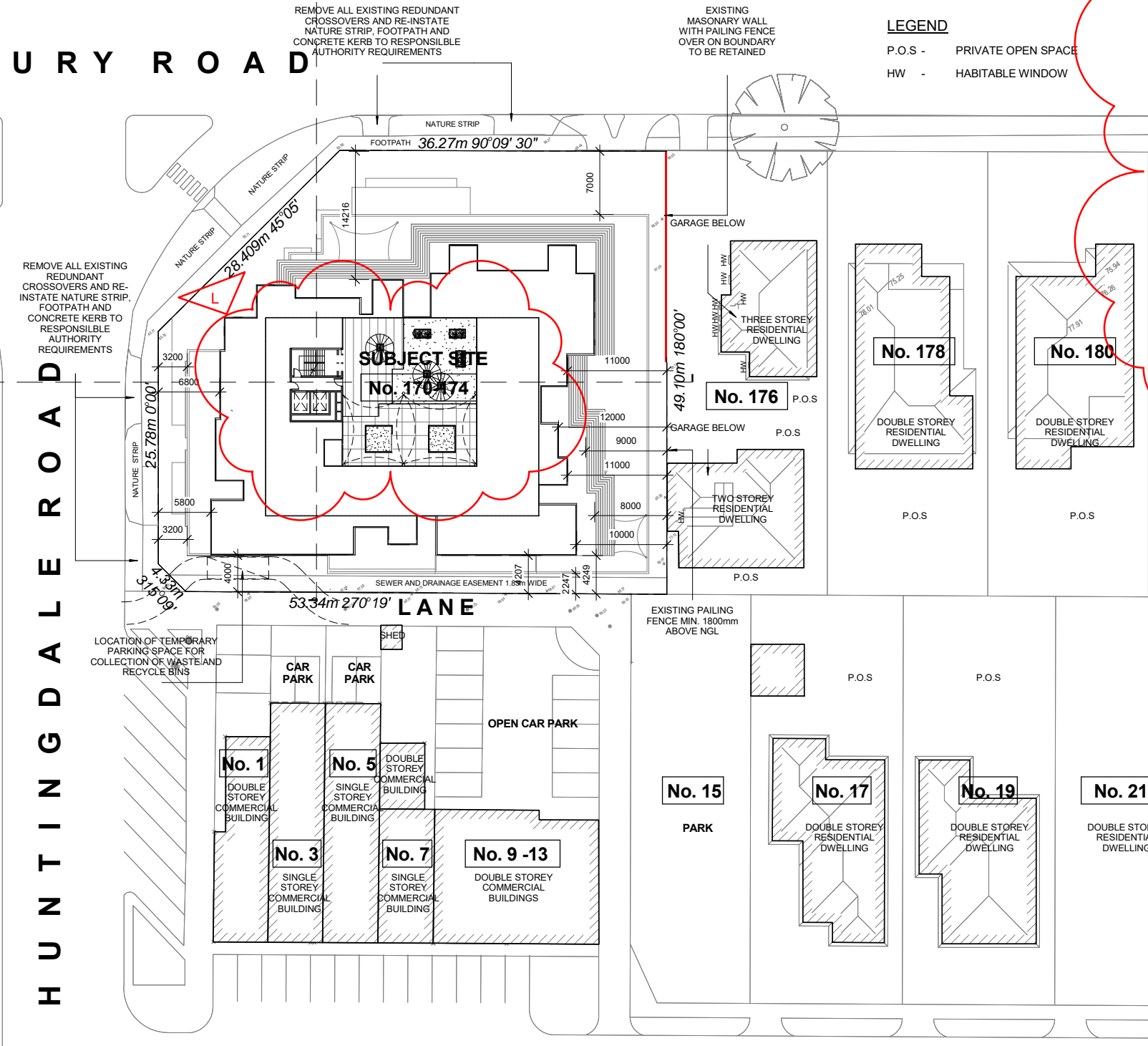
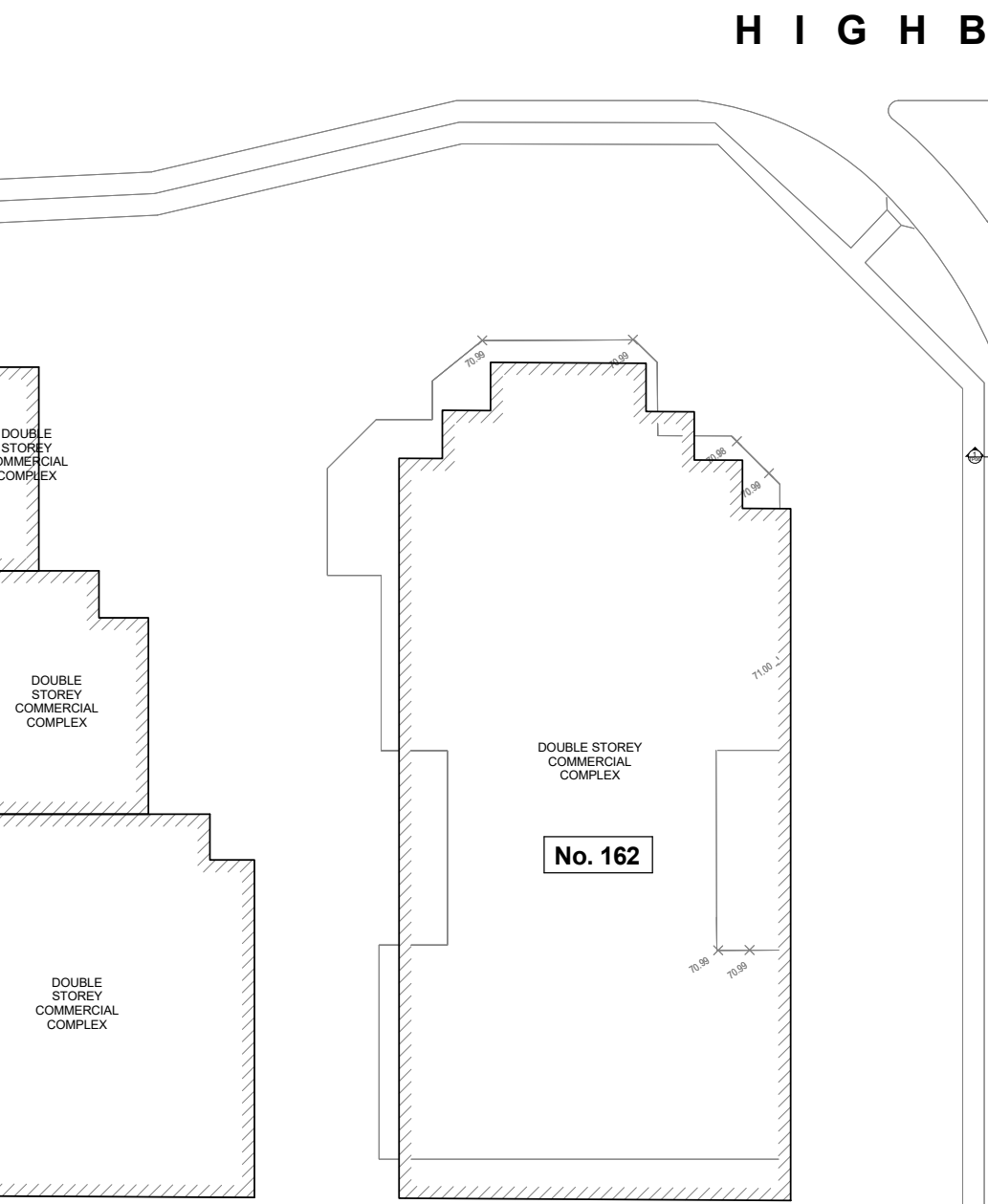


AREA ANALYSIS		
SITE AREA	m ²	%
PROPOSED SITE COVERAGE	1930.43	75.50
PROPOSED SITE PERMEABILITY	671.60	22.40

FLOOR AREA	m ²	sq's
BASEMENT LEVEL 1	2113.00	227.45
BASEMENT LEVEL 2	2113.00	227.45
GROUND FLOOR - MEDICAL CENTRE, CAFE, COMMUNAL AREAS	1675.50	180.40
GROUND FLOOR - CHILDCARE CENTRE	151.30	16.30
GROUND FLOOR - OUTDOOR PLAY AREA	101.98	10.97
FIRST FLOOR - CHILDCARE CENTRE	880.93	94.83
FIRST FLOOR - OUTDOOR PLAY AREA	956.40	102.95
SECOND FLOOR	1262.81	135.93
THIRD FLOOR	1235.36	133.00
ROOF	293.70	31.61
TOTAL AREA	10,784.00	1160.80



L	28.06.19	SECTION 87a VCAT RFI	SN
K	27.05.19	SECTION 87a VCATT	SN
E	25.05.17	VCAT SUBMISSION	SN
D	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN
No.	DATE	AMENDMENTS	BY



18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimilie: (03) 9654 0624

All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.

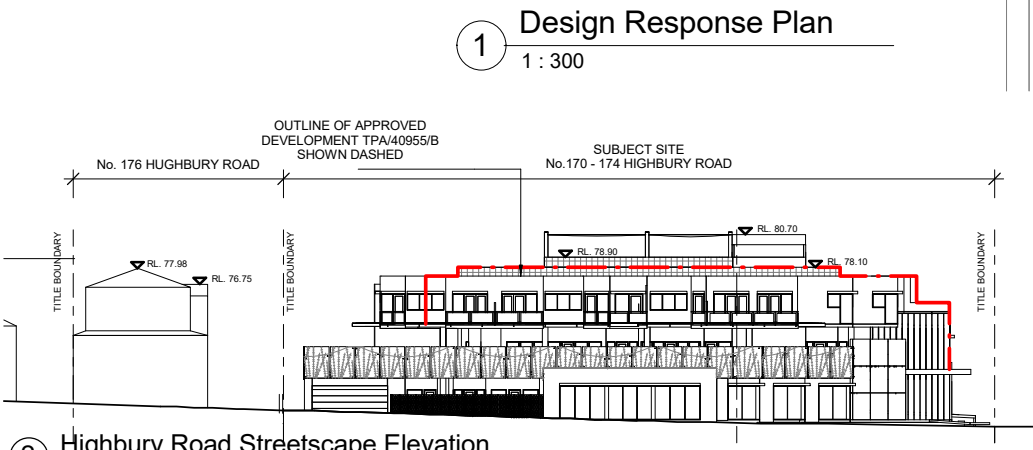
PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT
170-174 HIGHBURY ROAD, MOUNT WAVERLEY

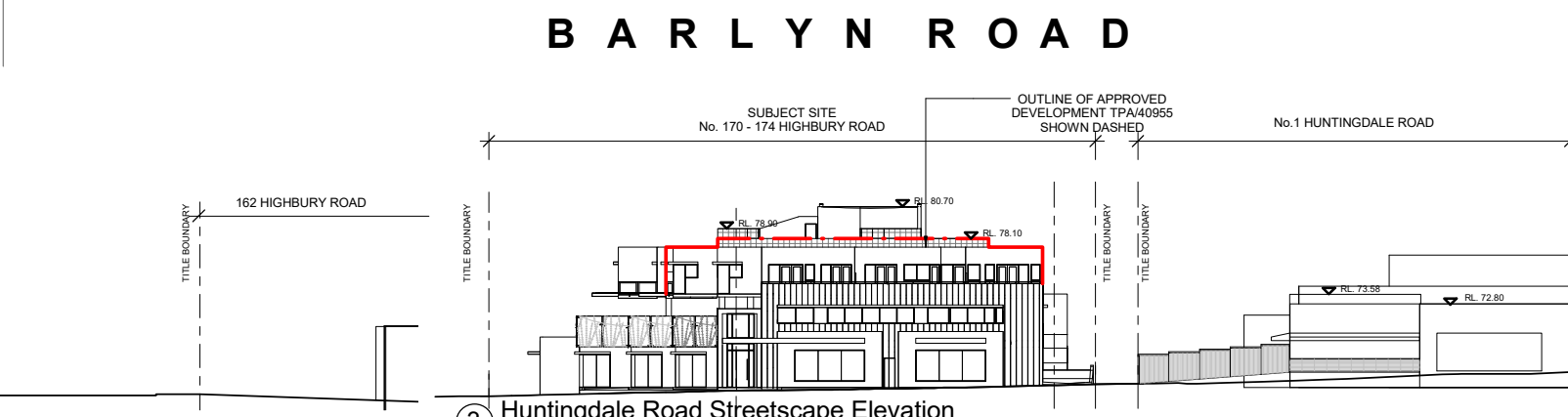
DRAWING TITLE

DESIGN RESPONSE PLAN

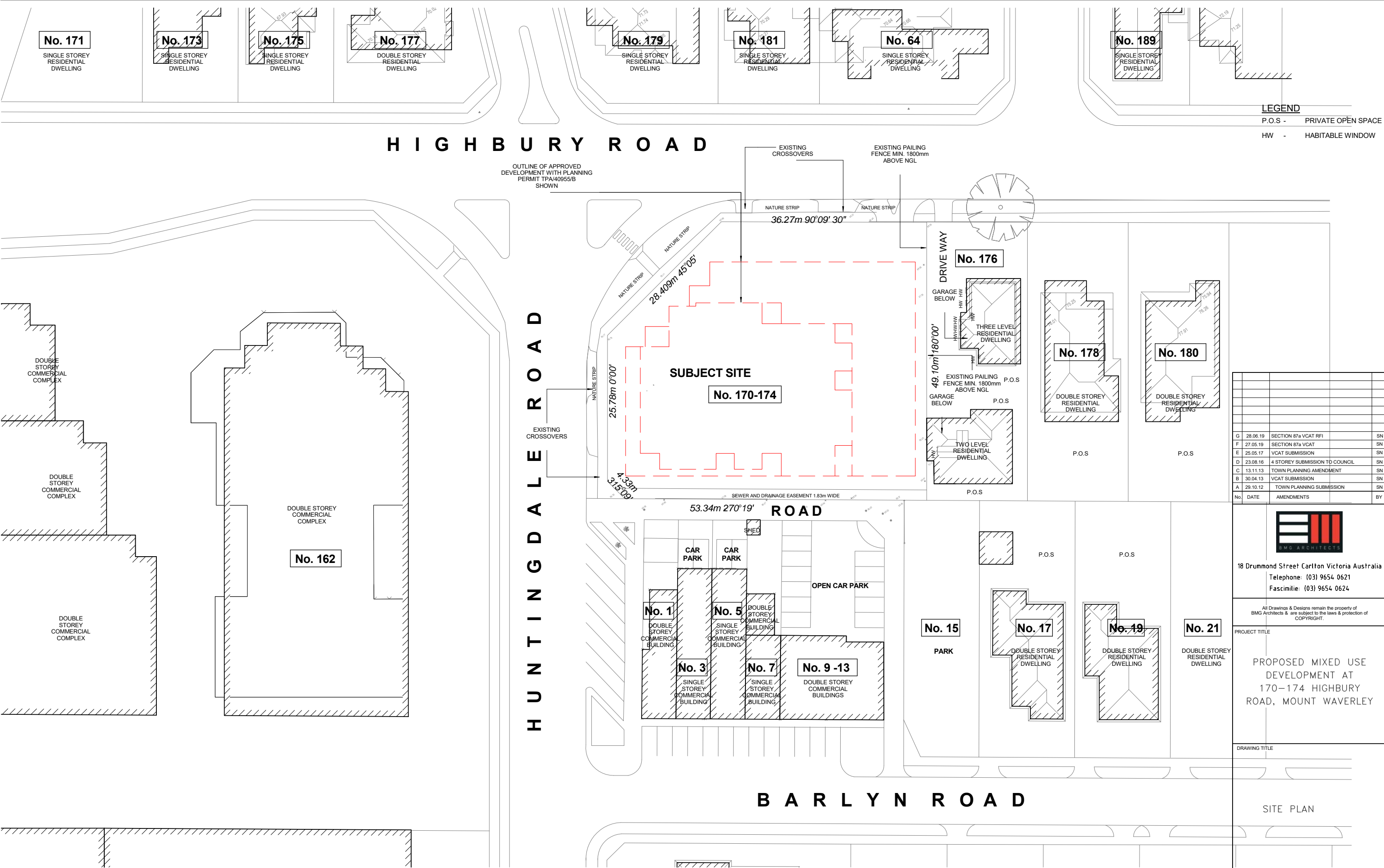
DATE: 03.10.12	SCALE: 1 : 300	NORTH
DRAWN: SN	CHECKED: FG	
JOB No: 1208		
DWG No: DR01		REVISION L



2 Highbury Road Streetscape Elevation
1:300



3 Huntingdale Road Streetscape Elevation
1:300



1 Approved Development
1 : 300

DATE: 03.10.12	SCALE: 1 : 300	NORTH
DRAWN: SN	CHECKED: FG	
JOB No: 1208		
DWG No: SA01	REVISION G	

HUNTINGDALE ROAD

HIGHBURY ROAD

CAR SPACE SCHEDULE

LEVEL	No. OF SPACES
BASEMENT LEVEL 1	55
BASEMENT LEVEL 2	54
TOTAL	109

CAR SPACE ALLOCATION

	No. OF SPACES
RESIDENT CARSPACE	11
MEDICAL STAFF	17
CAFE STAFF	2
CHILD CARE STAFF	12
MEDICAL VISITOR	36
CHILDCARE VISITOR	20
VISITOR	
TOTAL	109

No.	DATE	AMENDMENTS	BY
K	28.06.19	SECTION 87a VCAT RFI	SN
J	27.05.19	SECTION 87a VCAT	SN
I	12.12.17	ENDORSED PLANNING SUBMISSION	RL
H	25.05.17	VCAT SUBMISSION	SN
G	10.10.16	FURTHER INFORMATION SUBMISSION	RL
F	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
E	27.11.14	ENDORSED PLANNING SUBMISSION	SN
D	30.01.14	RFI SUBMISSION TO COUNCIL	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN



18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimile: (03) 9654 0624

All Drawings & Designs remain the property of
BMG Architects & are subject to the laws & protection of
COPYRIGHT.

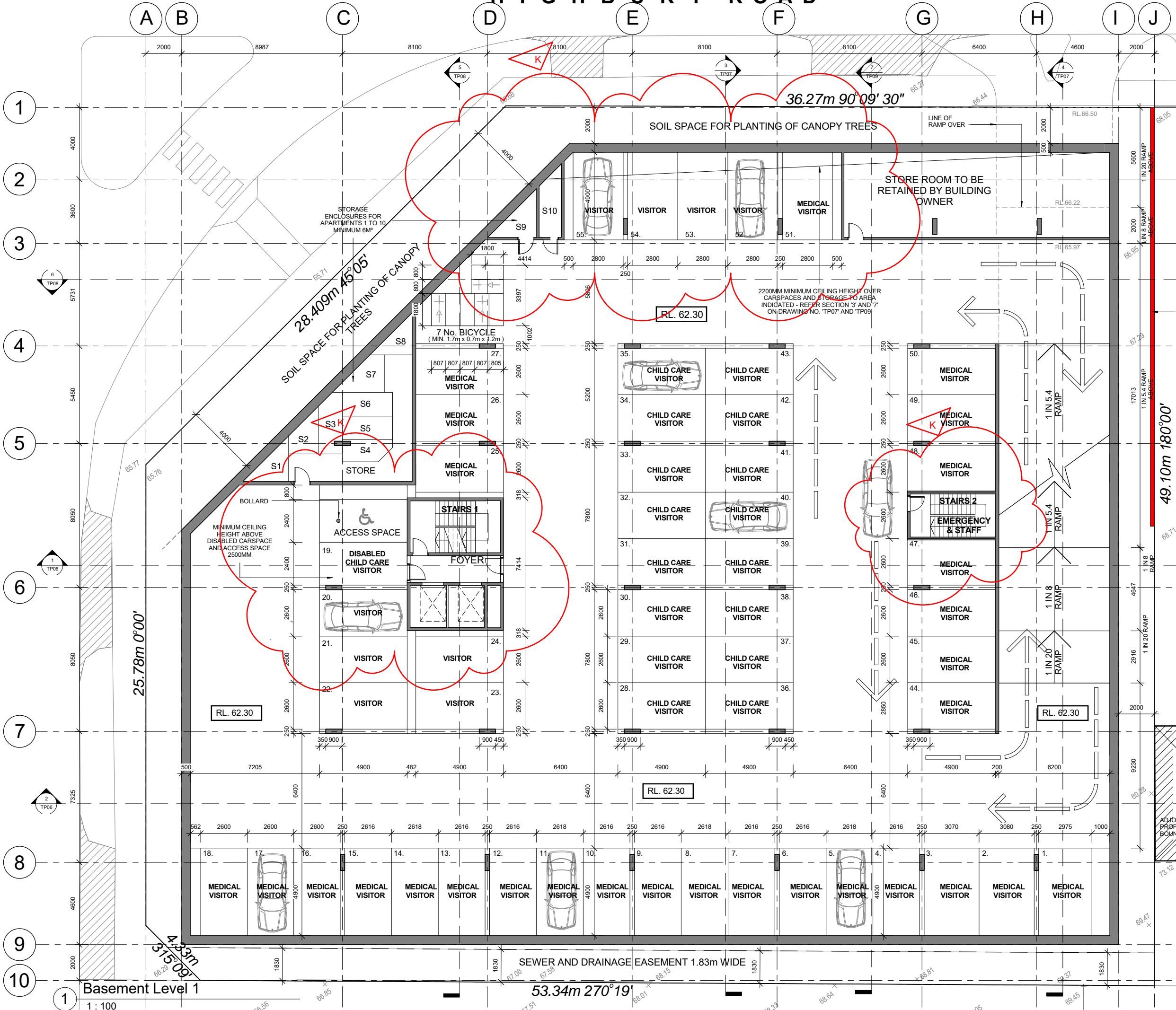
PROJECT TITLE

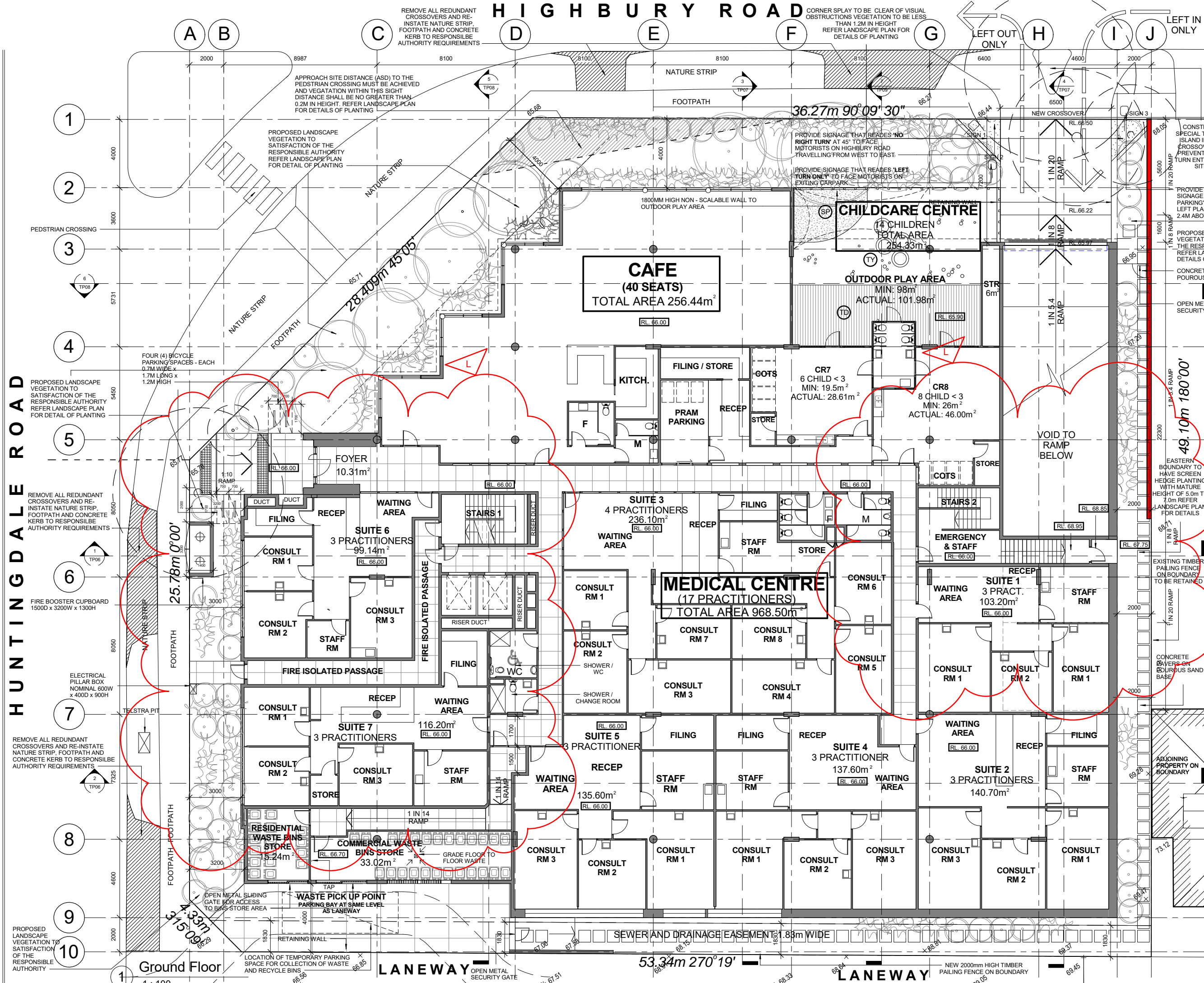
PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT WAVERLEY

DRAWING TITLE

BASEMENT
LEVEL 1
RL. 62.30

DATE: 03.10.12	SCALE: 1 : 100	NORTH
DRAWN: SN	CHECKED: FG	
JOB No: 1208	DWG No: TP01	REVISION K





LEGEND

- EXISTING TREE TO BE REMOVED SHOWN DASHED
- PROPOSED VEGETATION
- DIRECTION OF VEHICULAR TRAFFIC
- FLOOR LEVEL TO AHD
- SITE LEVEL TO AHD
- SAND PIT
- RECYCLED TYRES
- TIMBER DECK

SIGNAGE LEGEND

- SIGN 1: NO RIGHT TURN
- SIGN 2: ONLY
- SIGN 3: VISITOR PARKING

L	28.06.19	SECTION 87a VCAT RFI	SN
K	27.05.19	SECTION 87a VCAT	SN
J	12.12.17	ENDORSED PLANNING SUBMISSION	RL
I	25.05.17	VCAT SUBMISSION	SN
H	10.10.16	FURTHER INFORMATION SUBMISSION	RL
G	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
F	27.11.14	ENDORSED PLANNING SUBMISSION	SN
E	14.04.14	AMENDMENTS TO LOADING BAY AND SUITE 6	SN
D	30.01.14	RFI SUBMISSION TO COUNCIL	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN
DATE	AMENDMENTS		BY



18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimile: (03) 9654 0624

All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.

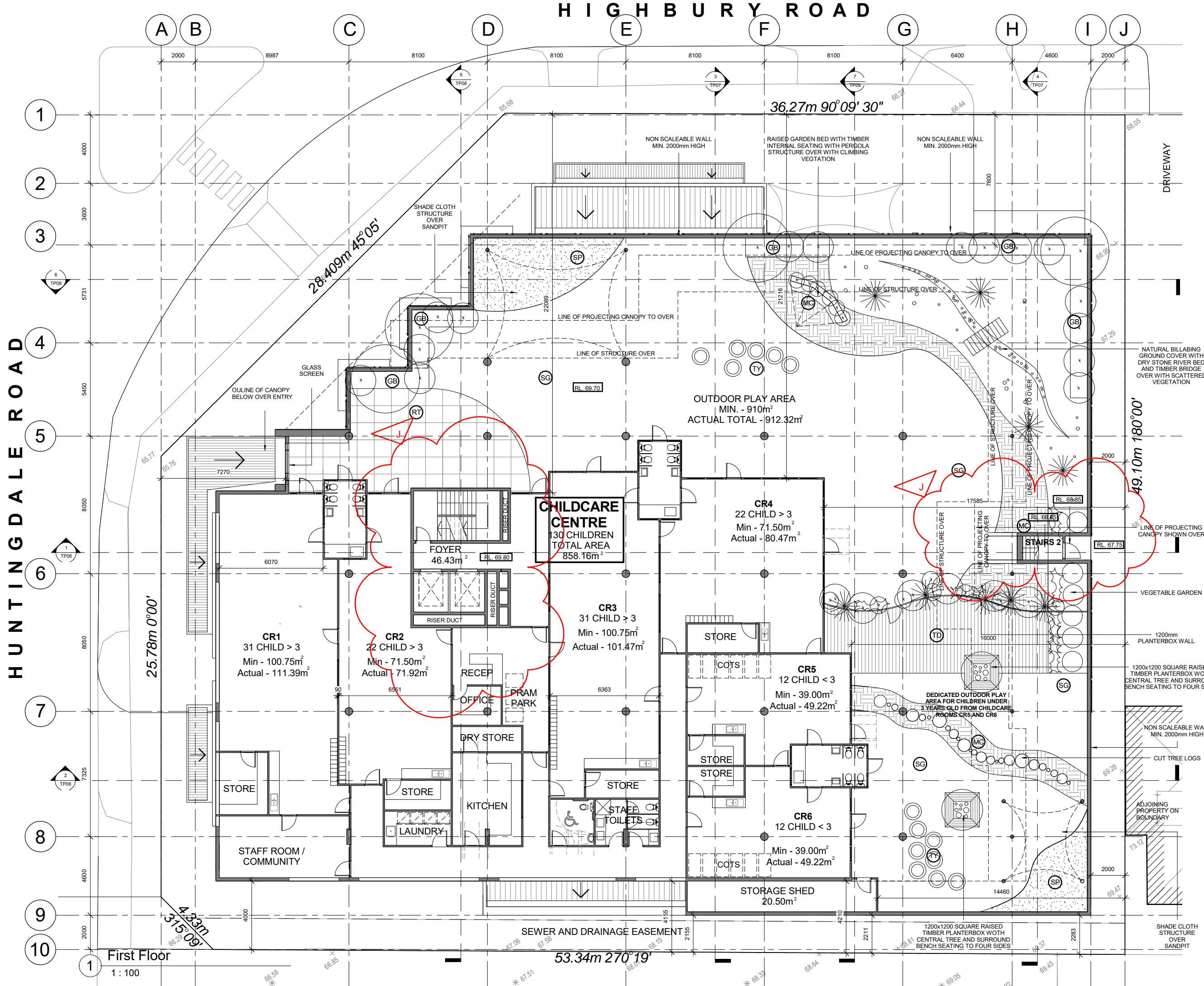
PROJECT TITLE

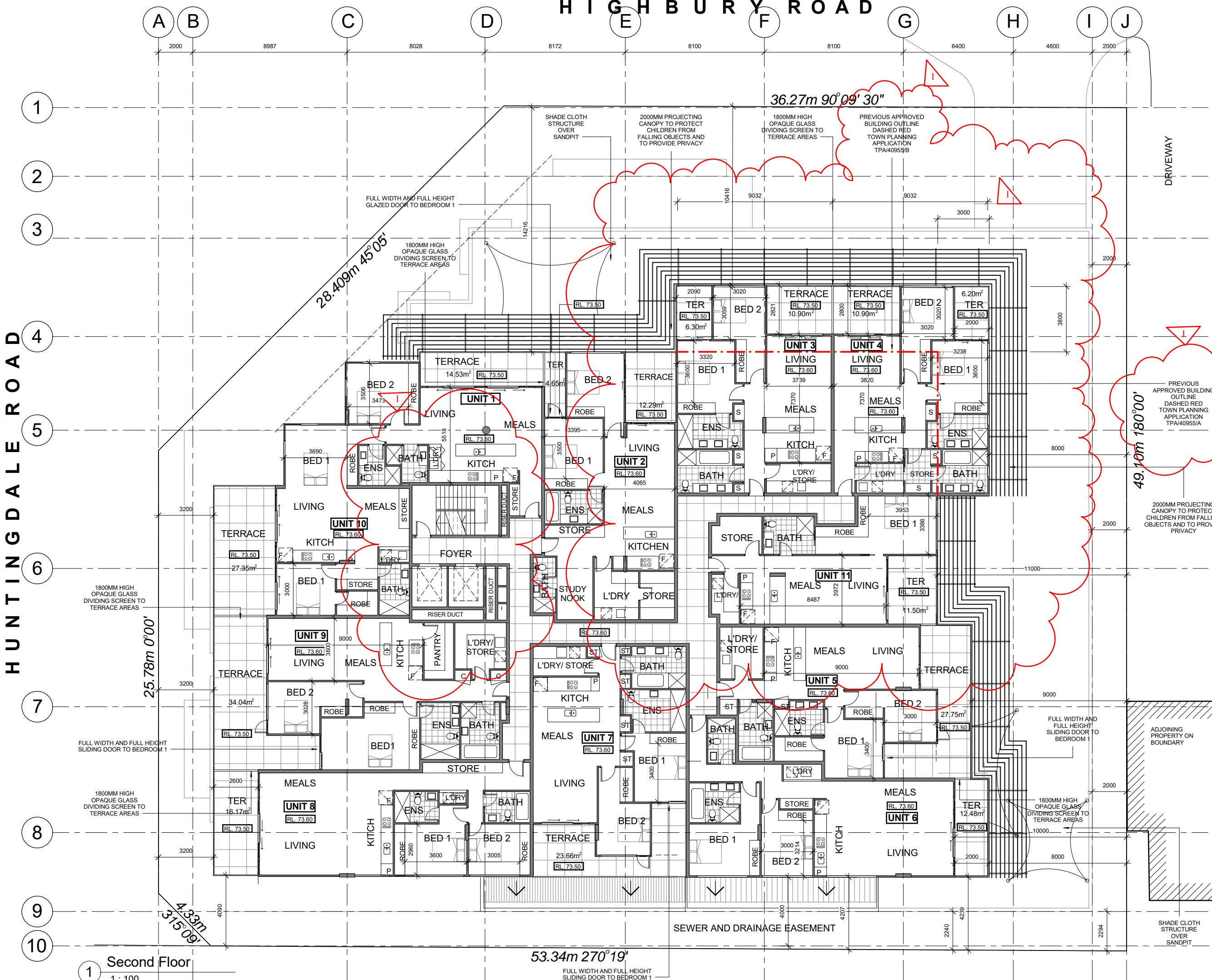
PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY

DRAWING TITLE

GROUND FLOOR PLAN

DATE: 03.10.12	SCALE: 1 : 100	NORTH
DRAWN: SN	CHECKED: FG	
JOB No: 1208		
DWG No: TP02		REVISION L





AREA SCHEDULE			
AREA	m ²		
STAIRS / LIFTS	38.90		
COMMON AREAS	71.44		
DWELLINGS			
UNIT NO.	LIVING	TERRACE	TOTAL
1	89.26	14.53	103.79
2	107.97	16.94	124.91
3	94.90	17.20	112.10
4	94.40	17.10	111.50
5	96.27	25.76	122.03
6	104.88	11.55	116.43
7	100.33	12.48	112.81
8	102.67	16.17	118.84
9	114.80	34.04	148.84
10	59.05	27.35	86.40
11	79.02	11.50	90.52
DWELLING TOTAL			1248.17
TOTAL			1358.51 m ²

No.	DATE	AMENDMENTS	BY
I	28.06.19	SECTION 87a VCAT RFI	SN
H	27.05.19	SECTION 87a VCAT	SN
G	12.12.17	ENDORSED PLANNING SUBMISSION	RL
F	25.05.17	VCAT SUBMISSION	SN
E	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
D	27.11.14	ENDORSED PLANNING SUBMISSION	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	-	-	-

BMG ARCHITECTS

18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimile: (03) 9654 0624

All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.

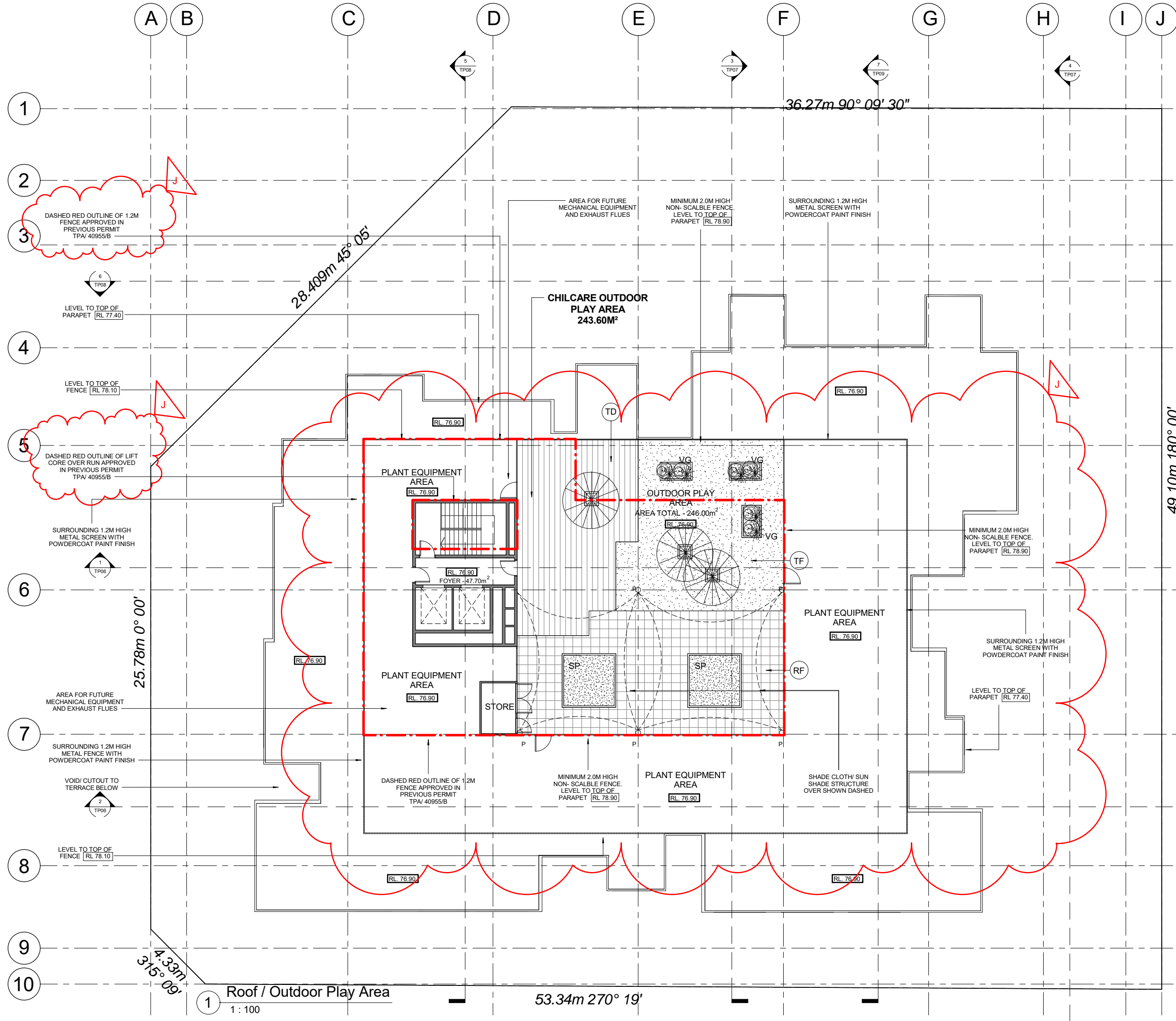
PROJECT TITLE

PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY

DRAWING TITLE

SECOND FLOOR PLAN

DATE: TBC	SCALE: 1 : 100	NORTH
DRAWN: SN	CHECKED: FG	
JOB No: 1208	DWG No: TP03A	



- LEGEND**
- RAISED PLANTERBOX WITH CANOPY TREE
 - RAISED PLANTERBOX WITH VEGETABLE/ FRUIT GARDEN
 - SAND PIT
 - SOFT IMPACT RUBBER FLOORING
 - TIMBER DECK (COMPOSITE TIMBER)
 - ARTIFICIAL TURF
 - SUPPORT POST FOR SUNSHADE

No.	DATE	AMENDMENTS	BY
J	28.06.19	SECTION 87a VCAT RFI	SN
I	27.05.19	SECTION 87a VCAT	SN
H	12.12.17	ENDORSED PLANNING SUBMISSION	RL
G	25.05.17	VCAT SUBMISSION	SN
F	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
E	27.11.14	ENDORSED PLANNING SUBMISSION	SN
D	30.01.14	RFI SUBMISSION TO COUNCIL	SN
C	-	-	-
B	-	-	-
A	-	-	-

18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimile: (03) 9654 0624

All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.

PROJECT TITLE

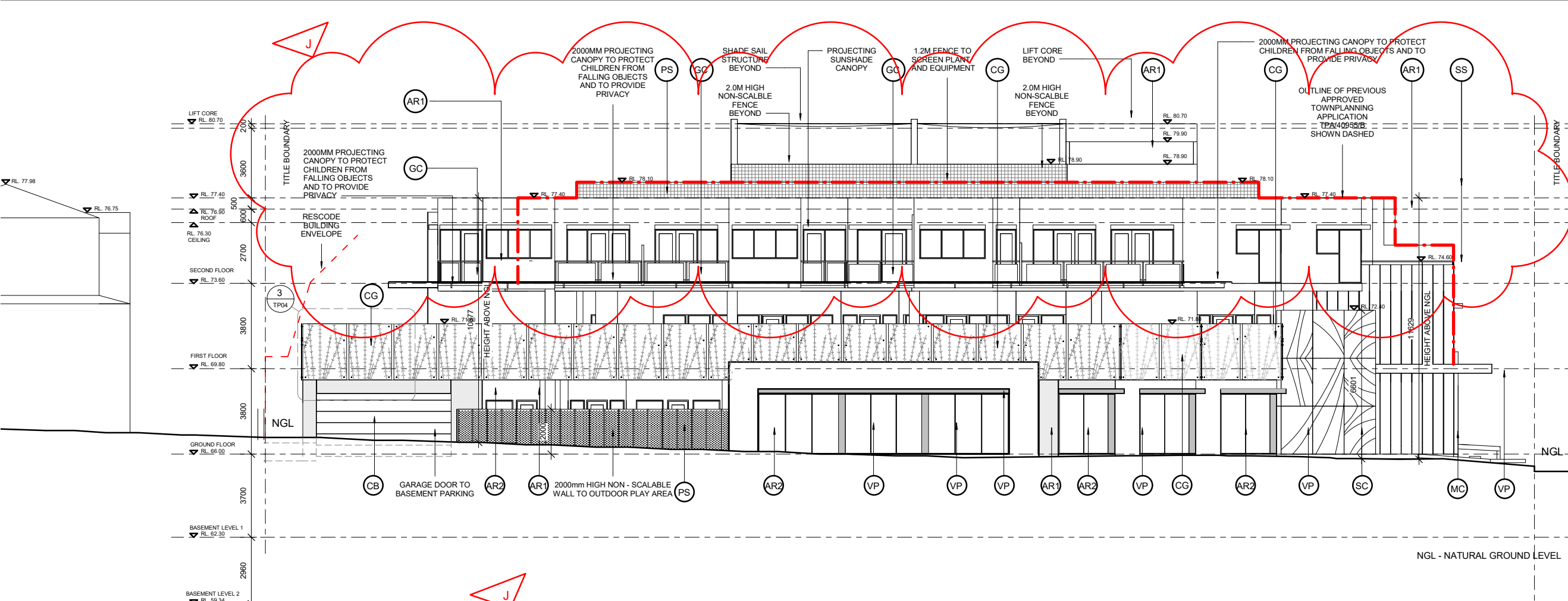
PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY

DRAWING TITLE

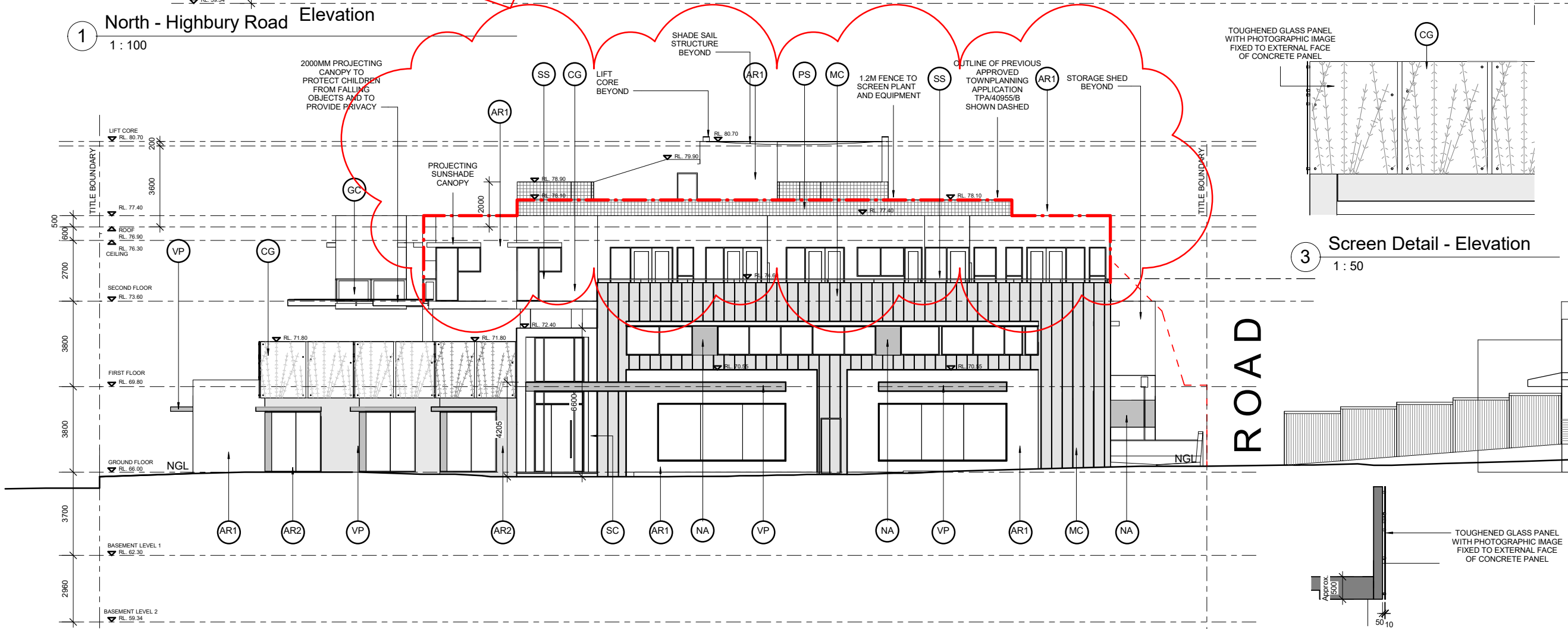
ROOF PLAN

DATE: 30.01.14	SCALE: 1 : 100	<p>NORTH</p>
DRAWN: SN	CHECKED: FG	
JOB No: 1208		

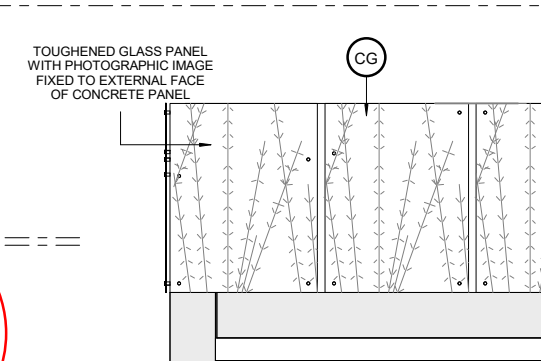
DWG No: TP03B	REVISION J
------------------	----------------------



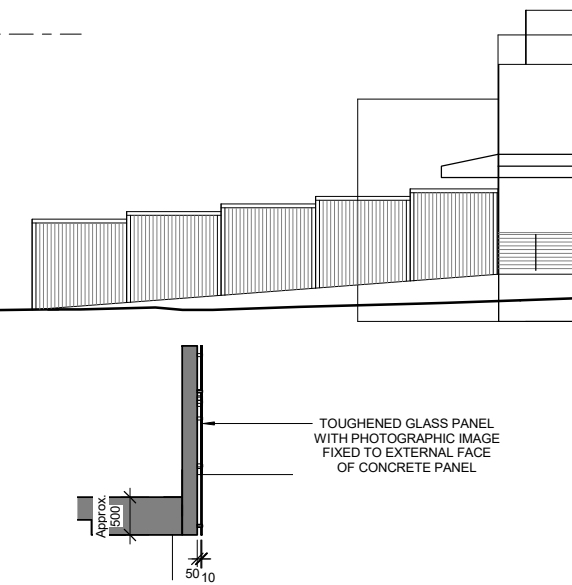
1 North - Highbury Road Elevation
1 : 100



2 West Huntingdale Road Elevation
1 : 100



3 Screen Detail - Elevation
1 : 50



4 Screen Detail - Section
1 : 50

FINISHES SCHEDULE

- AR1 - ACRYLIC RENDER FINISH TYPE 1
COLOUR: DULUX WHITE ON WHITE
- AR2 - ACRYLIC RENDER FINISH TYPE 2
COLOUR: DULUX DIESKAU PG2.C1
- SC - STONE CLADDING - POLISHED
MARBLE OR BLUESTONE SLAB OR
SIMILAR
- MC - METAL CLADDING TYPE 1 -
COLOURBOND METAL WALL
CLADDING WITH STANDING SEAM
JOINTS NOM. 20mm HIGH.
PANEL WIDTH NOM. 350mm.
COLOUR: COLOURBOND METALLIC
STEEL RANGE 'FACADE'
- VP - COLOURED FIBRE CEMENT SHEET
"VITRAPANEL" OR SIMILAR HIGH QUALITY
EXTERNAL CLADDING MATERIAL
COLOUR: BRIGHT RED R200
- CG - COLOURED GLASS - DIGITAL IMAGE
LANDSCAPE THEME
- NA - NATURAL ANODIZED ALUMINIUM
- GC - CLEAR GLASS BALUSTRADE WITH
STAINLESS STEEL HANDRAIL
- CB - COLOURBOND ' SHALE GREY'
- SS - STAINLESS STEEL HANDRAIL
- PS - PEFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH

No.	DATE	AMENDMENTS	BY
J	28.06.19	SECTION 87a VCAT RFI	SN
I	27.05.19	SECTION 87a VCAT	SN
H	12.12.17	ENDORSED PLANNING SUBMISSION	RL
G	25.05.17	VCAT SUBMISSION	SN
F	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
E	27.11.14	ENDORSED PLANNING SUBMISSION	SN
D	14.04.14	AMENDMENTS TO LOADING BAY AND SUITE 6	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN



18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Fascimile: (03) 9654 0624

All Drawings & Designs remain the property of
BMG Architects & are subject to the laws & protection of
COPYRIGHT.

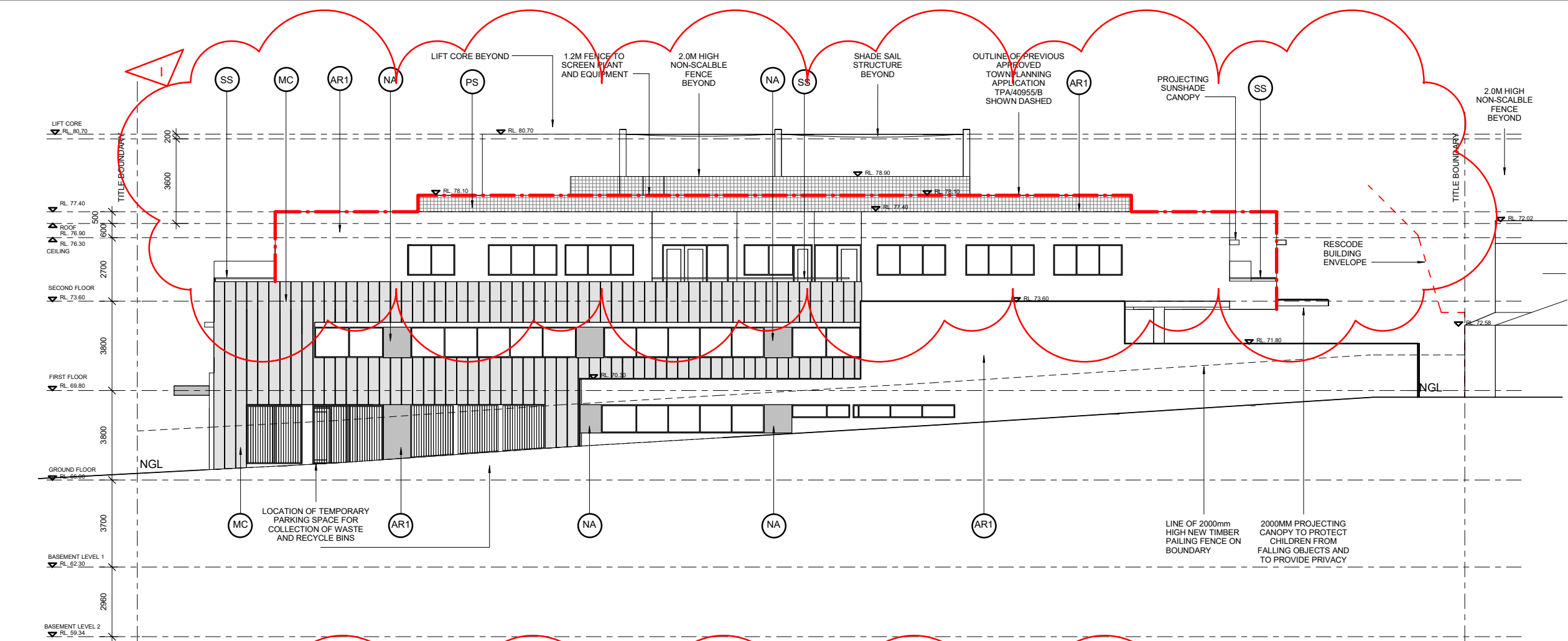
PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT AT
170-174 Highbury
ROAD, MOUNT WAVERLEY

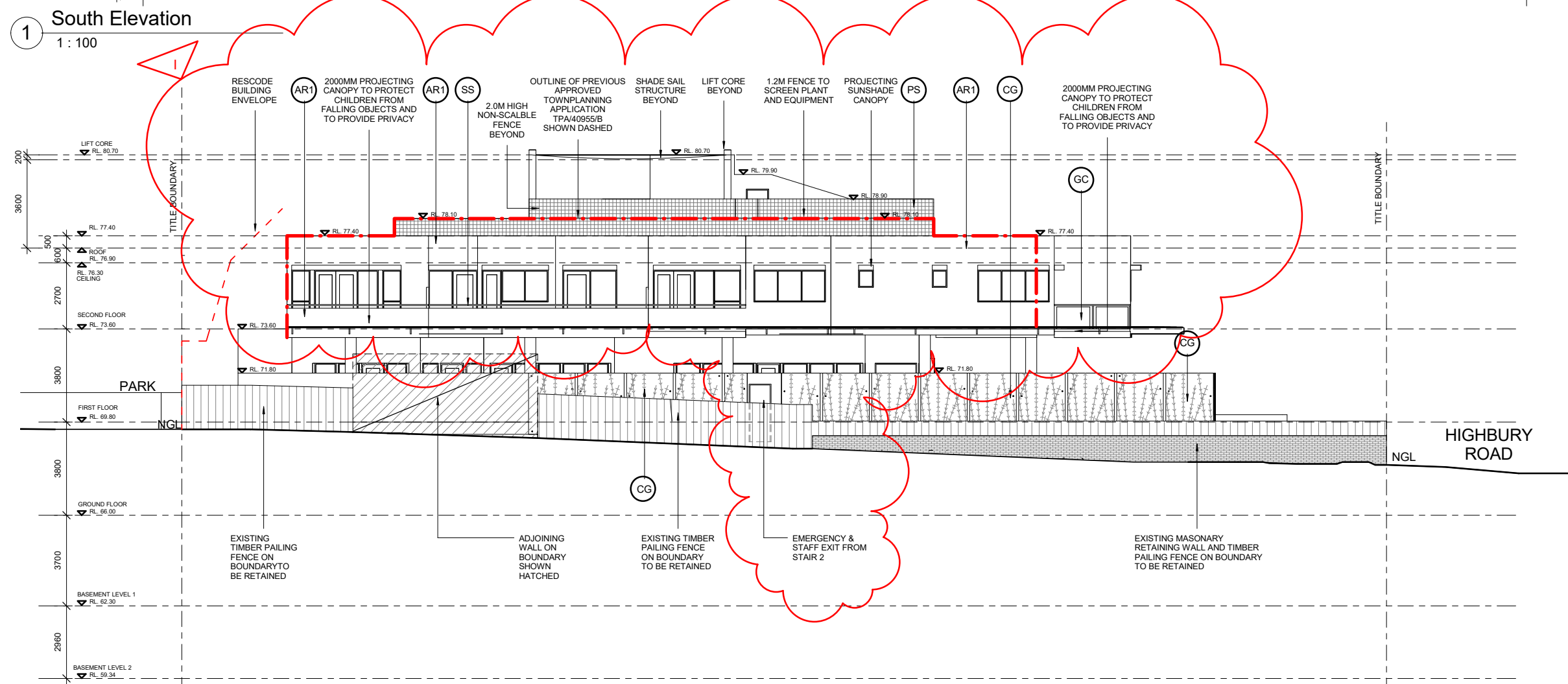
DRAWING TITLE

ELEVATIONS

DATE: 03.10.12	SCALE: As indicated	
DRAWN: SN	CHECKED: FG	
JOB No: 1208	REVISION	
DWG No: TP04		



1 South Elevation
1 : 100



2 East Elevation
1 : 100

FINISHES SCHEDULE

- AR1 - ACRYLIC RENDER FINISH TYPE 1
COLOUR: DULUX WHITE ON WHITE
- AR2 - ACRYLIC RENDER FINISH TYPE 2
COLOUR: DULUX DIESKAU PG2.C1
- SC - STONE CLADDING - POLISHED
MARBLE OR BLUESTONE SLAB OR
SIMILAR
- MC - METAL CLADDING TYPE 1 -
COLOURBOND METAL WALL
CLADDING WITH STANDING SEAM
JOINTS NOM. 20mm HIGH.
PANEL WIDTH NOM. 350mm.
COLOUR: COLOURBOND METALLIC
STEEL RANGE 'FACADE'
- VP - COLOURED FIBRE CEMENT SHEET
"VITRAPANEL" OR SIMILAR HIGH QUALITY
EXTERNAL CLADDING MATERIAL
COLOUR: BRIGHT RED R200
- CG - COLOURED GLASS - DIGITAL IMAGE
LANDSCAPE THEME
- NA - NATURAL ANODIZED ALUMINIUM
- GC - CLEAR GLASS BALUSTRADE WITH
STAINLESS STEEL HANDRAIL
- CB - COLOURBOND 'SHALE GREY'
- SS - STAINLESS STEEL HANDRAIL
- PS - PERFORATED METAL NON - SCALABLE
SCREEN WITH RUST METAL FINISH

No.	DATE	AMENDMENTS	BY
I	28.06.19	SECTION 87a VCAT RFI	SN
H	27.05.19	SECTION 87a VCAT	SN
G	12.12.17	ENDORSED PLANNING SUBMISSION	RL
F	25.05.17	VCAT SUBMISSION	SN
E	23.08.16	4 STOREY SUBMISSION TO COUNCIL	SN
D	27.11.14	ENDORSED PLANNING SUBMISSION	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN



18 Drummond Street Carlton Victoria Australia
Telephone: (03) 9654 0621
Facsimile: (03) 9654 0624


All Drawings & Designs remain the property of
BMG Architects & are subject to the laws & protection of
COPYRIGHT.

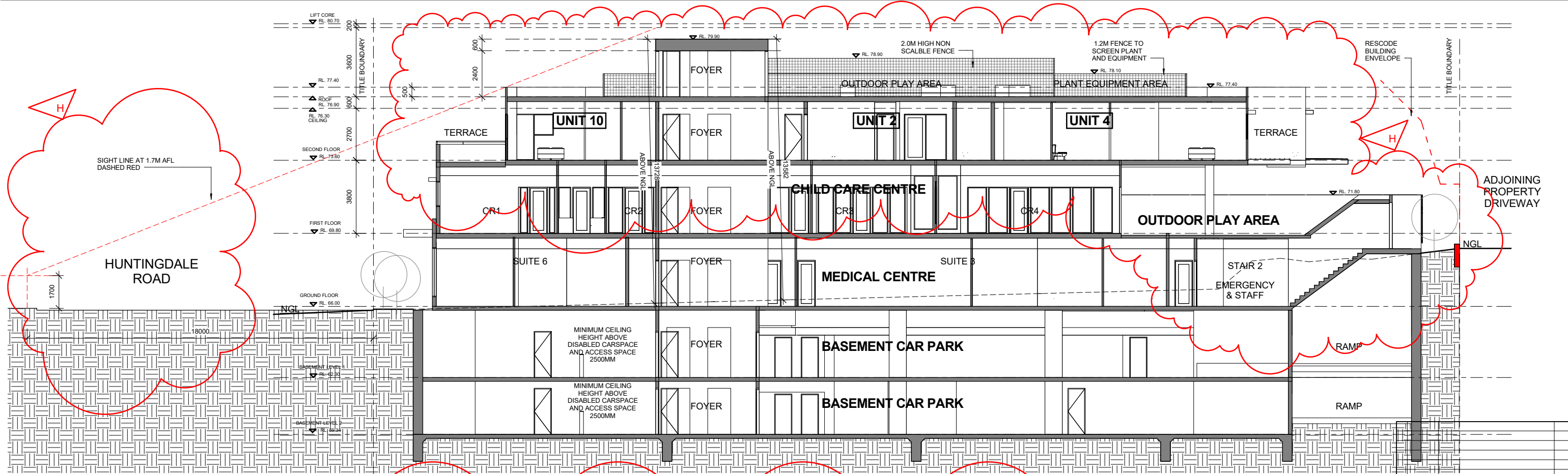
PROJECT TITLE

PROPOSED MIXED USE
DEVELOPMENT AT
170-174 HIGHBURY
ROAD, MOUNT WAVERLEY

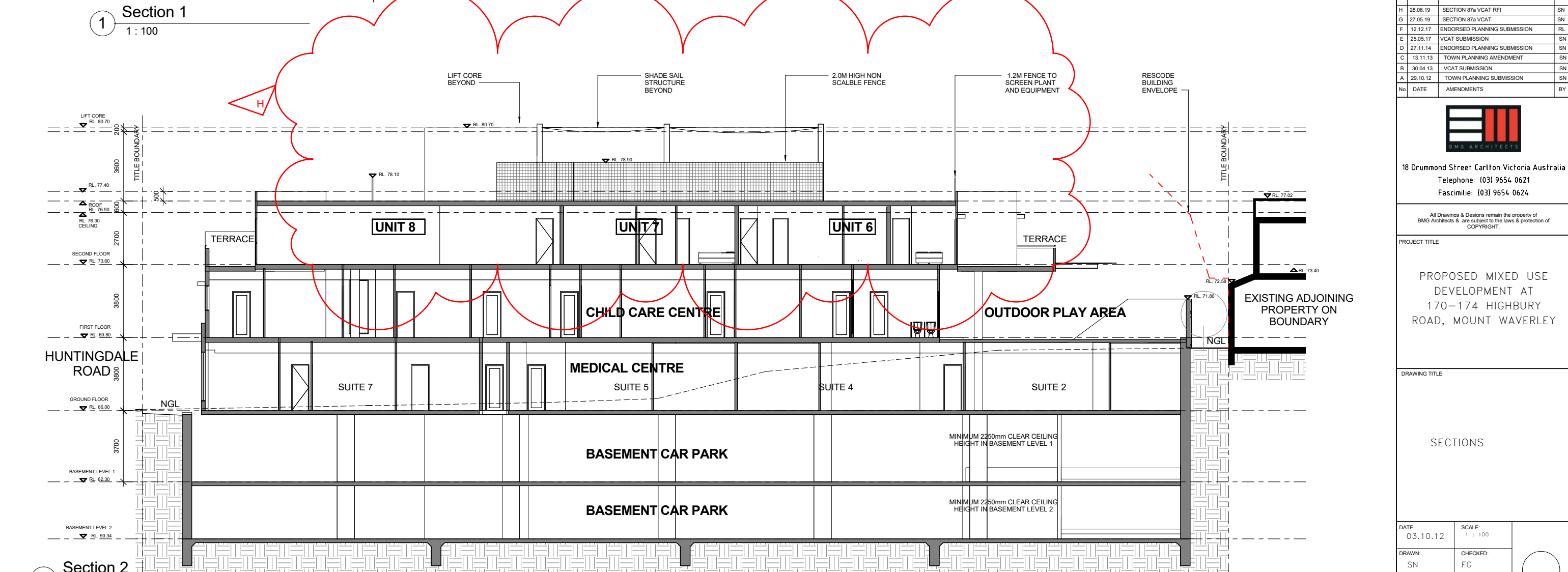
DRAWING TITLE

ELEVATIONS



DATE: 03.10.12	SCALE: 1 : 100	
DRAWN: SN	CHECKED: FG	
JOB No: 1208		
DWG No: TP05		REVISION I

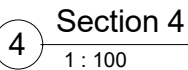
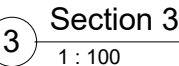


1 Section 1
1 : 100



2 Section 2
1 : 100

H	28.06.19	SECTION 87a/VCAT RFI	SN
G	27.05.19	SECTION 87a/VCAT	SN
F	12.12.17	ENDORSED PLANNING SUBMISSION	RL
E	25.05.17	VCAT SUBMISSION	SN
D	27.11.14	ENDORSED PLANNING SUBMISSION	SN
C	13.11.13	TOWN PLANNING AMENDMENT	SN
B	30.04.13	VCAT SUBMISSION	SN
A	29.10.12	TOWN PLANNING SUBMISSION	SN
No.	DATE	AMENDMENTS	BY
<div> 18 Drummond Street Carlton Victoria Australia Telephone: (03) 9654 0621 Facsimile: (03) 9654 0624</div>			
All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.			
PROJECT TITLE			
PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY			
DRAWING TITLE			
SECTIONS			
DATE:	03.10.12	SCALE:	1 : 100
DRAWN:	SN	CHECKED:	FG
JOB No:	1208	<div></div>	
DWG No:	TP06		
			REVISION
			H



BMG ARCHITECT

All Drawings & Designs remain the property of
BMG Architects & are subject to the laws & protection of
COPYRIGHT

PROJECT TITLE

DRAWING TITLE

DATE:
03.10.12

DRAWN:
SN

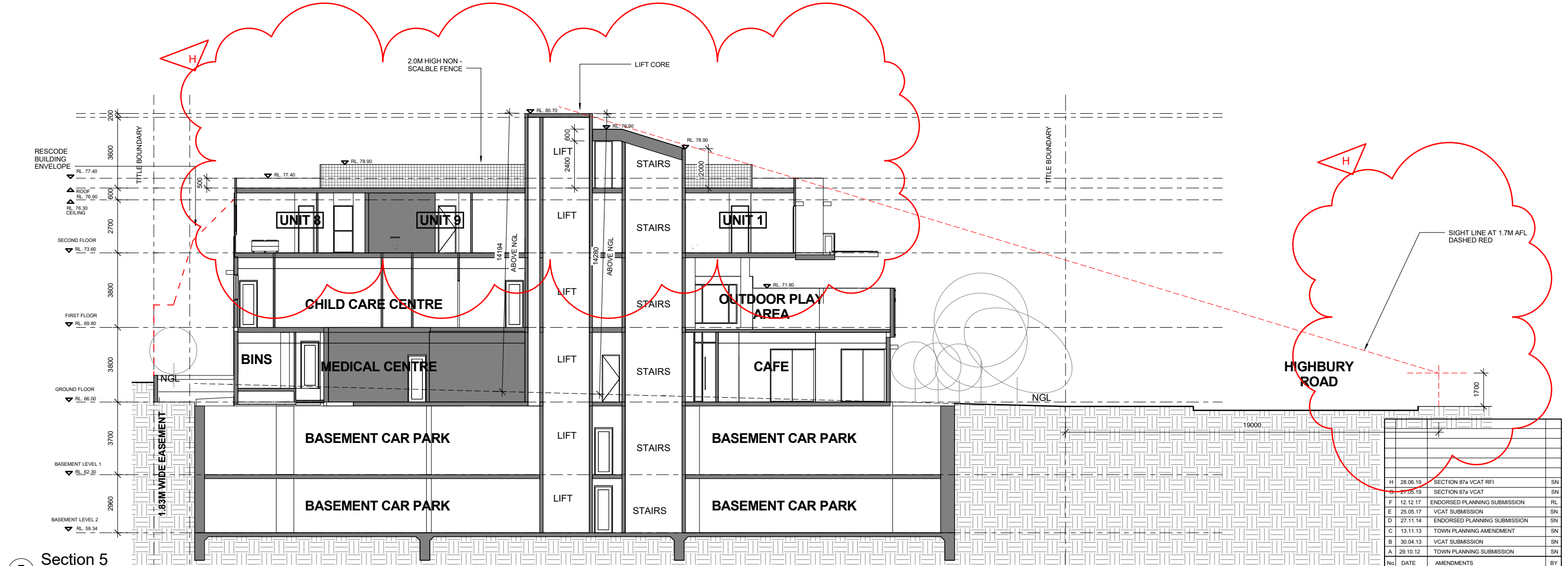
JOB No:
1208

DWG No:

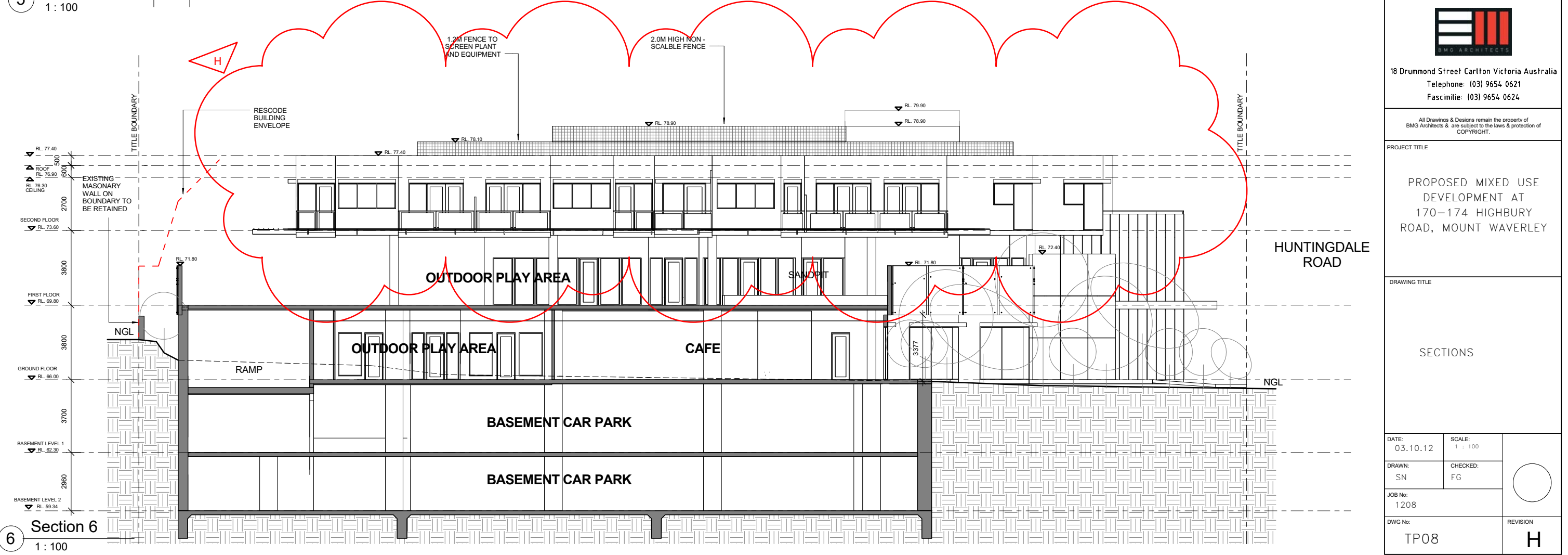
TP07

	REVISION
--	----------



H

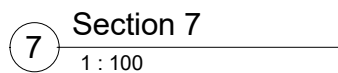


5 Section 5
1 : 100

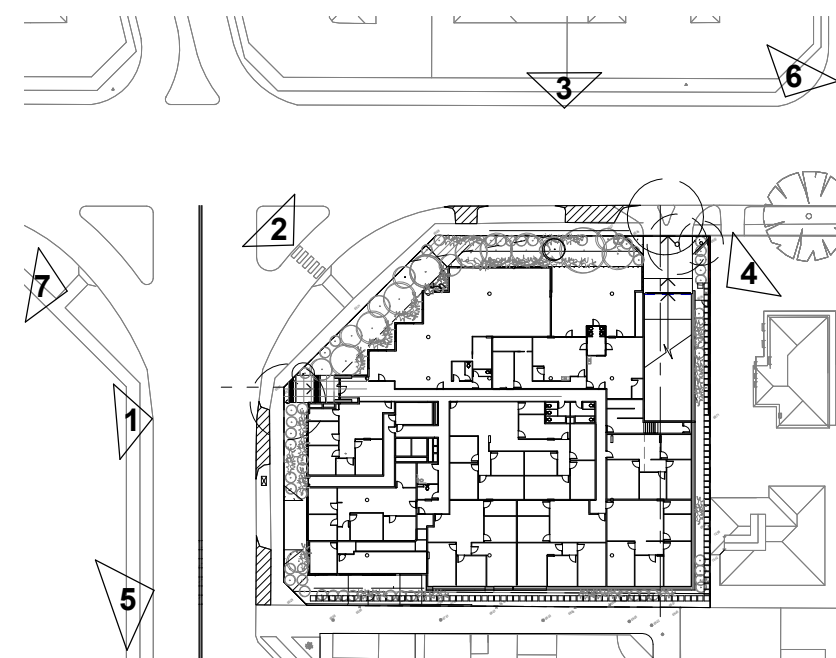
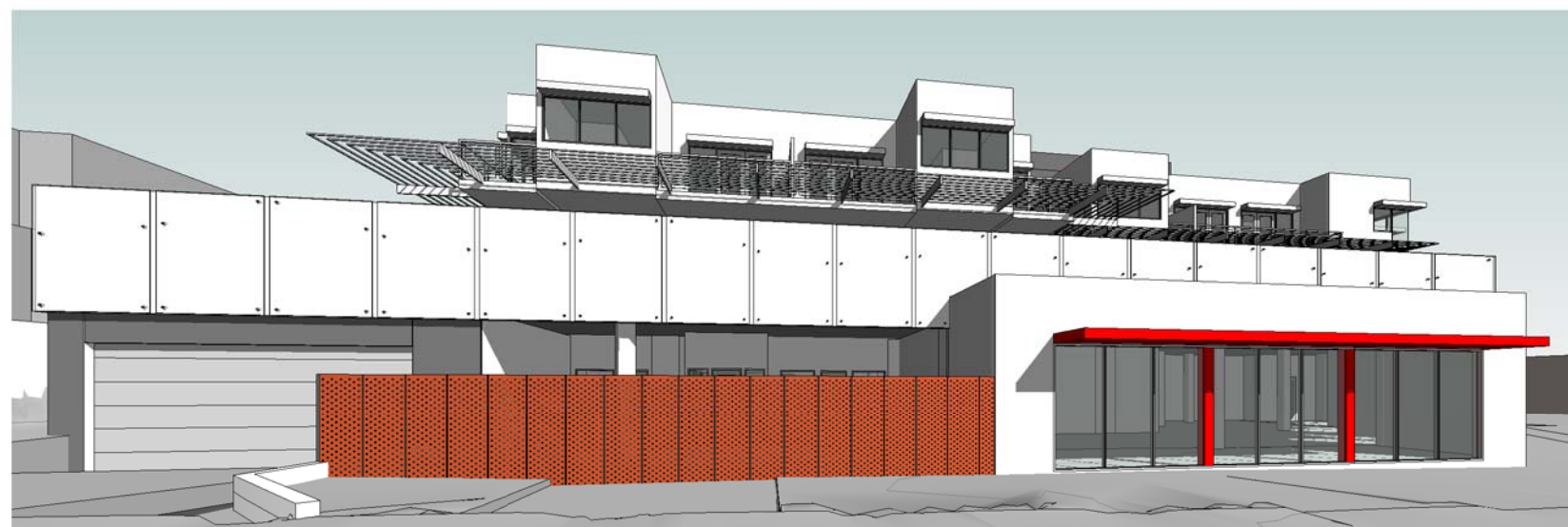



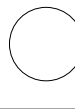
6 Section 6
1 : 100

			
18 Drummond Street Carlton Victoria Australia Telephone: (03) 9654 0621 Facsimile: (03) 9654 0624			
All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.			
PROJECT TITLE			
PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY			
DRAWING TITLE			
SECTIONS			
DATE: 03.10.12	SCALE: 1 : 100		
DRAWN: SN	CHECKED: FG		
JOB No: 1208			
DWG No: TP08	REVISION H		



7 Section 7
1 : 100



G	28.06.19	SECTION 87a VCAT RFI			
F	27.05.19	SECTION 87a VCAT			
E	12.12.17	ENDORSED PLANNING SUBMISSION			
D	25.05.17	VCAT SUBMISSION			
C	13.11.13	TOWN PLANNING AMENDMENT			
B	30.04.13	VCAT SUBMISSION			
A	29.10.12	TOWN PLANNING SUBMISSION			
No.	DATE	AMENDMENTS			
<div style="text-align: center;">  <p>18 Drummond Street Carlton Victoria Australia Telephone: (03) 9654 0621 Facsimile: (03) 9654 0624</p> </div> <p style="text-align: center; font-size: small;">All Drawings & Designs remain the property of BMG Architects & are subject to the laws & protection of COPYRIGHT.</p>					
<p>PROJECT TITLE</p> <p style="text-align: center; font-size: large;">PROPOSED MIXED USE DEVELOPMENT AT 170-174 HIGHBURY ROAD, MOUNT WAVERLEY</p>					
<p>DRAWING TITLE</p> <p style="text-align: center; font-size: large;">3D VIEWS</p>					
DATE: 03.10.12		SCALE: 1 : 500			
DRAWN: SN		CHECKED: FG			
JOB No: 1208					
DWG No: 3D01				REVISION G	



4 3D View 4



5 3D View 5



6 3D View 6



7 3D View 7

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--