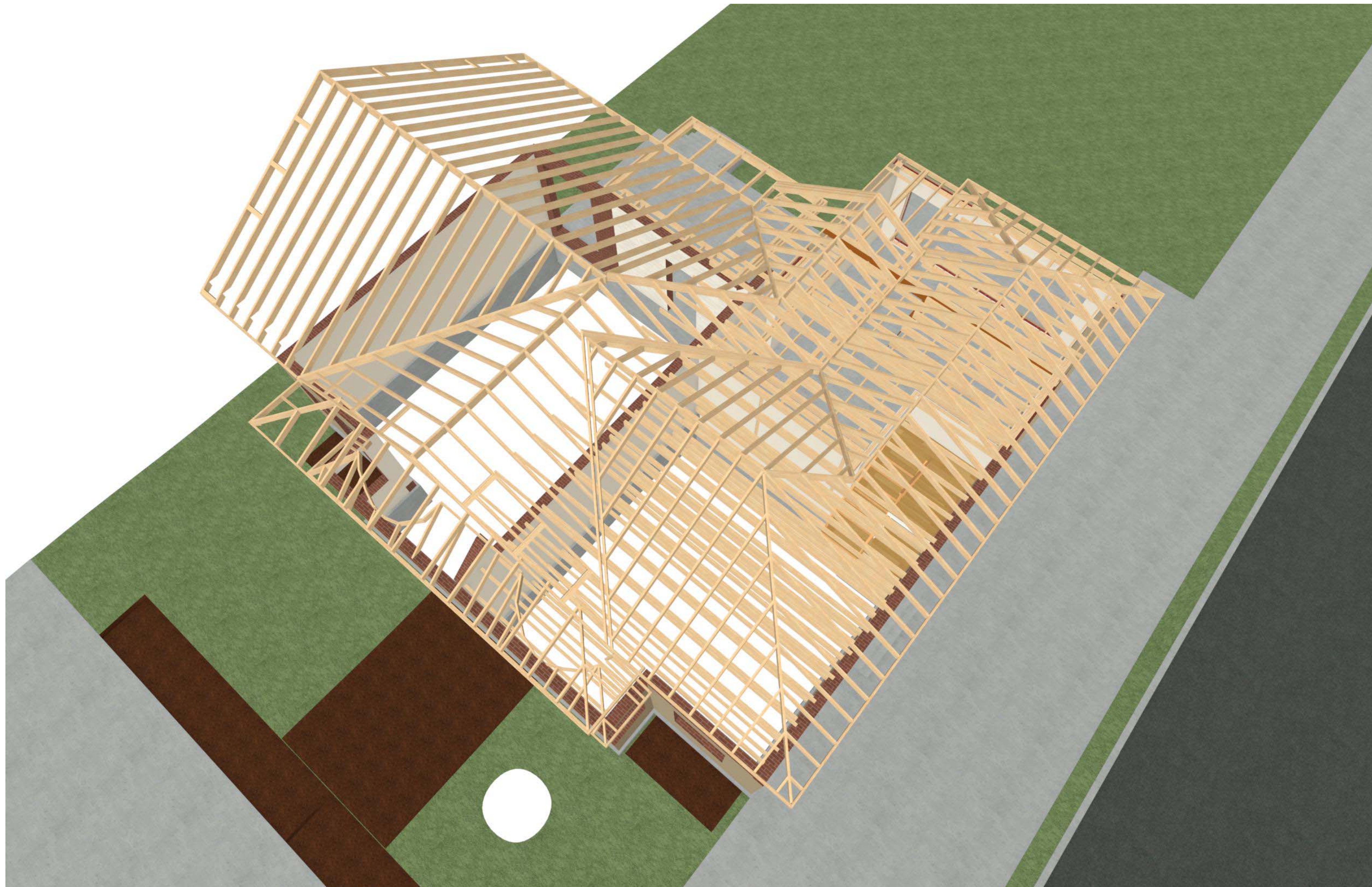
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# TIMBER & ROOF DETAILS





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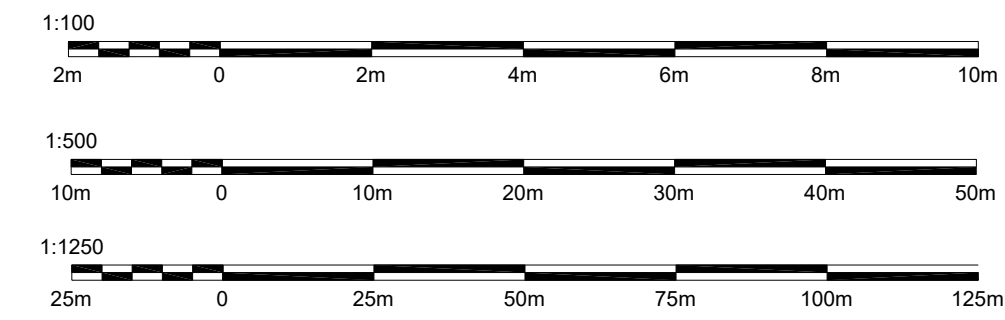
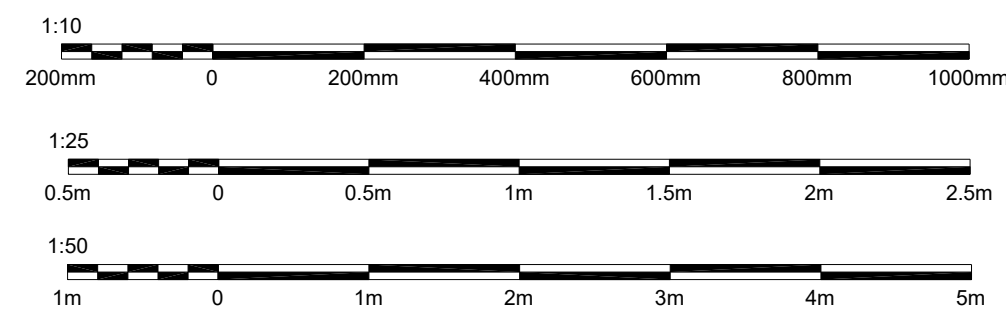
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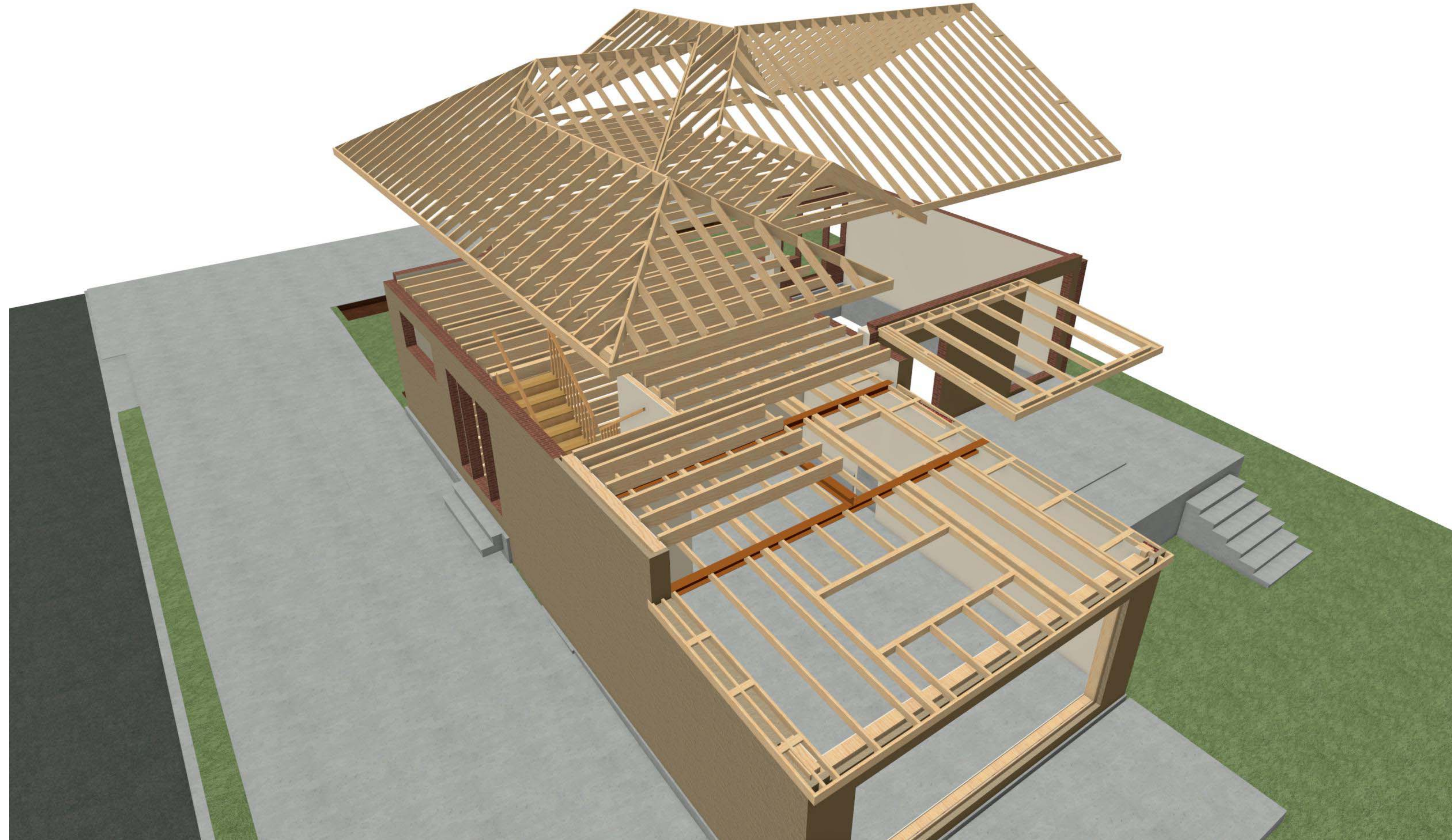
PA-2019-33

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



# TIMBER & ROOF DETAILS



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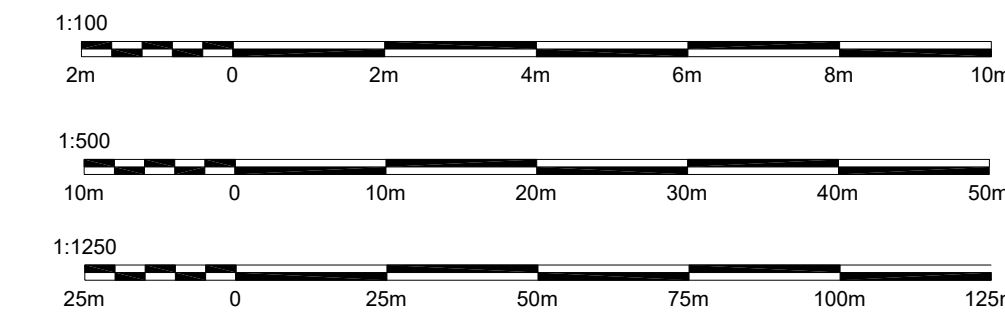
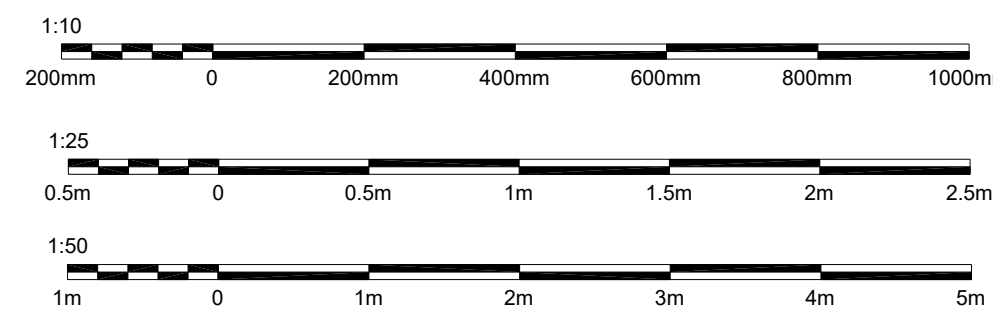
18



### CUT PURLIN ROOF (SECTION)

Fixings, connections, strapping etc omitted for clarity

NOTE: All roof designs must be checked and calculated by a structural engineer



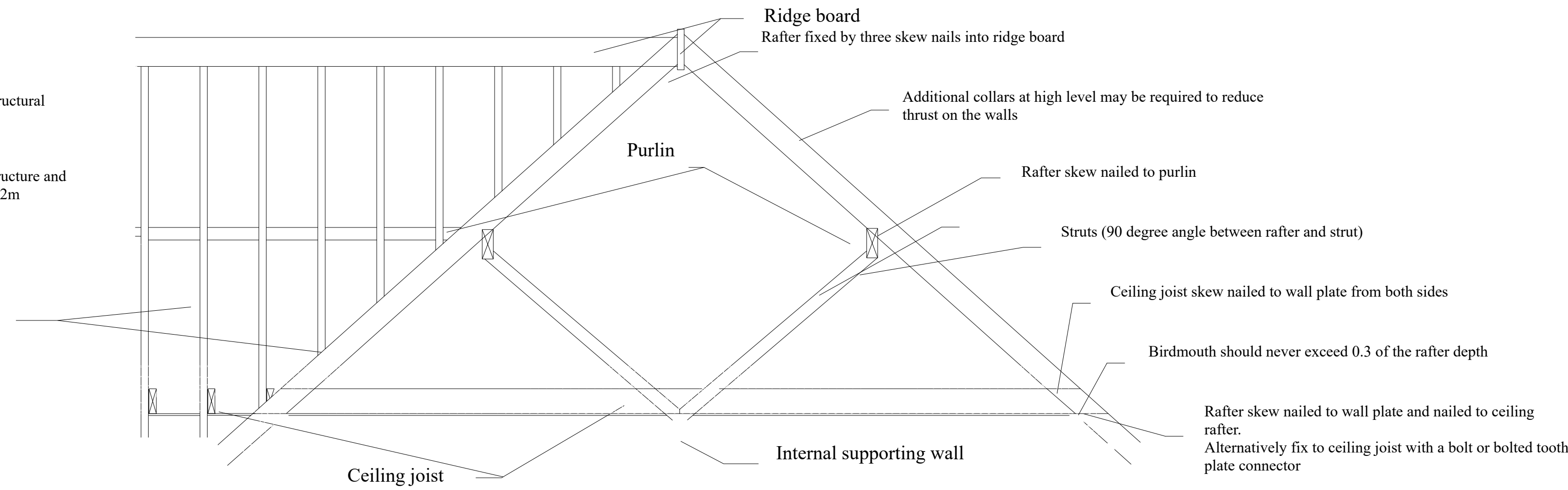
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Close cavity at top of wall

Gable wall and gable ladder as detailed by structural engineer

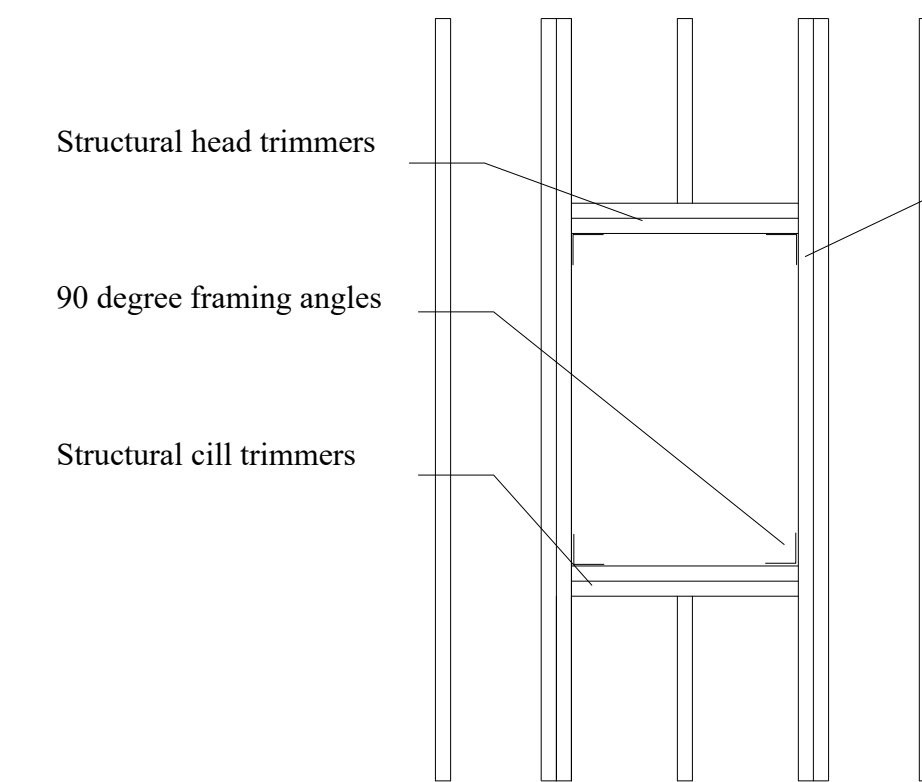
Gable walls should be strapped to the roof structure and ceiling using 30 x 5m galvanised steel straps 2m maximum centres

Rafters birds mouthed over wall plate



### ROOFLIGHTS (STRUCTURE)

Rooflight installed in accordance with manufactures details



### CUT PURLIN ROOF (PLAN)

Rafters birds mouthed over wall plate and fixed to ceiling joists

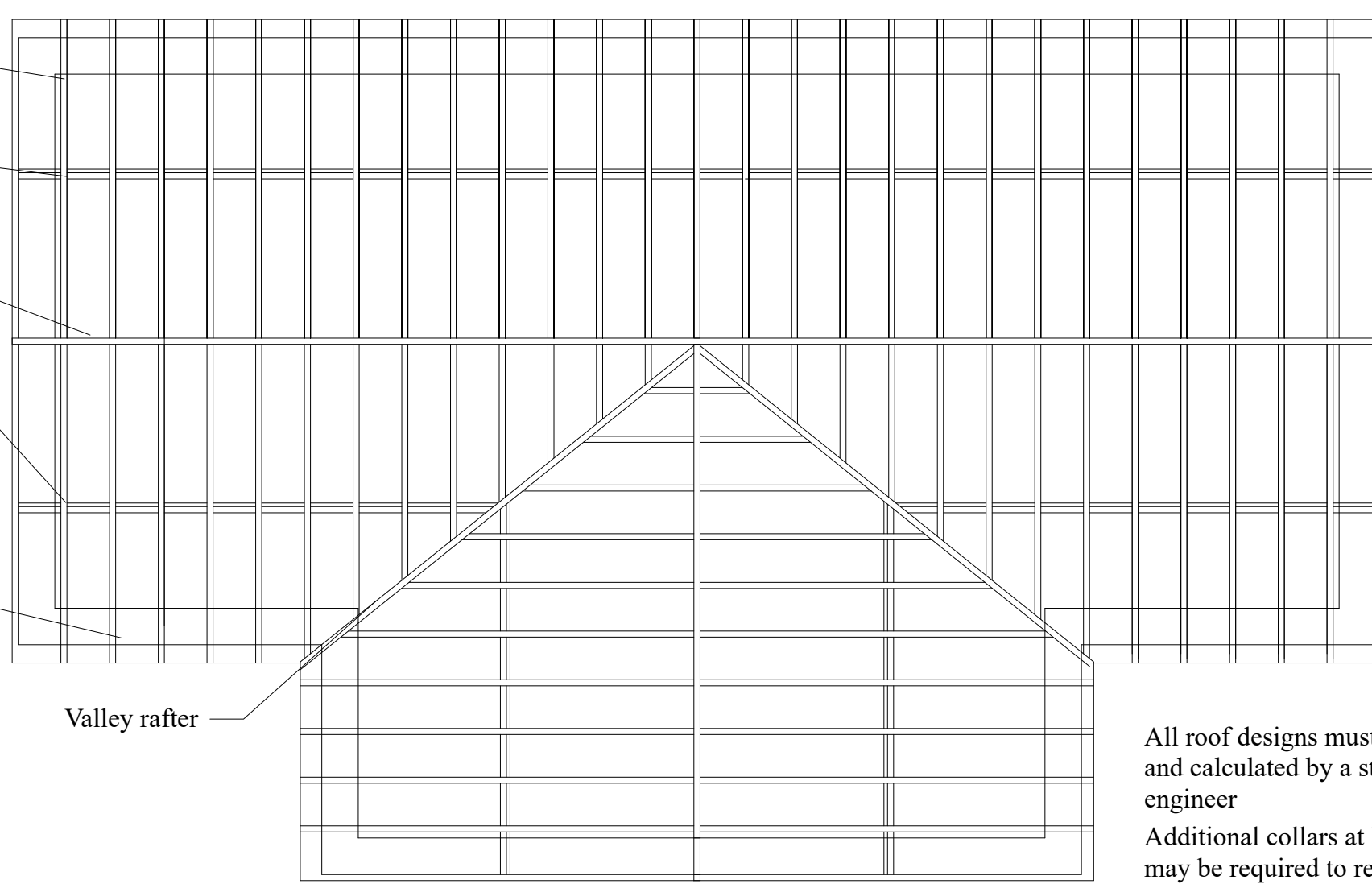
Purlin

Ridge board

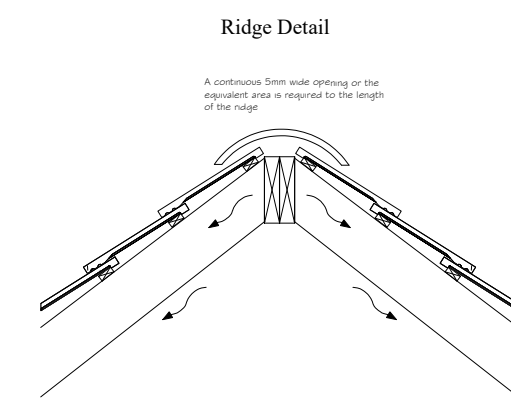
Internal supporting wall

Struts supporting purlins (not shown)  
Struts (90 degree angle between rafter and strut)

External wall



All roof designs must be checked and calculated by a structural engineer  
Additional collars at high level may be required to reduce thrust on the walls

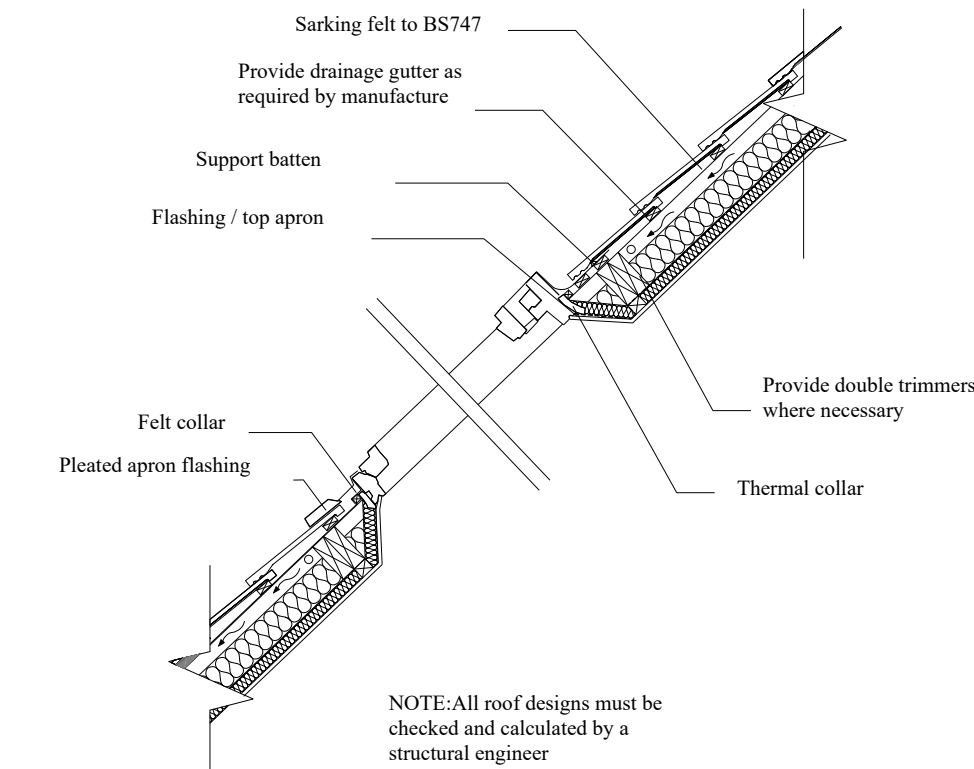


Provide double trimmers where necessary

NOTE: All roof designs must be checked and calculated by a structural engineer

### ROOFLIGHTS (SECTION)

Rooflight installed in accordance with manufactures details



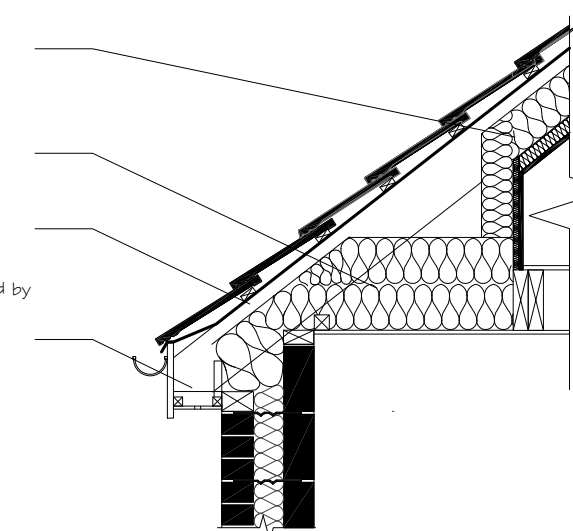
NOTE: All roof designs must be checked and calculated by a structural engineer

### EAVES DETAIL FOR LOFT CONVERSION

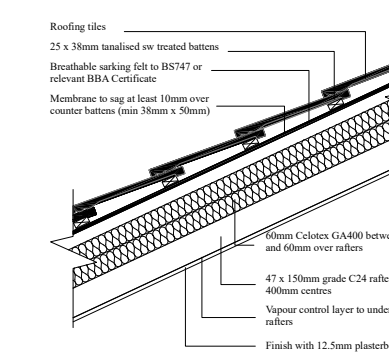
Ensure insulation is installed tightly between the rafters and over rafters to prevent thermal bridging

Ensure continuity of insulation  
Eaves ventilator tray to ensure a 50mm ventilation gap

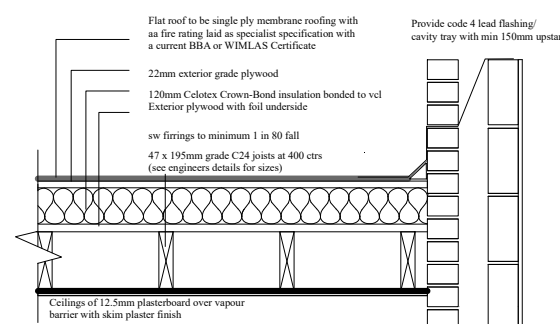
Cross ventilation to be provided by a proprietary eaves ventilation strip equivalent to a 25mm continuous gap at eaves level with insect grill and 50mm air gap between felt and insulation



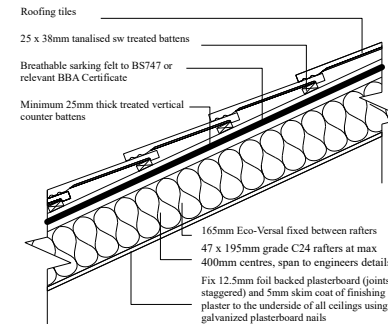
### WARM PITCHED ROOF



### WARM FLAT ROOF



### PITCHED ROOF



# BUILDING CONTROL DETAILS



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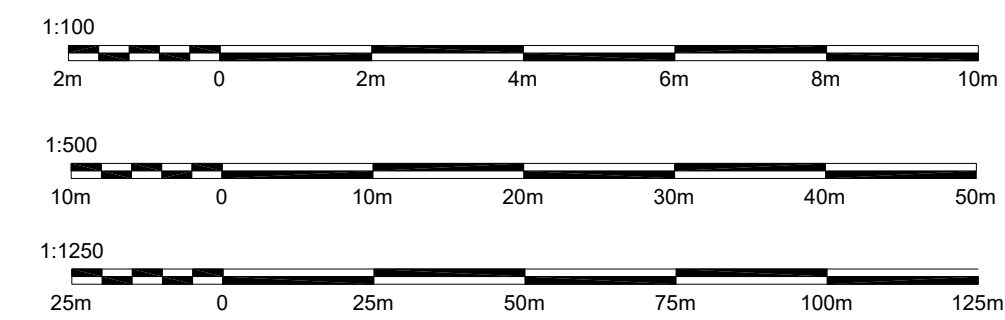
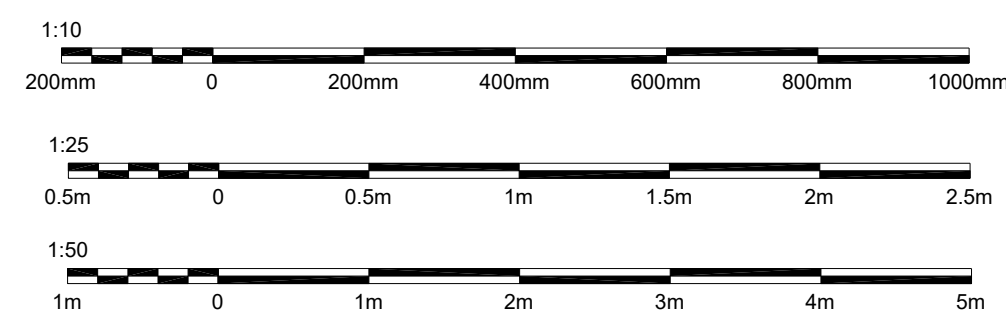
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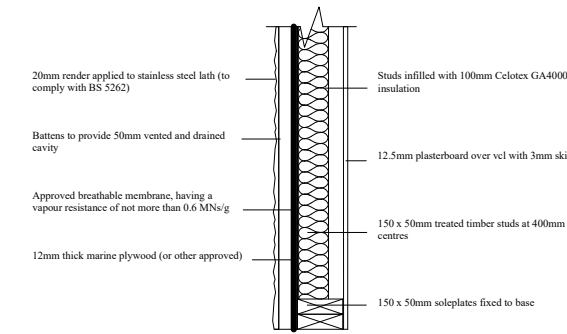
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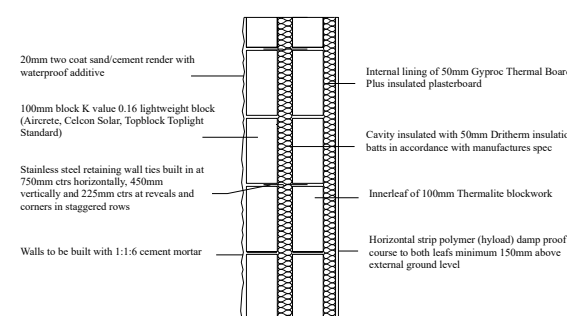


REVISION TABLE			
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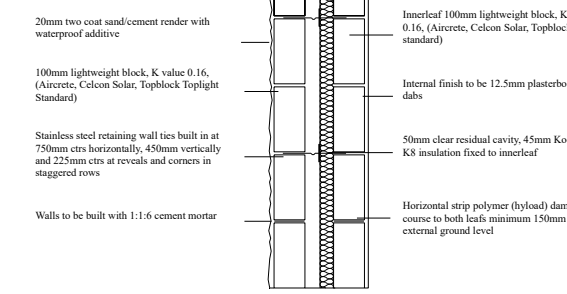
**TIMBER FRAMED WALL**



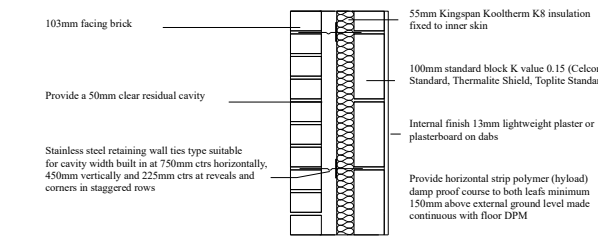
**FULL-FILL CAVITY WALL WITH INSULATED PLASTERBOARD**



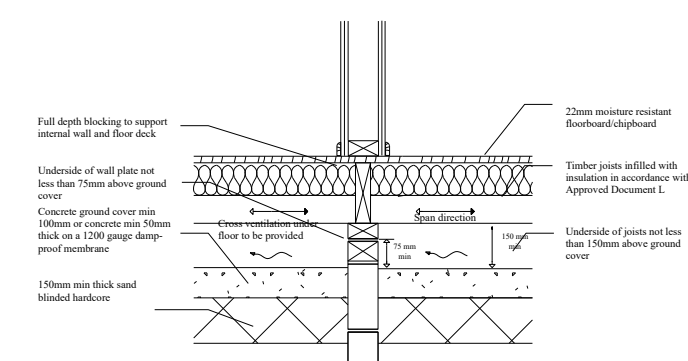
**RENDERED PARTIAL-FILL CAVITY WALL**



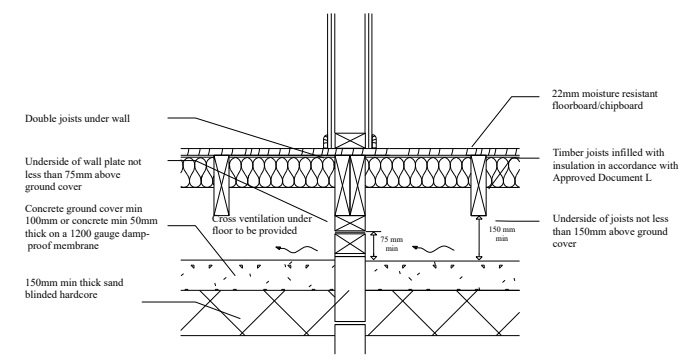
**PARTIAL-FILL CAVITY WALL**



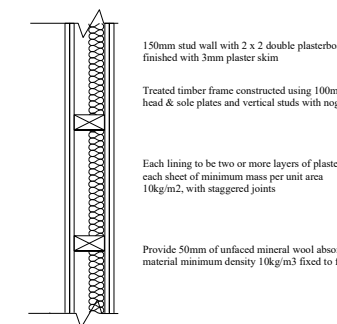
**INTERNAL LOAD BEARING WALL  
Joists at right angles wall,  
floor deck continuous under wall  
(All structure to engineer's details)**



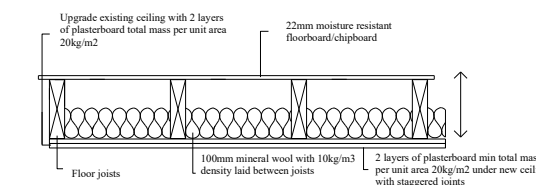
**INTERNAL LOAD BEARING WALL  
Joists parallel with wall,  
floor deck continuous under wall  
(All structure to engineer's details)**



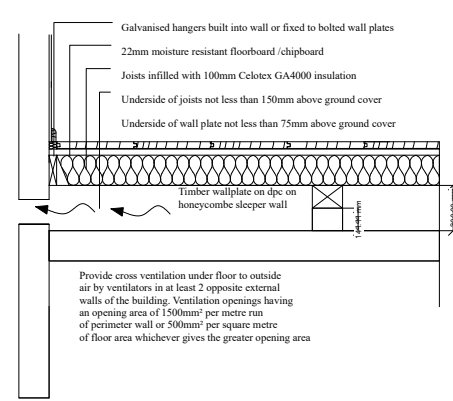
**TIMBER FRAMED INTERNAL WALL UPGRADE (PLAN VIEW)**



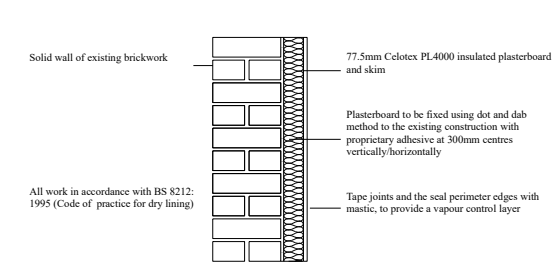
**TIMBER 1st FLOOR UPGRADE WITH DOUBLE PLASTERBOARD CEILING**



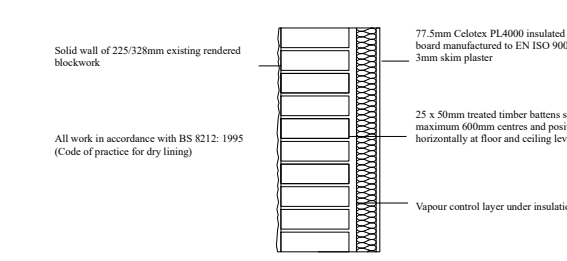
**TIMBER SUSPENDED FLOOR**



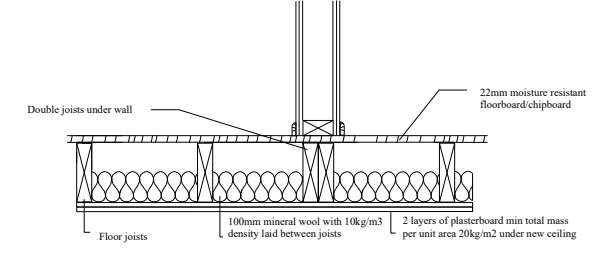
**UPGRADING SOLID PARTY WALL  
Cold adjoining space**



**UPGRADING EXISTING SOLID WALL**



**INTERNAL 1st FLOOR LOAD BEARING WALL  
Joists parallel with wall,  
floor deck continuous under wall  
(All structure to engineer's details)**



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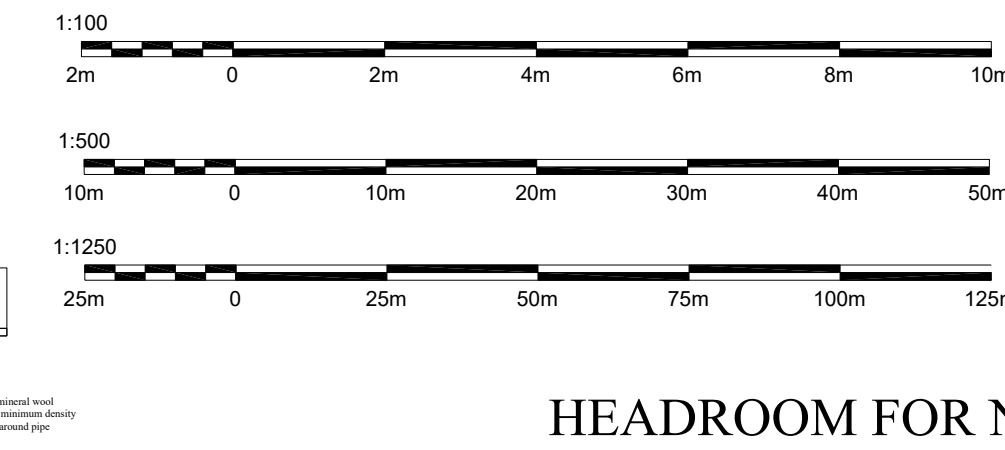
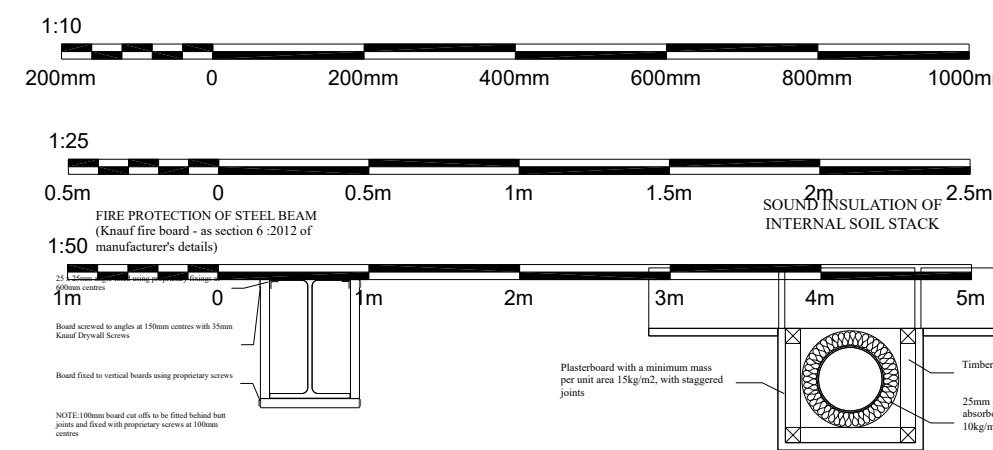
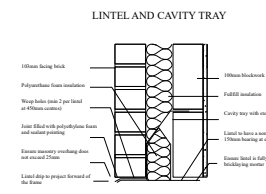
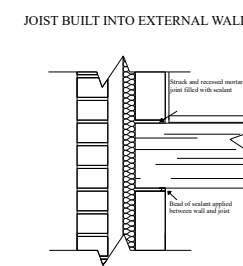
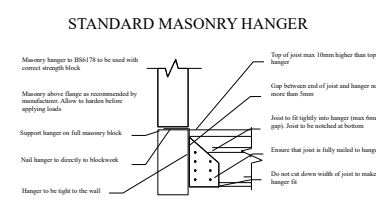
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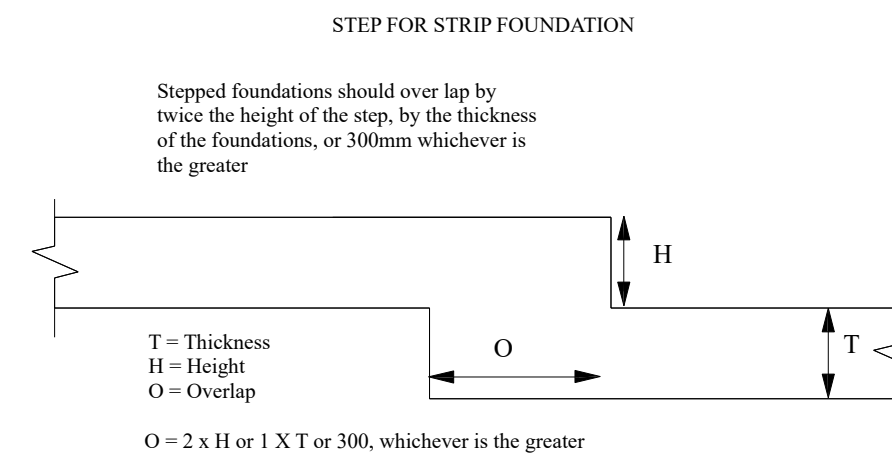
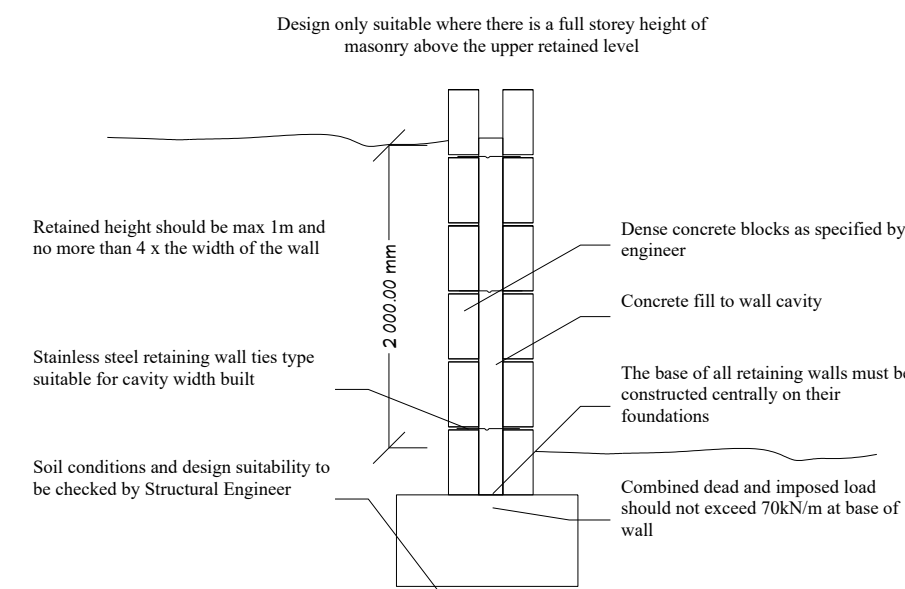
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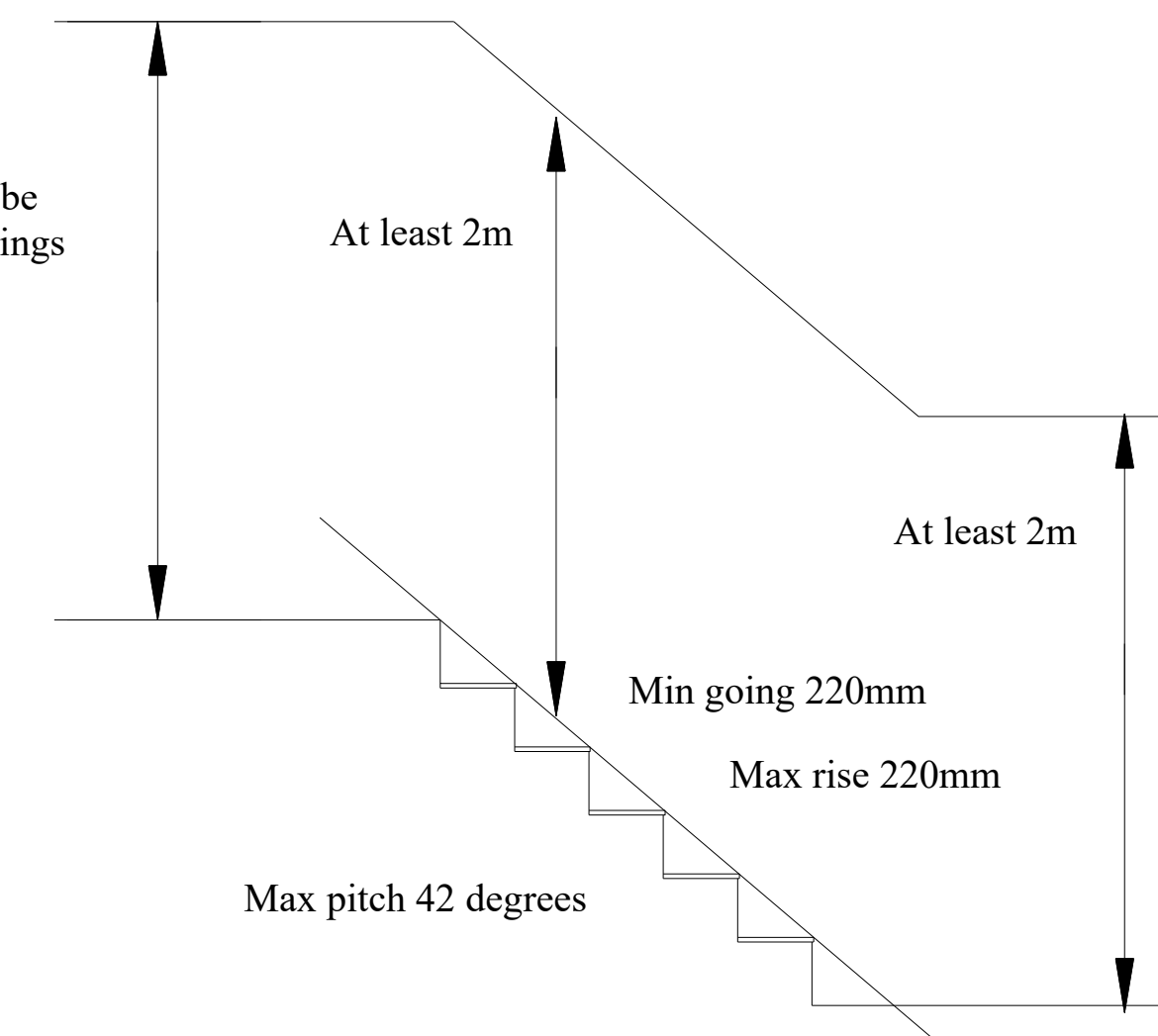


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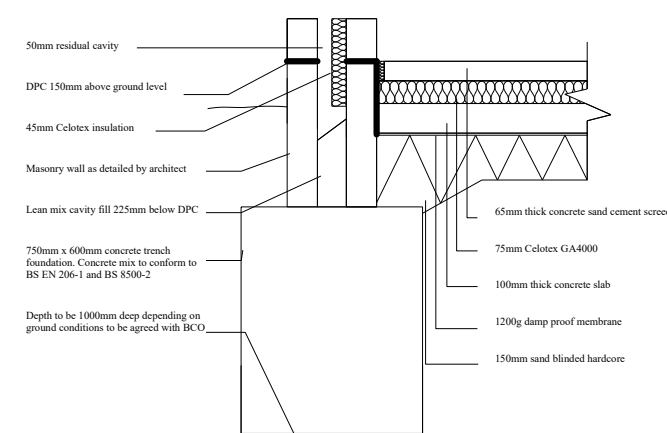
**RETAINING WALL**  
As detailed in Approved Document A



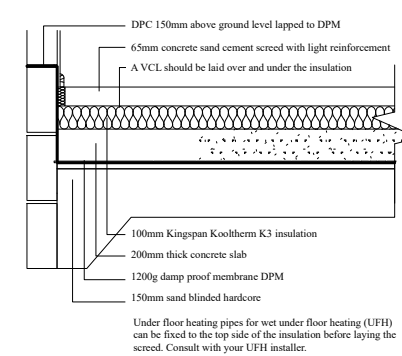
2m headroom to be provided on landings and stairs



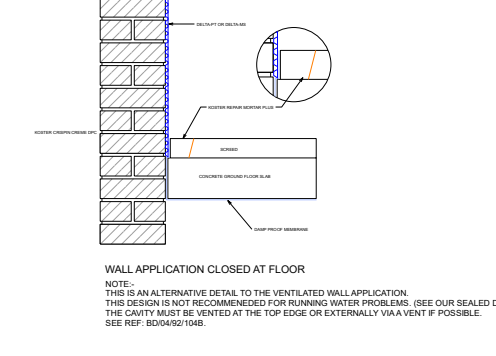
**TRENCH FOUNDATION**



**SOLID GROUND FLOOR - CONCRETE**

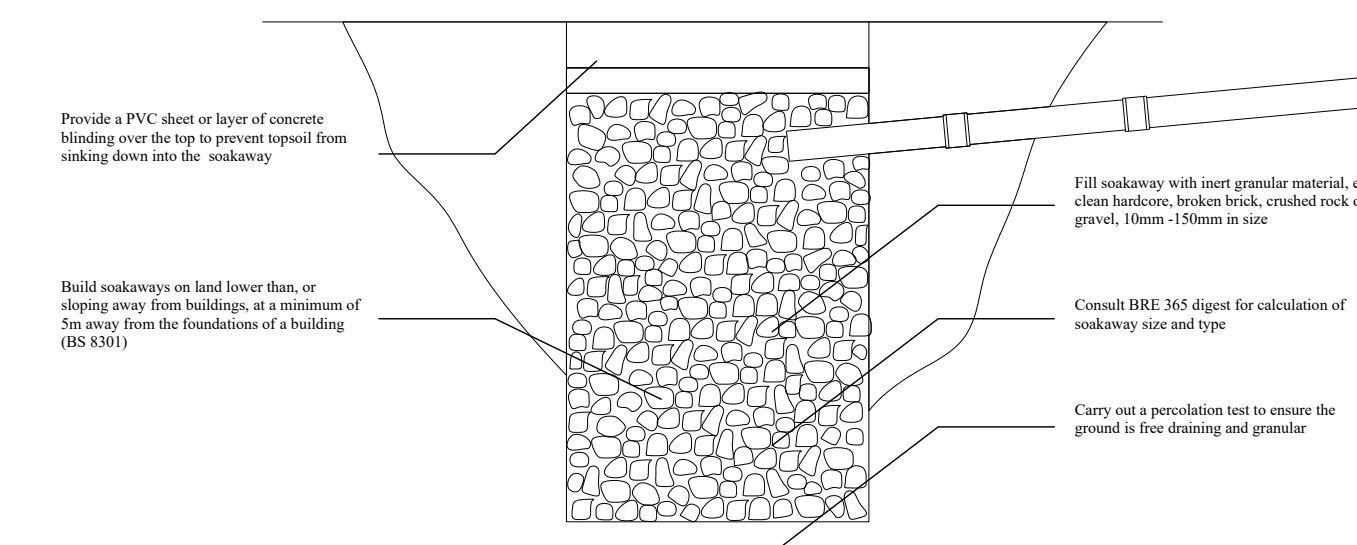


**DELTA SYSTEM 500 - ABOVE GROUND DAMP PROOF MEMBRANE**

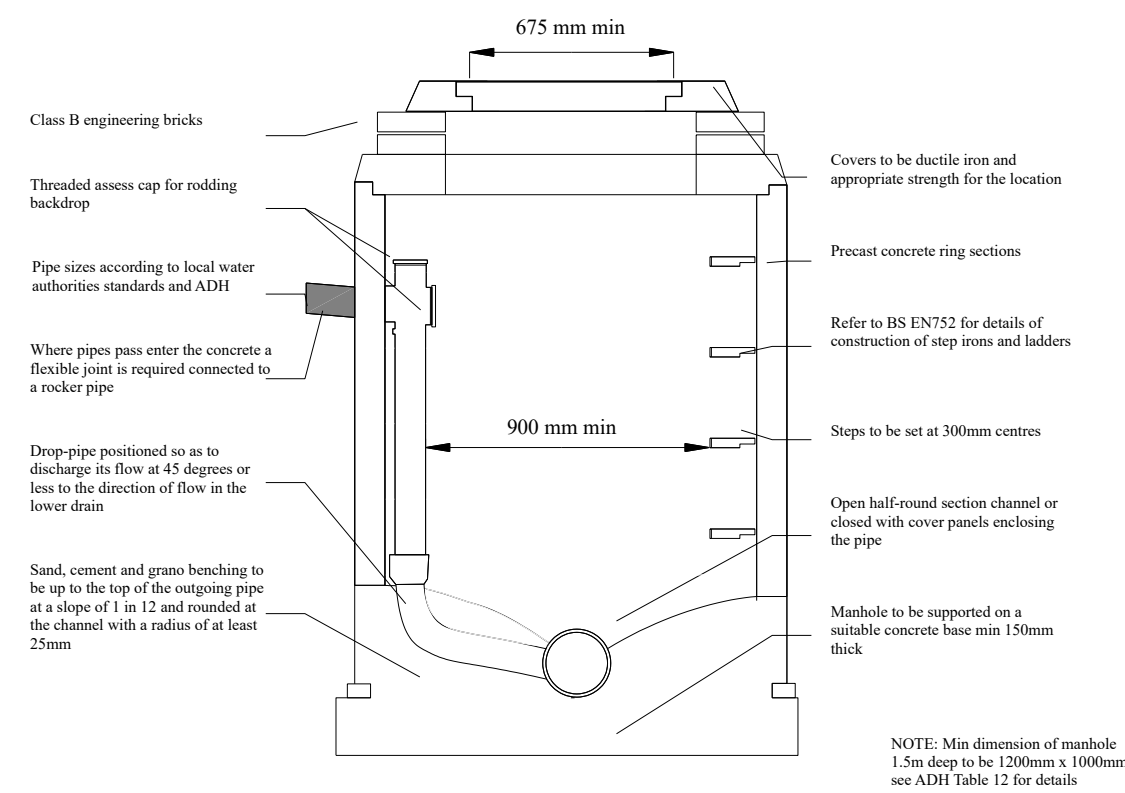


**SOAKAWAY**

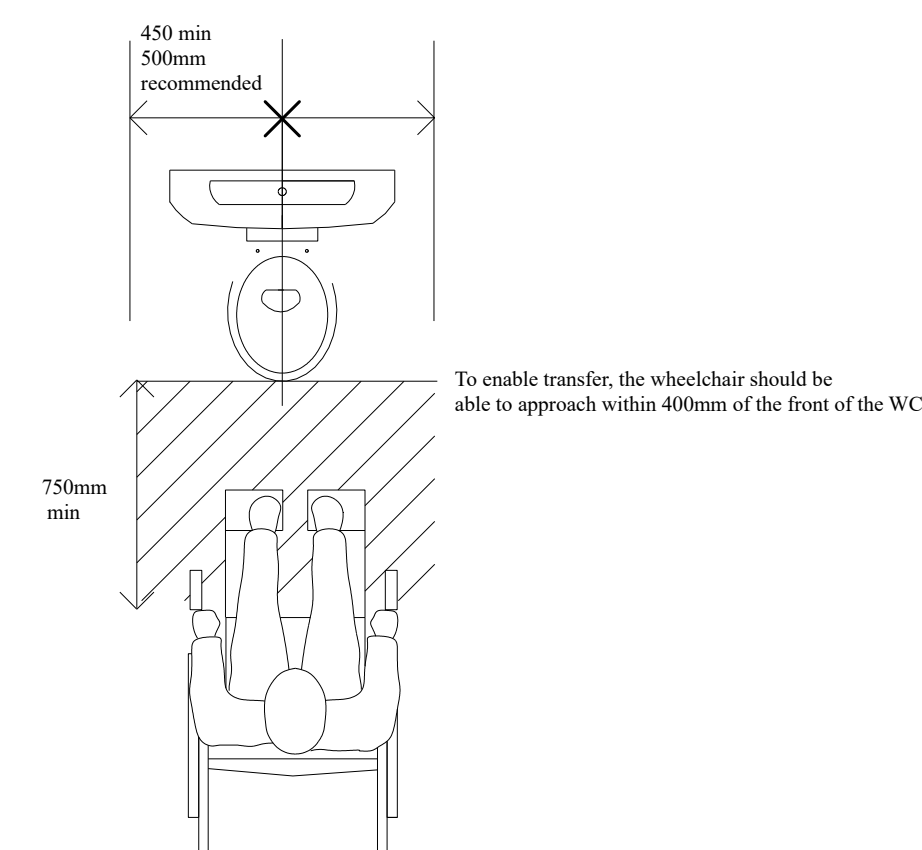
Soakaway size and type dependent on space requirements, site layout, topography, water table, subsoil type, etc. Designed to BS EN 752



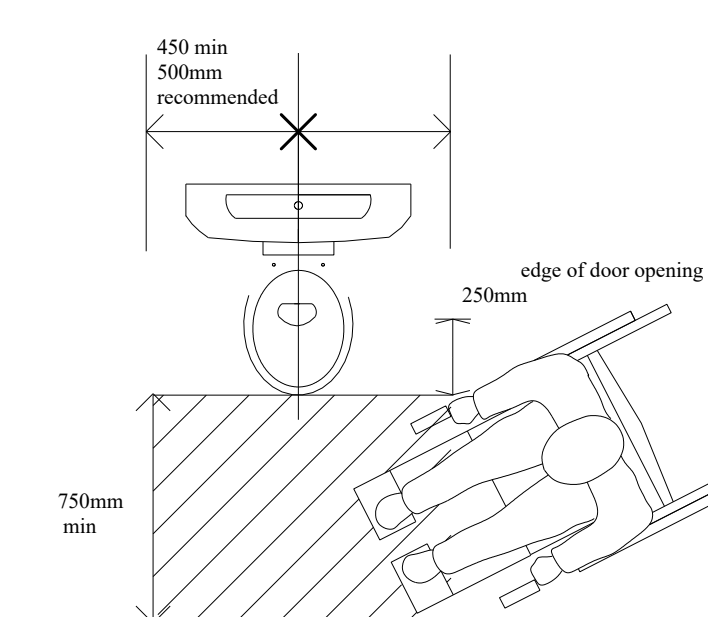
**BACKDROP MANHOLE WITH THE DROP CONTAINED WITHIN THE MANHOLE**  
General guide only consult BS EN 1917 for more details



**Clear space required for a WC with access from the front**



**Clear space required for a WC with oblique access**



# BUILDING CONTROL DETAILS



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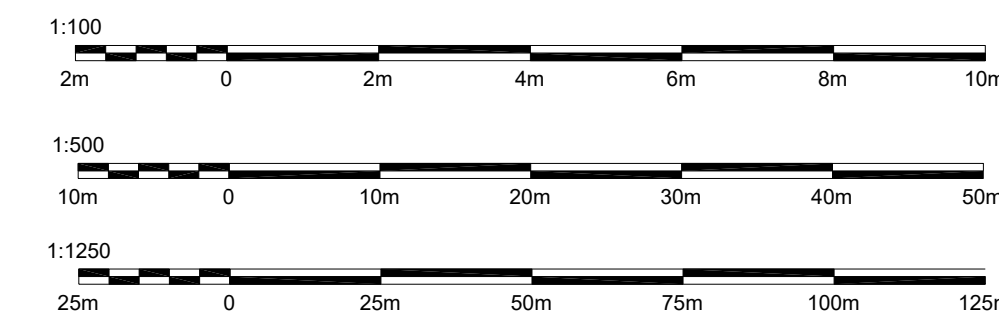
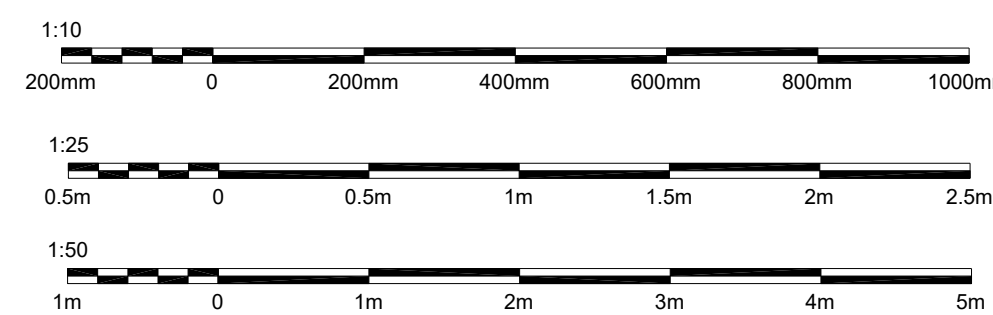
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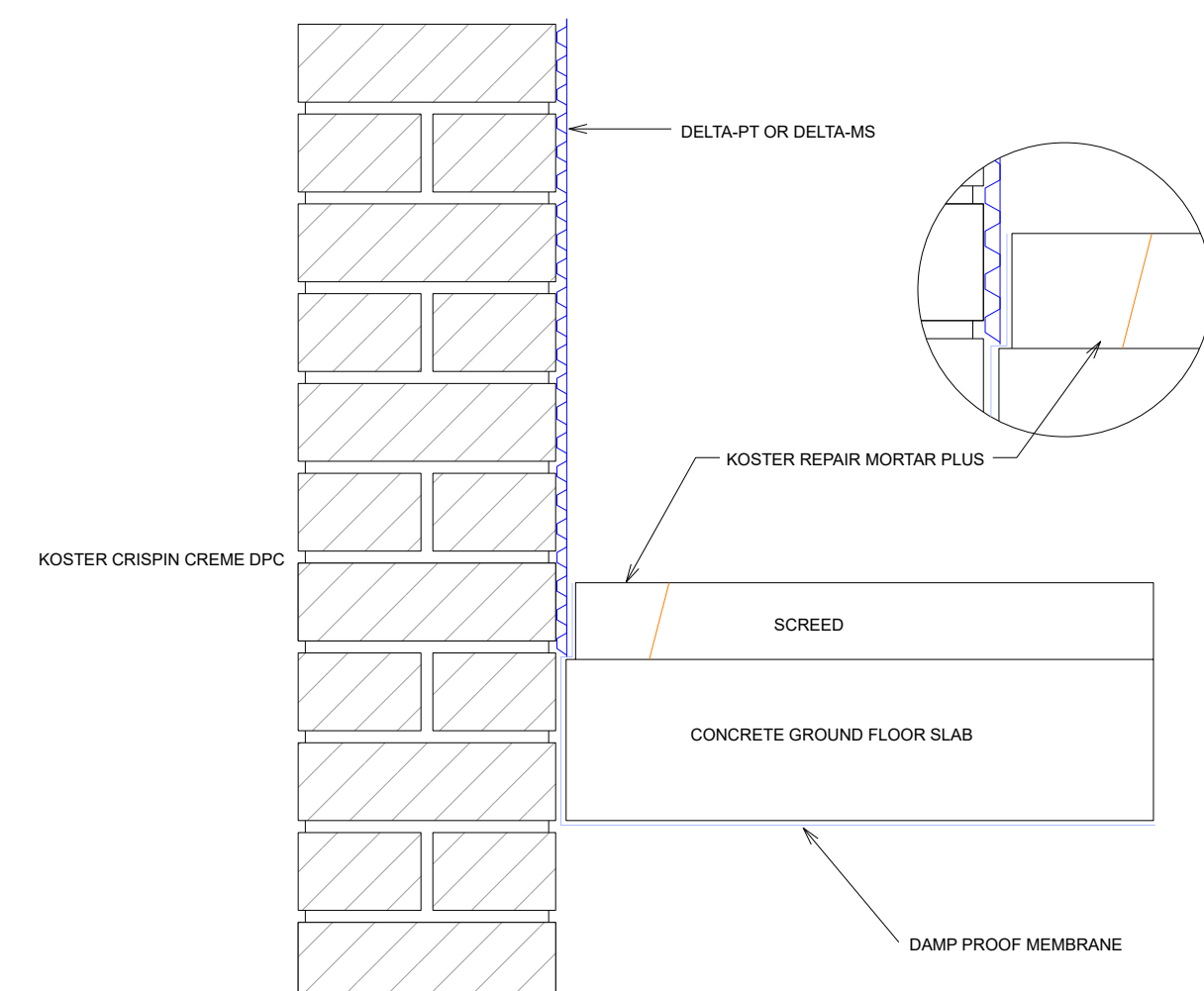
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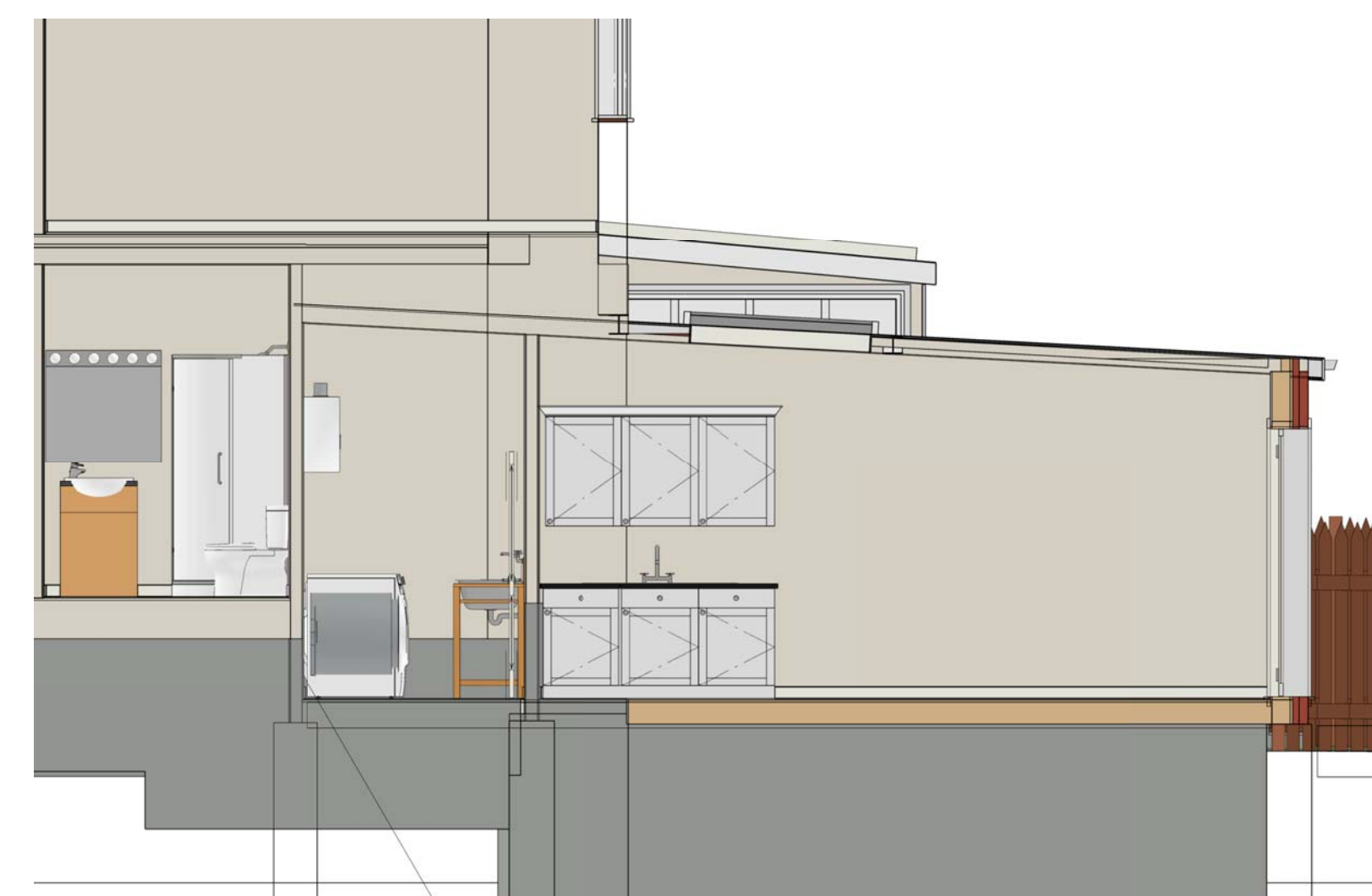
REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

## DELTA SYSTEM 500 - ABOVE GROUND DAMP PROOF MEMBRANE



WALL APPLICATION CLOSED AT FLOOR

NOTE:-  
THIS IS AN ALTERNATIVE DETAIL TO THE VENTILATED WALL APPLICATION.  
THIS DESIGN IS NOT RECOMMENDED FOR RUNNING WATER PROBLEMS. (SEE OUR SEALED DETAIL).  
THE CAVITY MUST BE VENTED AT THE TOP EDGE OR EXTERNALLY VIA A VENT IF POSSIBLE.  
SEE REF: BD/04/92/104B.



Kitchen/Diner Cross Section

Area to be lined with DELTA SYSTEM 500

## Dampness Control

The proposed kitchen/diner FFL (Finished Floor Level) is to be minimum -800mm. By lowering the rear structure by -800mm prevents overshadowing the adjacent property/conservatory.

The rear garden patio will have a FFL of at least -950mm so users of the patio are unable to look into the garden/conservatory of the adjacent property.

As part of the proposed kitchen/diner is lower than ground level, dampness control will be required. After setting mass concrete foundations and concrete retaining wall, the retaining wall is to be lined with DELTA SYSTEM 500 or similar approved above ground dampness system. If the ground after excavation contains water, DELTA will have to be contacted for a more suitable system. The final dampness control system is to be approved by Building Control Officer.

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## NOTES

### WALLS

- BRICKWORK BELOW DPC TO BE MINIMUM 21 N/SQ.MM BRICKS IN 1:3 MORTAR, UNLESS NOTED OTHERWISE.
- BLOCKWORK BELOW DPC TO BE MINIMUM 7.0 N/SQ.MM CONCRETE BLOCKS IN 1:3 MORTAR UNLESS NOTED OTHERWISE.
- "HYLOAD" DPC (OR SIMILAR APPROVED) TO BE USED TO ALL WALLS.
- BRICKWORK ABOVE DPC TO BE MINIMUM 21 N/SQ.MM BRICKS IN 1:1:6 MORTAR UNLESS NOTED OTHERWISE.
- BLOCKWORK ABOVE DPC TO BE MINIMUM 7.0 N/SQ.MM CONCRETE BLOCKS IN 1:1:6 MORTAR UNLESS NOTED OTHERWISE.

### TIMBER

- ALL TIMBER MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH BS 5268: PART 2 - STRUCTURAL USE OF TIMBER.
- ALL TIMBER TO BE STRENGTH CLASS SC4 OR BETTER AND HAVE MAX MOISTURE CONTENT OF 18%. TIMBERS TO BE TANAISED OR TREATED WITH A SUITABLE PRESERVATIVE.
- ALL STRUCTURAL TIMBERS TO BE ADEQUATELY PROTECTED AGAINST ADVERSE WEATHER CONDITIONS DURING STACKING AND AFTER ERECTION.
- DOUBLE/TRIPLE JOISTS TO BE BOLTED TOGETHER USING M12 BOLTS AT 600MM MAX CENTRES. PROVIDE DOUBLE SIDED TOOTH PLATE CONNECTORS BETWEEN JOISTS AND 50MM X 50MM X 3MM THICK STEEL WASHER PLATES UNDER HEAD AND NUT OF BOLTS.
- NO NOTCHES, HOLES OR REBATES ETC. TO BE CUT IN ANT STRUCTURAL MEMBER WITHOUT THE WRITTEN AGREEMENT OF THE ENGINEER.

### STUDWORK PARTITIONS

- NEW STUDWORK PARTITIONS TO BE FRAMED OUT OF 100MM X 50MM SOFTWOOD STUDS AT 400MM CENTRES, CLAD BOTH SIDES IN 12.5MM PLASTERBOARD WITH 5MM SKIM COAT AND INFILLED WITH 100MM STILLITE SOUND DEADENING QUILTING.

### NEW STAIRS

- RISERS MAX 200MM; GOINGS APPROX 225MM, MINIMUM 75MM GOING AT WINDERS. 2M CLEAR HEADROOM TO BE OBSERVED OVER THE WHOLE OF THE STAIRCASE. HARDWOOD HANDRAIL, MIN 900MM ABOVE PITCH LINE, WITH 20MM VERTICAL BALUSTERS AT 120MM CENTRES.

### FIRE PRECAUTIONS

- DOORS TO ALL ROOMS AND CUPBOARDS LEADING OFF MAIN STAIRCASE (EXCEPT BATHROOMS) ARE TO BE FD20 FIREDOORS WITH PERKO DOOR-CLOSERS, BATHROOMS AND CLOAKROOMS TO HAVE PERKO CLOSERS. MAINS-OPERATED SMOKE DETECTION SYSTEM TO BE INSTALLED TO BS 5446 PART 1, OR BS 5839 PART 1.

### EXTERNAL DOORS AND WINDOWS

- NEW EXTERNAL DOORS AND WINDOWS TO BE EITHER SOFTWOOD OR UPVC (plastic) AND GLAZED WITH SEALED DOUBLE-GLAZED UNITS.

### BACKGROUND VENTILATION

- NEW WINDOWS TO HAVE BACKGROUND TRICKLE VENTILATION TO A MINIMUM OF 4000 SQ.MM PER ROOM.

### CENTRAL HEATING & HOT WATER

- GAS-FIRED BOILER LOCATED IN ACCORDANCE WITH APPROVED DOCUMENT J WITH BALANCED FLUE AND SAFETY CAGE EXTERNALLY. INSULATION OF HOT WATER STORAGE VESSELS TO BE BY FOAM LAGGINGS. INSULATION JACKETS AND LIDS TO THE CWS TANKS AND FOAM RUBBER INSULATION TO WATER PIPES IN ACCORDANCE WITH DOCUMENT L5 O BUILDING REGULATIONS

### PLUMBING

- WASTE RUNS TO BE IN uPVC WITH 75MM DEEP SEAL TRAPS AND 32MM, 50MM, OR 100MM DIAMETER BRANCHES IN ACCORDANCE WITH BUILDING REGULATIONS PART H1. ACCESS POINTS AND RODDING EYES AT ALL CHANGES OF DIRECTION. BRANCH WASTES ARE TO BE CONNECTED INTO EXISTING EXTERNAL OR NEW INTERNAL SOIL/VENT PIPES AS SHOWN ON DRAWING.

### VENTILATION

- BATHROOM TO BE MECHANICALLY VENTILATED TO GIVE THREE AIR CHANGES PER HOUR AT AN EXTRACT RATE OF 15 LITRES PRE SECOND, OPERATED BY LIGHT SWITCH WITH 20 MIN OVER RUN. KITCHEN EXTRACT FAN, MANUALLY OPERATED, TO EXTRACT 60 LITRES PER SECOND, DUCTED THROUGH EXTERNAL WALL. FANS TO BE LOCATED IN WALL AT HIGH LEVEL IN POSITIONS SHOWN ON DRAWING OR BY KITCHEN DESIGNER.

### EXISTING DRAINS

- EXISTING DRAINS ARE TO BE TESTED IN CONJUNCTION WITH BUILDING INSPECTOR AND SLEEVED OR REPAIRED AS NECESSARY. KITCHEN SINK WASTE IS TO BE RUN INTO NEW SEALED GULLY.

### NEW DRAINAGE

- NEW UNDERGROUND DRAINAGE TO BE 100MM DIA. GVC (HEPSLEEVE) TO MIN. GRADIENT OF 1 IN 50 AND SURROUNDED IN 150MM CONCRETE. REMOVE EXISTING REDUNDANT BRANCH DRAINS. NEW SOIL VENT PIPES TO BE 100MM DIA PVC WITH SEPARATE CONNECTIONS TO WCs. WASTE RUNS ARE TO BE IN PVC AND 100MM, 50MM AND 32MM IN DIAMETER. ALL FITTINGS ARE TO HAVE 75MM DEEP SEAL TRAPS WITH RODDING EYES AT ALL CHANGES OF DIRECTION. EXISTING MANHOLES TO BE ADAPTED AS NECESSARY. INTERNAL MANHOLES TO HAVE NEW DOUBLE SEAL AIRTIGHT SCREW DOWN STEEL COVERS. NEW MANHOLES TO BE CONSTRUCTED IN 225MM CLASS B ENGINEERING BRICK WITH 150MM CONCRETE BASE AND DOUBLE SEAL AIRTIGHT SCREW DOWN COVER DISHED FOR SCREEDING. STUB STACKS AS INDICATED.

### GLAZING - SAFETY

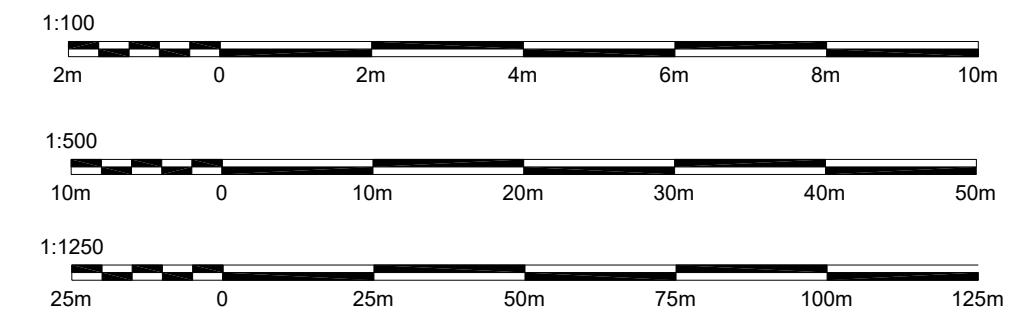
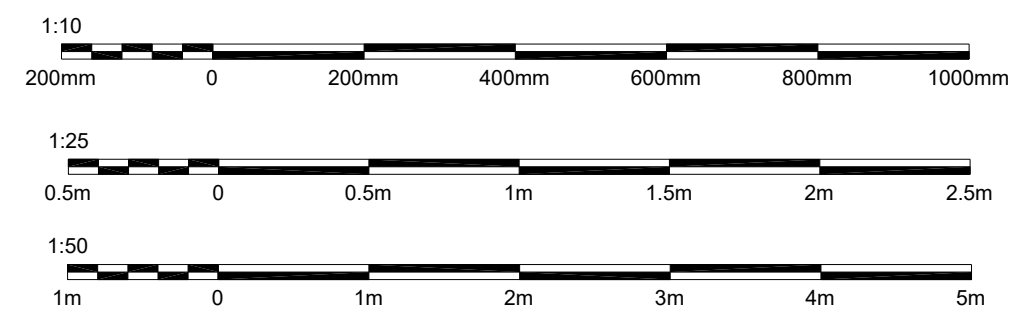
- ALL GLASS BELOW 800MM IN WINDOWS AND BELOW 1500MM IN DOORS TO BE SAFETY GLASS. NEW WINDOWS TO HAVE CILL HEIGHT AT LEAST 900MM ABOVE FINISHED FLOOR LEVEL.

### WINDOWS AND LINTELS

- ALL OPENINGS IN STRUCTURAL WALLS ARE TO INCLUDE AN I.G. OR EQUIVALENT INSULATED STEEL LINTEL WITH 150mm MINIMUM END BEARINGS - SEE DRAWINGS FOR SIZES.
- GLAZING IN ALL WINDOWS AND DOORS IS GENERALLY TO BE FORMED USING 4mm TOUGH, CLEAR PLANILUX GLASS EITHER SIDE OF A 16mm ARGON-FILLED AND SEALED GAP WITH A U-VALUE OF 1.4W/m2K IN EXCESS OF REQUIREMENTS OF PART L1 OF THE BUILDING REGULATIONS. ALL GLAZING COMPLIES WITH PART N OF THE BUILDING REGULATIONS WITH SAFETY GLASS SET IN ACCORDANCE WITH BS 6206 AND FITTED WITHIN 800mm OF THE FINISHED FLOOR AND TO 1500mm ABOVE FINISHED FLOOR TO DOORS AND SIDELIGHTS.
- WINDOWS TO ALL HABITABLE ROOMS ARE DESIGNED TO GIVE 1/10th OF THE HABITABLE FLOOR AREA AS GLAZING AND 1/20th OF THE FLOOR AREA AS VENTILATION, WITH ALL WINDOWS PROVIDING TRICKLE VENTILATION OF 5,000mm2 PER HABITABLE ROOM. ALL JUNCTIONS BETWEEN THE EXTERNAL WINDOW CILL AND MASONRY ARE TO BE FILLED, AND BETWEEN THE INTERNAL CILL AND PLASTER FINISH, WITH THE WHOLE OF THE PERIMETER OF THE FRAMES (INTERNALLY AND EXTERNALLY) FILLED WITH SILICONE MASTIC.

### FOUNDATIONS & SLAB

- CONCRETE FOUNDATIONS AND SLAB TO HAVE COMPRESSIVE STRENGTH OF 30 N/mm2 AFTER 28 DAYS, CLASS M30.



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION



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DRAWING TITLE:

DATE:

04/11/2019

SCALE:

A1 1:50  
or as indicated

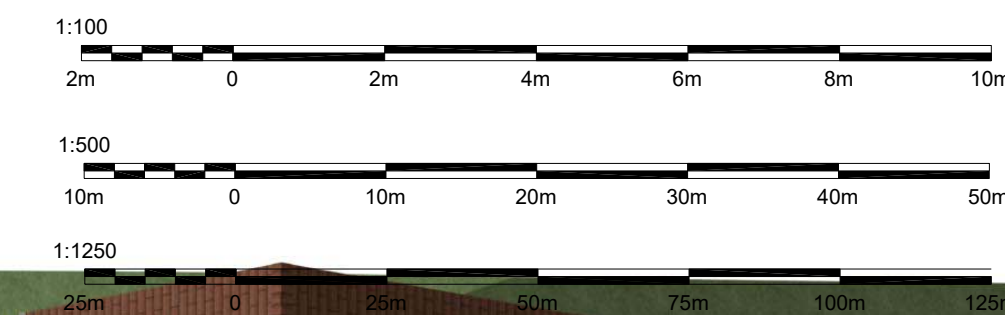
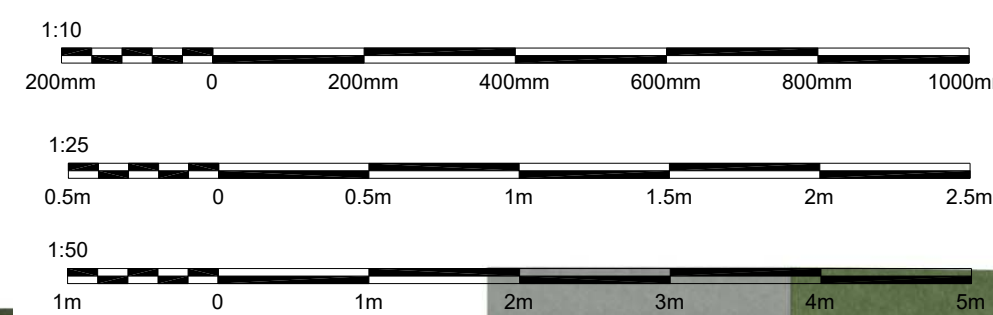
SHEET:

PA-2019-33

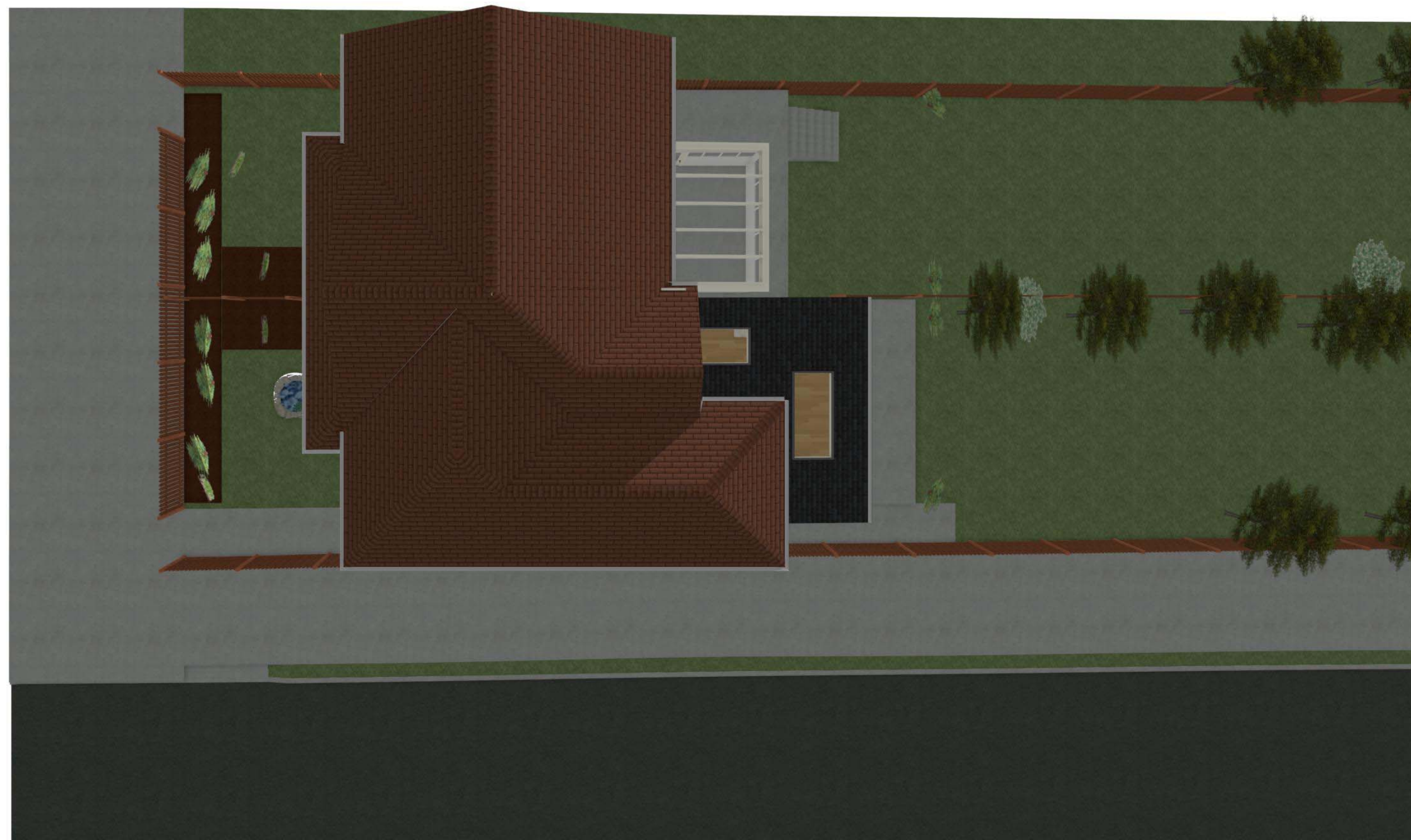
23

# BUILDING CONTROL DETAILS





REVISION TABLE		
NUMBER	DATE	REVISION



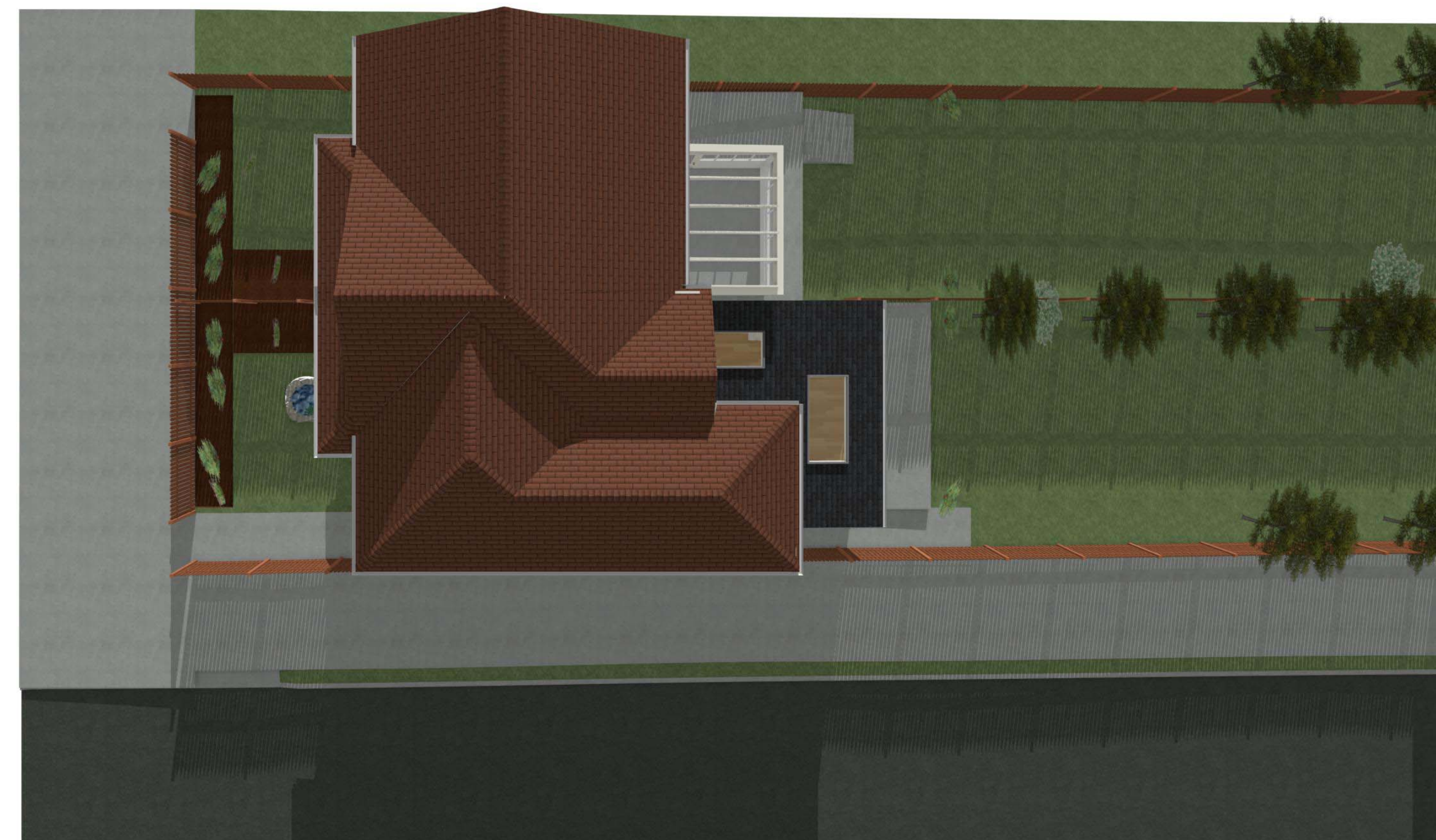
7am



10am



2pm



6pm

# SHADOW IMPACT

