

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF FOUR (4) DOUBLE-STOREY RESIDENTIAL DWELLINGS

211 ORIEL ROAD, HEIDELBERG WEST VIC. 3081

TOWN PLANNING APPLICATION [REV B] - OCTOBER 2021

DRAWING LIST

DWG No.	DWG NAME	REV.
TP00	COVER SHEET	B
TP01	EXISTING CONDITIONS & DEMOLITION PLAN	A
TP02	DESIGN RESPONSE PLAN	B
TP03	GROUND FLOOR PLAN	B
TP04	FIRST FLOOR PLAN	B
TP05	ELEVATIONS	B
TP06	SHADOW DIAGRAMS	B



STREETVIEW (EASTERN PERSPECTIVE)

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
B	AMENDMENTS AS PER COUNCIL RFI LETTER DATED 20 SEP 2021	22/10/2021



PROJECT
**MULTI-UNIT DEVELOPMENT AT
211 ORIEL ROAD, HEIDELBERG WEST**

CLIENT
211OrielRoad Developments P/L

DRAWINGS ABOVE ARE ONLY FOR PLANNING MATTERS AND SHALL NOT BE USED AS CONSTRUCTION DRAWINGS. CONTRACTOR IS TO CHECK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND SITE LEVELS PRIOR TO COMMENCEMENT OF ANY WORKS OR MAKING ANY WORKING DRAWINGS. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ENGINEERS DRAWINGS OR OTHER CONSULTANTS PLANS/SPECIFICATIONS. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS. COPYRIGHT OF THE CONTENTS OF THIS DRAWING IS RETAINED BY LUMINUR GROUP. WRITTEN CONSENT MUST BE OBTAINED PRIOR TO ANY USE OR REPRODUCTION OF THIS DRAWING IN FULL OR IN PART. ©

DRAWING TITLE
COVER SHEET

DESIGNED	DATE	DRAWING NUMBER
N.E.	22/10/2021	TP00
SCALE	PROJECT NUMBER	REV
	TP211ORI	B

SOUTHERN ROAD



ORIEL ROAD

MALAHANG PARADE RESERVE



Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021

SUBJECT SITE TITLE BOUNDARY



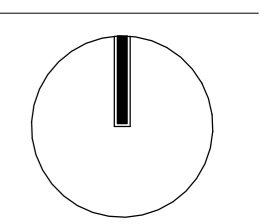
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Mount Waverley, VIC. 3149
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PROJECT MULTI-UNIT DEVELOPMENT AT 211 ORIEL ROAD, HEIDELBERG WEST
CLIENT 211OrielRoad Developments P/L

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DRAWING TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

DESIGNED BY	DATE
N.E.	25/08/2021
SCALE	PROJECT NUMBER
1 : 200	TP211ORI



DRAWING NUMBER
TP01
REV
A

SOUTHERN ROAD



ORIEL ROAD

MALAHANG PARADE RESERVE

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
B	AMENDMENTS AS PER COUNCIL RFI LETTER DATED 20 SEP 2021	22/10/2021

- SUBJECT SITE TITLE BOUNDARY
- PROPOSED CANOPY TREES
- PROPOSED NATIVE SHRUBS AND VEGETATION

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PROJECT
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CLIENT
211OrielRoad Developments P/L

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DRAWING TITLE	
DESIGN RESPONSE PLAN	
DESIGNED BY	DATE
N.E.	22/10/2021
SCALE	PROJECT NUMBER
1 : 200	TP211ORI

DRAWING NUMBER
TP02

REV
B

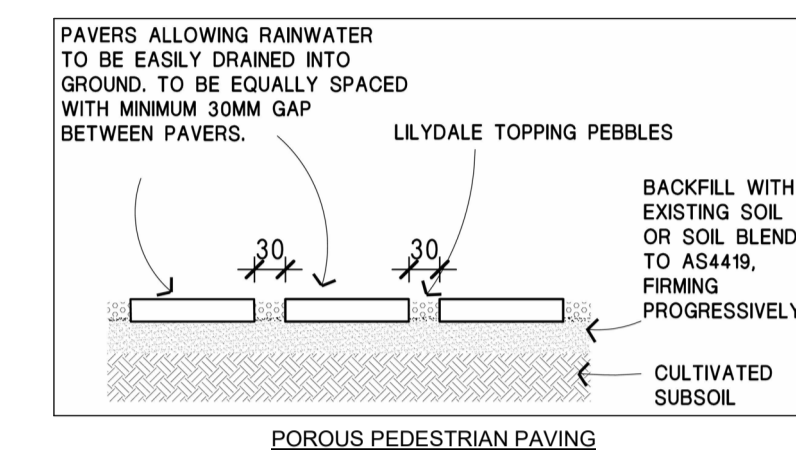
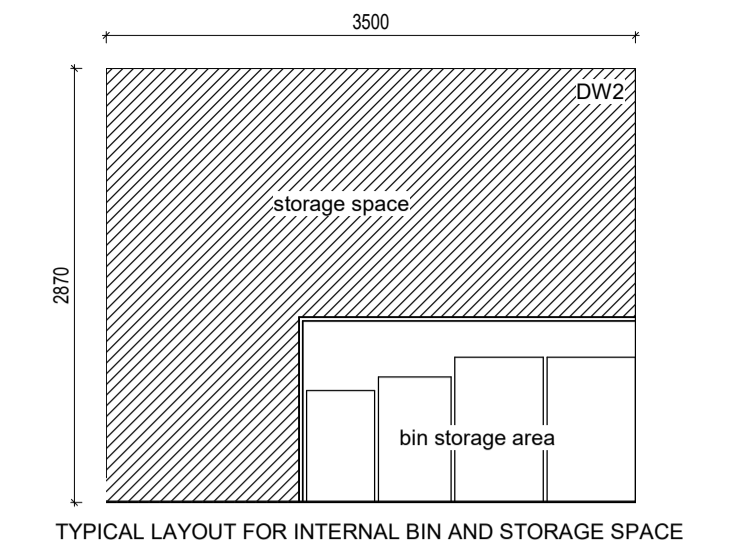
- WATER TANK - DWELLING 1**
 - WATER TANK LOCATED IN SIDE YARD
 - WATER TANK TO BE MIN. 2000L
 - ROOF IS TO DRAIN INTO WATER TANK
 - 2 TOILETS TO BE CONNECTED TO WATER TANK
 - ROOF CATCHMENT AREA TOTAL = 75m²
- WATER TANK - DWELLING 2**
 - WATER TANK LOCATED IN SIDE YARD
 - WATER TANK TO BE MIN. 2000L
 - ROOF IS TO DRAIN INTO WATER TANK
 - 2 TOILETS TO BE CONNECTED TO WATER TANK
 - ROOF CATCHMENT AREA TOTAL = 55m²
- WATER TANK - DWELLING 3**
 - WATER TANK LOCATED IN SIDE YARD
 - WATER TANK TO BE MIN. 2000L
 - ROOF IS TO DRAIN INTO WATER TANK
 - 2 TOILETS TO BE CONNECTED TO WATER TANK
 - ROOF CATCHMENT AREA TOTAL = 65m²
- WATER TANK - DWELLING 4**
 - WATER TANK LOCATED IN REAR YARD
 - WATER TANK TO BE MIN. 2000L
 - ROOF IS TO DRAIN INTO WATER TANK
 - 2 TOILETS TO BE CONNECTED TO WATER TANK
 - ROOF CATCHMENT AREA TOTAL = 55m²

- ESD INITIATIVE**
- WATER EFFICIENT LANDSCAPING TO BE PLANTED WITHIN THE DEVELOPMENT
 - DOUBLE GLAZING OR BETTER WILL BE USED IN LIVING AREAS & BEDROOMS
 - INTERNAL LIGHTING IS NOT TO EXCEED A MAX. ILLUMINATION POWER DENSITY OF 4W/SQ M. LIGHTING TYPE TO BE USED ARE 'LED OR LOW ENERGY LIGHTING'
 - LIGHTING SENSORS FOR EXTERNAL LIGHTING (MOTION DETECTORS, TIMERS ETC.)
 - WELS RATING FOR WATER FITTINGS/FIXTURES TO REDUCE THE VOLUME OF MAINS WATER WILL BE USED IN THE DEVELOPMENT.
 - REFER TO SUSTAINABLE DESIGN ASSESSMENT (SDA) FOR FURTHER DETAILS

LIVEABLE HOUSING DESIGN GUIDELINE ASSESSMENT

DWELLING 4 IS DESIGNATED AS A LIVEABLE HOUSE AND IS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

- 1. ACCESS TO THE DWELLING**
 A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM THE STREET TO THE DWELLING ENTRANCE. A CONTINUOUS ACCESSIBLE PATH OF TRAVEL FROM CAR PARKING AREAS TO THE MAIN ENTRANCE OR ANOTHER DWELLING ENTRY.
 THE PATH OF TRAVEL MUST BE MINIMUM 1000mm WIDE AND AT A MAXIMUM GRADIENT OF 1:14 AND WITH A CROSSFALL NO GREATER THAN 1:40.
- 2. ENTRANCE**
 AT LEAST ONE LEVEL (STEP FREE) ENTRANCE INTO THE DWELLING THAT PROVIDES: DIRECT ACCESS FROM THE ACCESSIBLE PATH OF TRAVEL DESCRIBED ABOVE. A LEVEL LANDING AREA OF 1200mm x 1200mm, EXCLUSIVE OF THE SWING OF THE DOOR. A MINIMUM DOORWAY WIDTH OF 650mm.
 THE HEIGHT DIFFERENCE BETWEEN ADJUTING SURFACES MUST BE NO GREATER THAN 5mm.
- 3. CORRIDORS**
 THE WIDTH OF INTERNAL CORRIDORS MUST BE A MINIMUM OF 1000mm.
- 4. DOORWAYS**
 THE WIDTH OF DOORWAYS MUST BE A MINIMUM WIDTH OF 850mm.
- 5. TOILET**
 A TOILET ON FIRST FLOOR THAT PROVIDES: A CLEAR WIDTH OF 900mm AND A SPACE OF 1200mm (LENGTH) FORWARD OF THE PAN (EXCLUSIVE OF THE SWING OF THE DOOR) IF TOILET IS LOCATED IN A SEPARATE ROOM. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS.
- 6. BATHROOM AND SHOWER**
 ACCESS TO A SHOWER THAT PROVIDES: A STEP FREE SHOWER AREA OF AT LEAST 900mm x 900mm IN WIDTH AND LENGTH. A CLEAR SPACE IN FRONT OF THE SHOWER THAT IS 1200mm x 1200mm IN WIDTH AND LENGTH. REINFORCED WALLS TO ALLOW FOR FUTURE INSTALLATION OF GRAB RAILS. (NOTE: IF THE TOILET AND SHOWER AREA ARE LOCATED IN THE SAME ROOM THE ABOVE DIMENSIONS AND FEATURES SHOULD BE MAINTAINED FOR BOTH THE SHOWER AND THE TOILET.)
- 7. BEDROOM**
 A ROOM THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10m².

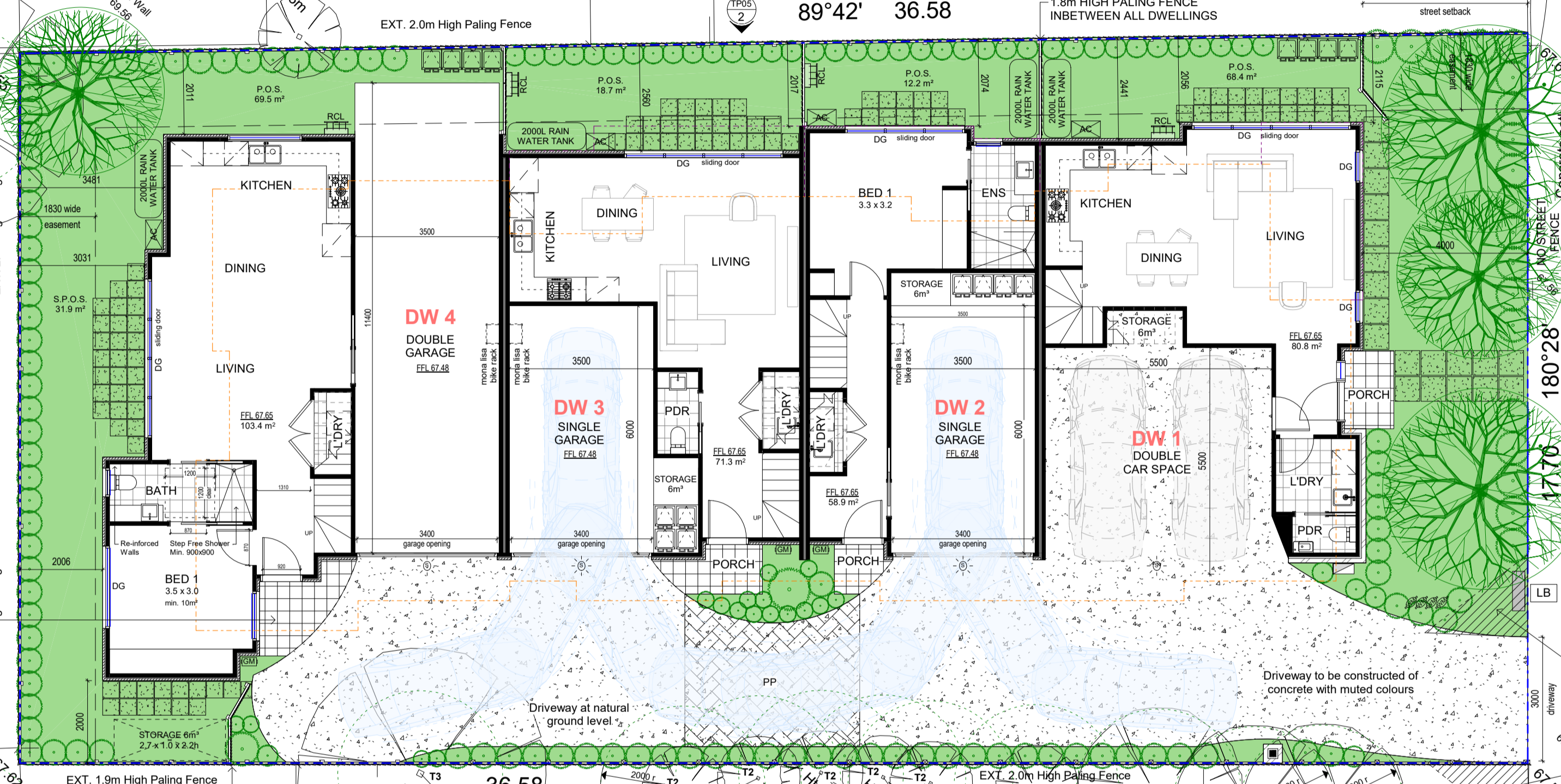


MAIL BOXES LOCATED IN ACCORDANCE WITH AUSTRALIA POST GUIDELINES

LANDSCAPE IN ACCORDANCE WITH LANDSCAPE DESIGN COMPLETED BY GREENET

ALL SUSTAINABLE DESIGN FEATURES IN ACCORDANCE WITH SUSTAINABLE DESIGN ASSESSMENT (SDA)

LIGHTING FOR VEHICLE AREAS AND FOOTPATHS TO BE PROVIDED THROUGHOUT THE DEVELOPMENT
 Exterior lighting should consist of bollard lighting and/or sensor controlled overhead lighting. Any overhead lighting should be baffled where required to prevent light spill into adjoining properties.



Bins are presented for collection at the kerb on a hard surface (not natural surface)

TBM 1 RL=67.40 CONC. NAIL IN KERB

Any separate structure containing electrical meters or other site services must not exceed 1.5 metres in height and must be located behind the front line of the dwelling facing the street or adjacent to the side.

Gas and water meters to be nominated on the plans and sited or screened to minimise visibility from neighbouring properties and the public realm.

LOCATION OF METER BOX TO BE BUILT TO A MAXIMUM HEIGHT OF 900mm. METER BOX LOCATED ON SIDE BOUNDARY AND SET BACK FROM THE STREET BY THE MINIMUM SETBACK DISTANCE REQUIRED FOR MULTI-OCCUPANCY

THE HEIGHT, LOCATION AND DESIGN OF FENCING, THE MAIL BOXES AND ELECTRICITY SUPPLY STRUCTURES TO COMPLY WITH CONDITIONS ON THE PLANNING PERMIT

ALL STRUCTURES (INCLUDING FENCES, LETTERBOXES AND METER BOXES) MUST BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF A SPREAD AREA NEAR ACCESS WAY TO ENSURE SAFE SIGHT DISTANCES. LETTERBOXES MUST FRONT THE STREET

SCREENING TO BE PROVIDED FOR SERVICES WITHIN THE FRONT SETBACK TO REDUCE VISUAL IMPACT ON THE STREETScape. horizontal timber or metal (in muted tone) slat screening of appropriate height to minimise visibility and to the satisfaction of the Responsible Authority.

800x500x1500 HIGH ELECTRICAL METER BOX AND BOLLARDS TO COMPLY WITH VICTORIAN ELECTRICAL SERVICES AND INSTALLATION RULES 2014.

WATER METERS TO BE LOCATED WITHIN 2M OF SITE FRONTAGE IN ACCORDANCE WITH LATEST EDITION WATER AUTHORITY WATER METERING AND SERVICING GUIDELINES.

GAS METERS LOCATION AND INSTALLATION TO BE IN ACCORDANCE WITH THE LATEST EDITION AS 8601 GAS INSTALLATIONS. BOLLARDS ON EITHER SIDE IF WITHIN 1M OF DRIVEWAY

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
B	AMENDMENTS AS PER COUNCIL RFI LETTER DATED 20 SEP 2021	22/10/2021

- LB LOCATION OF LETTERBOXES
- GAS METRE
- WATER METRE
- ELECTRICAL METRE
- AIR CONDITIONING UNIT
- RETRACTABLE CLOTHES LINE
- RUBBISH BIN
- DOUBLE GLAZING
- OBSCURE GLAZING
- AUTOMATIC EXTERNAL SENSOR LIGHT WITHIN COMMON PROPERTY

Category	Value
SITE AREA:	638.6 m ²
SITE COVERAGE:	315.1 m ²
IMPERVIOUS SURFACE:	428.8 m ²
PERMEABLE SURFACE PERMEABILITY:	209.8 m ² / 32.9 %
DWELLING 1	
GROUND FLOOR	79.9 m ²
FIRST FLOOR	69.2 m ²
PORCH	2.4 m ²
P.O.S.	68.4 m ²
BALCONY	8.6 m ²
CAR PARKING	DOUBLE CAR SPACE
DWELLING 2	
GROUND FLOOR	59.7 m ²
FIRST FLOOR	53.3 m ²
PORCH	1.3 m ²
BALCONY	9.7 m ²
P.O.S.	12.2 m ²
CAR PARKING	SINGLE GARAGE
DWELLING 3	
GROUND FLOOR	69.8 m ²
FIRST FLOOR	66.6 m ²
PORCH	2.5 m ²
P.O.S.	18.7 m ²
BALCONY	12.5 m ²
CAR PARKING	SINGLE GARAGE
DWELLING 4	
GROUND FLOOR	103.4 m ²
FIRST FLOOR	74.6 m ²
PORCH	2.8 m ²
P.O.S.	31.9 m ²
P.O.S.	69.5 m ²
CAR PARKING	DOUBLE GARAGE

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DRAWING TITLE		DRAWING NUMBER	
GROUND FLOOR PLAN		TP03	
DESIGNED	DATE	DRAWING NUMBER	REV
N.E.	22/10/2021	TP03	B
SCALE	PROJECT NUMBER	REV	
As indicated	TP211ORI	B	

- WATER TANK - DWELLING 1**
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- BEDROOM**
 A ROOM THAT COULD BE USED AS A BEDROOM THAT IS AT LEAST 10m².



- WINDOWS TO BE SCREENED WILL HAVE FIXED OBSCURE GLAZING (NON-OPENABLE) TO A HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL. THE WINDOWS MAY BE CLEAR AND OPENABLE ABOVE 1.7m. ADHESIVE FILM MUST NOT BE USED
- ALL WINDOWS COMPLY WITH CLAUSE 55.04-7 (INTERNAL VIEWS) OF BANYULE PLANNING SCHEME
- DWELLINGS TO COMPLY WITH CLAUSE 55.04-7 OF BANYULE PLANNING SCHEME THROUGH PROVISION OF 1.7m HIGH SCREENING BETWEEN THE BALCONIES
- INSTALLATION OF EAVES OR SHADING DEVICES TO ALL NORTH-FACING AND WEST-FACING WINDOWS AND BALCONIES. DESIGNED TO PROVIDE APPROPRIATE SHADING DURING SUMMER AND ALLOW SOLAR ACCESS DURING WINTER.

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
B	AMENDMENTS AS PER COUNCIL RFI LETTER DATED 20 SEP 2021	22/10/2021

- SUBJECT SITE TITLE BOUNDARY
- OUTLINE OF ROOF ABOVE
- PROPOSED CANOPY TREES
- PROPOSED NATIVE SHRUBS AND VEGETATION
- LOCATION OF LETTERBOXES
- GAS METRE
- WATER METRE
- ELECTRICAL METRE
- AIR CONDITIONING UNIT
- RETRACTABLE CLOTHES LINE
- RUBBISH BIN
- DOUBLE GLAZING
- OBSCURE GLAZING
- AUTOMATIC EXTERNAL SENSOR LIGHT WITHIN COMMON PROPERTY

Category	Value
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SITE COVERAGE:	315.1 m ² 49.3 %
IMPERVIOUS SURFACE:	428.8 m ² 67.2 %
PERMEABLE SURFACE:	209.8 m ² 32.8 %
PERMEABILITY:	32.9 %
DWELLING 1	
GROUND FLOOR	79.9 m ²
FIRST FLOOR	69.2 m ²
PORCH	2.4 m ²
P.O.S.	68.4 m ²
BALCONY	8.6 m ²
CAR PARKING	DOUBLE CAR SPACE
DWELLING 2	
GROUND FLOOR	59.7 m ²
FIRST FLOOR	53.3 m ²
PORCH	1.3 m ²
BALCONY	9.7 m ²
P.O.S.	12.2 m ²
CAR PARKING	SINGLE GARAGE
DWELLING 3	
GROUND FLOOR	69.8 m ²
FIRST FLOOR	66.6 m ²
PORCH	2.5 m ²
P.O.S.	18.7 m ²
BALCONY	12.5 m ²
CAR PARKING	SINGLE GARAGE
DWELLING 4	
GROUND FLOOR	103.4 m ²
FIRST FLOOR	74.6 m ²
PORCH	2.8 m ²
S.P.O.S.	31.9 m ²
P.O.S.	69.5 m ²
CAR PARKING	DOUBLE GARAGE

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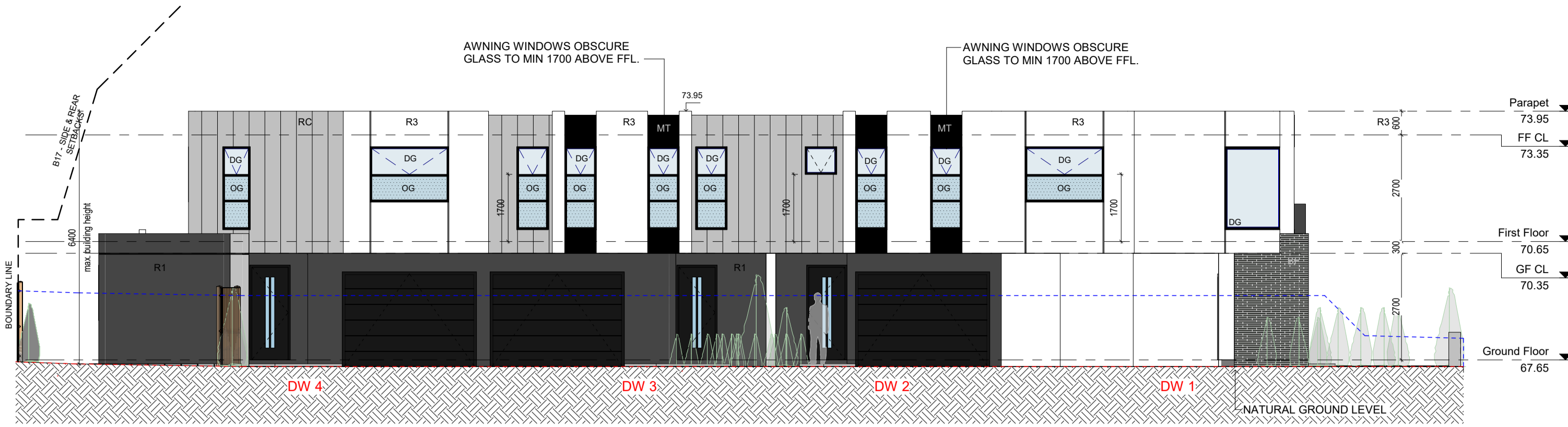
DRAWING TITLE		DRAWING NUMBER	
FIRST FLOOR PLAN		TP04	
DESIGNED	DATE	DRAWING NUMBER	REV
N.E.	22/10/2021	TP04	B
SCALE	PROJECT NUMBER	REV	B
1 : 100	TP211ORI		



1 East Elevation
1 : 100

ALL STRUCTURES (INCLUDING FENCES, LETTERBOXES AND METER BOXES) MUST BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF A SPREAD AREA NEAR ACCESS WAY TO ENSURE SAFE SIGHT DISTANCES. LETTERBOXES MUST FRONT THE STREET

PROPOSED CANOPY TREES NOT SHOWN FOR CLARITY. REFER TO FLOOR PLANS AND LANDSCAPE DESIGN FOR VEGETATION DETAILS.



3 South Elevation
1 : 100



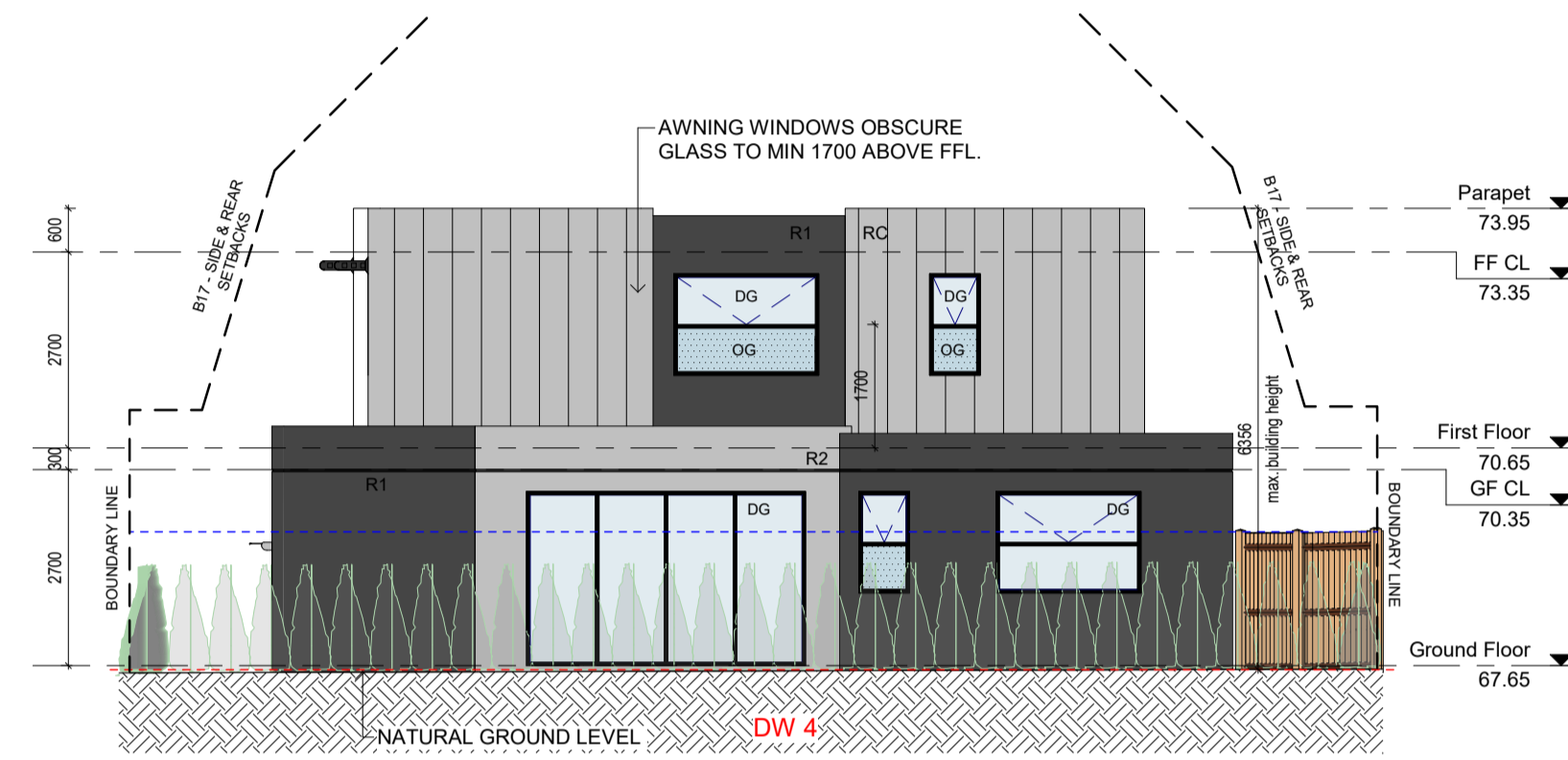
2 North Elevation
1 : 100

WINDOW SHADING DEVICE
Installation of eaves or shading devices to all north-facing and west-facing windows and balconies, designed to provide appropriate shading during summer and allow solar access during winter.

WINDOWS TO BE SCREENED WILL HAVE FIXED OBSCURE GLAZING (NON-OPENABLE) TO A HEIGHT OF 1.7m ABOVE FINISHED FLOOR LEVEL. THE WINDOWS MAY BE CLEAR AND OPENABLE ABOVE 1.7m. ADHESIVE FILM MUST NOT BE USED

ALL WINDOWS COMPLY WITH CLAUSE 55.04-7 (INTERNAL VIEWS) OF BANYULE PLANNING SCHEME

DWELLINGS TO COMPLY WITH CLAUSE 55.04-7 OF BANYULE PLANNING SCHEME THROUGH PROVISION OF 1.7m HIGH SCREENING BETWEEN THE BALCONIES



4 West Elevation
1 : 100

ALL STRUCTURES (INCLUDING FENCES, LETTERBOXES AND METER BOXES) MUST BE CONSTRUCTED TO A MAXIMUM HEIGHT OF 900mm OR RELOCATED CLEAR OF A SPREAD AREA NEAR ACCESS WAY TO ENSURE SAFE SIGHT DISTANCES. LETTERBOXES MUST FRONT THE STREET



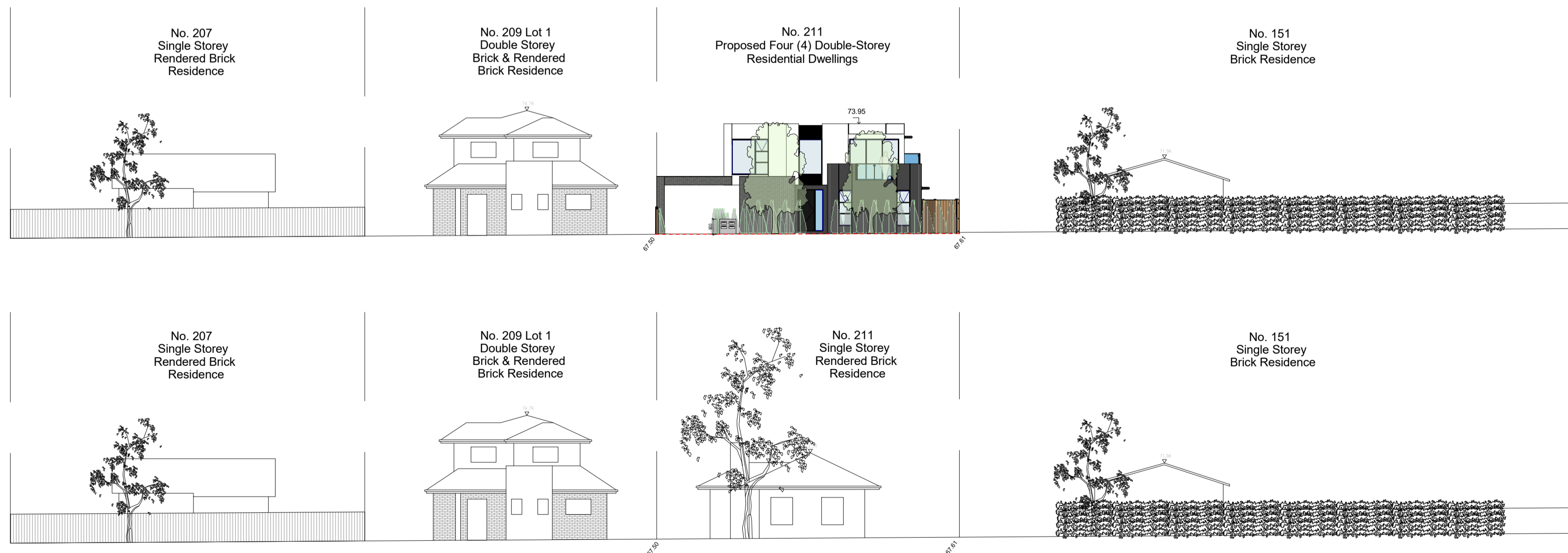
6 Mailbox Elevation
1 : 50

COLOUR & MATERIAL SCHEDULE

MATERIAL	REF.	COLOUR
COLOURED CONCRETE (ECLIPSE OR SIMILAR IN MUTED TONES)	CN	
RENDER FINISH WITH SHADOW GROOVES 250mm (SHALE GREY) OR STRIA CLADDING	RC	
RENDER FINISH (SURFMIST)	R3	
RENDER FINISH (SHALE GREY)	R2	
RENDER FINISH (BASALT OR SIMILAR)	R1	
BRICK CLADDING (PGH LUND OR SIMILAR)	BF	
STEEL COLORBOND ROOF, FASCIA & GUTTER (MONUMENT)	RF	
WINDOWS AND DOOR FRAMES (NIGHT SKY)	MT	
GARAGE DOOR PANEL (MONUMENT)	GR	
BALUSTRADE WITH OBSCURED GLAZING FOR BALCONY SCREENING	OB	
DOUBLE GLAZING ON ALL HABITABLE ROOMS	DG	

4 LINE RETRACTABLE CLOTHESLINE

WINDOW SHADING DEVICE
Installation of eaves or shading devices to all north-facing and west-facing windows and balconies, designed to provide appropriate shading during summer and allow solar access during winter.



5 Streetscape
1 : 200



DW1 SOUTH-EAST PERSPECTIVE



DW1 NORTH-EAST PERSPECTIVE

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
B	AMENDMENTS AS PER COUNCIL RFI LETTER DATED 20 SEP 2021	22/10/2021

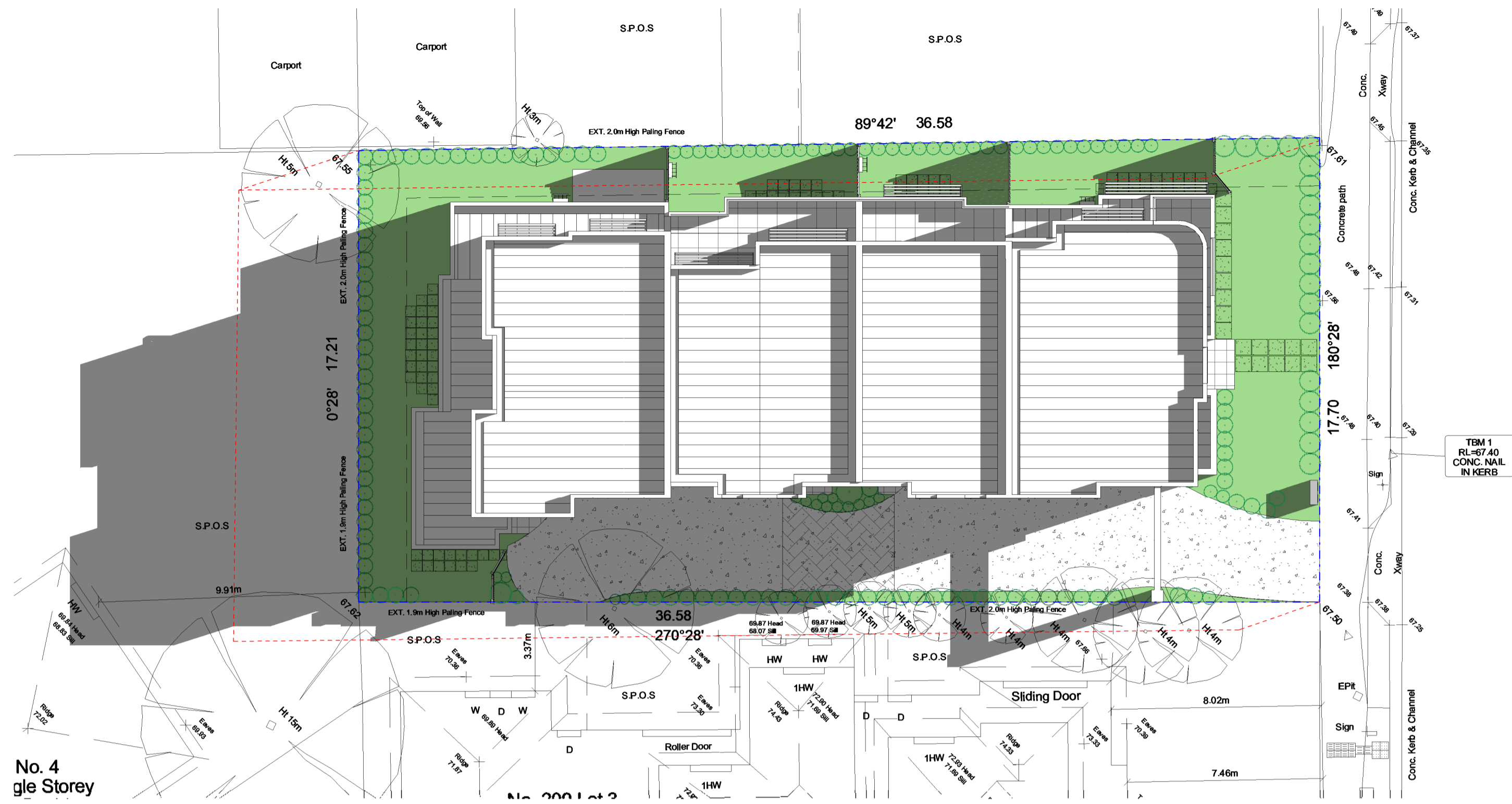


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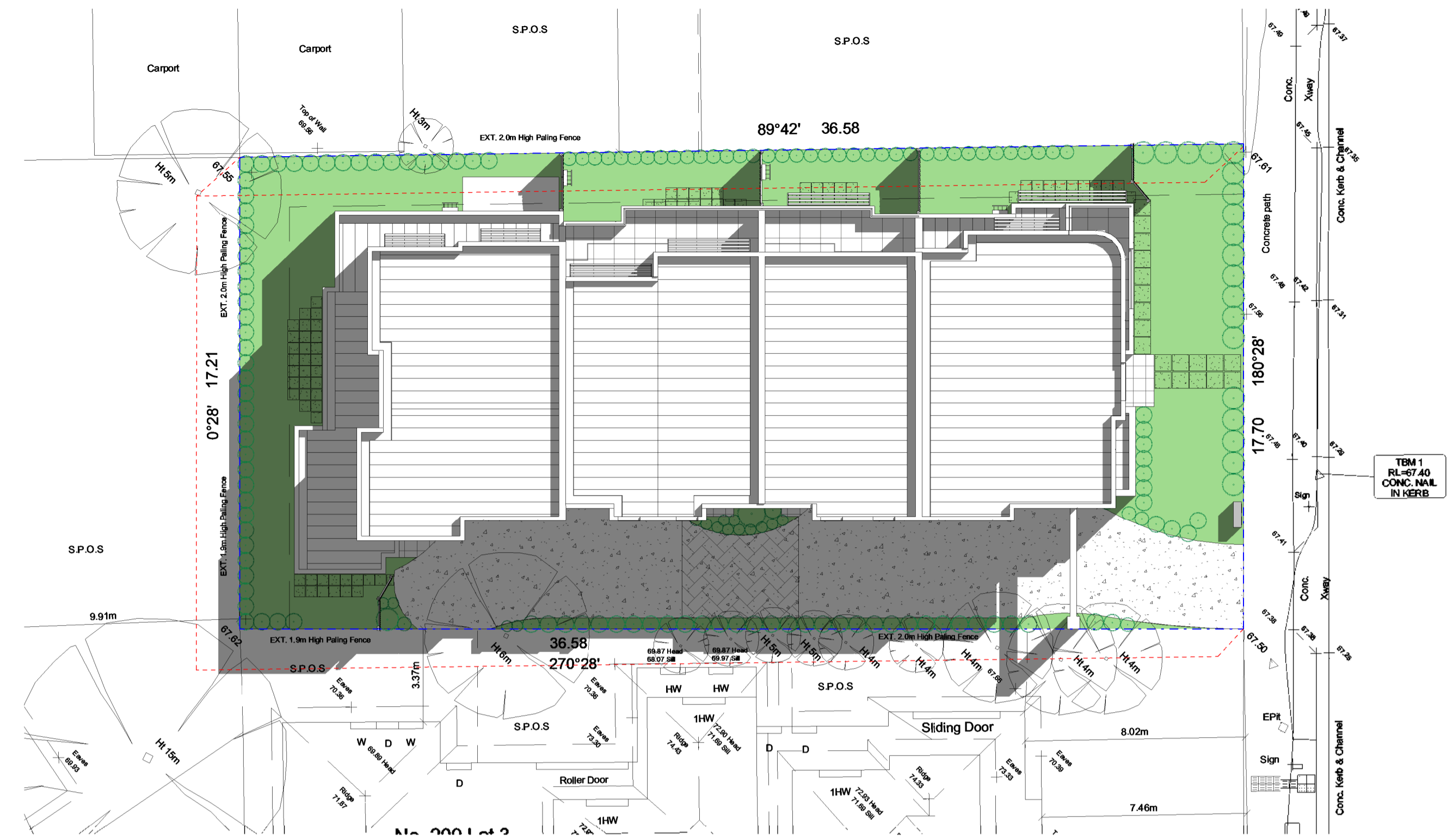
PROJECT MULTI-UNIT DEVELOPMENT AT 211 ORIEL ROAD, HEIDELBERG WEST
CLIENT 211OrielRoad Developments P/L

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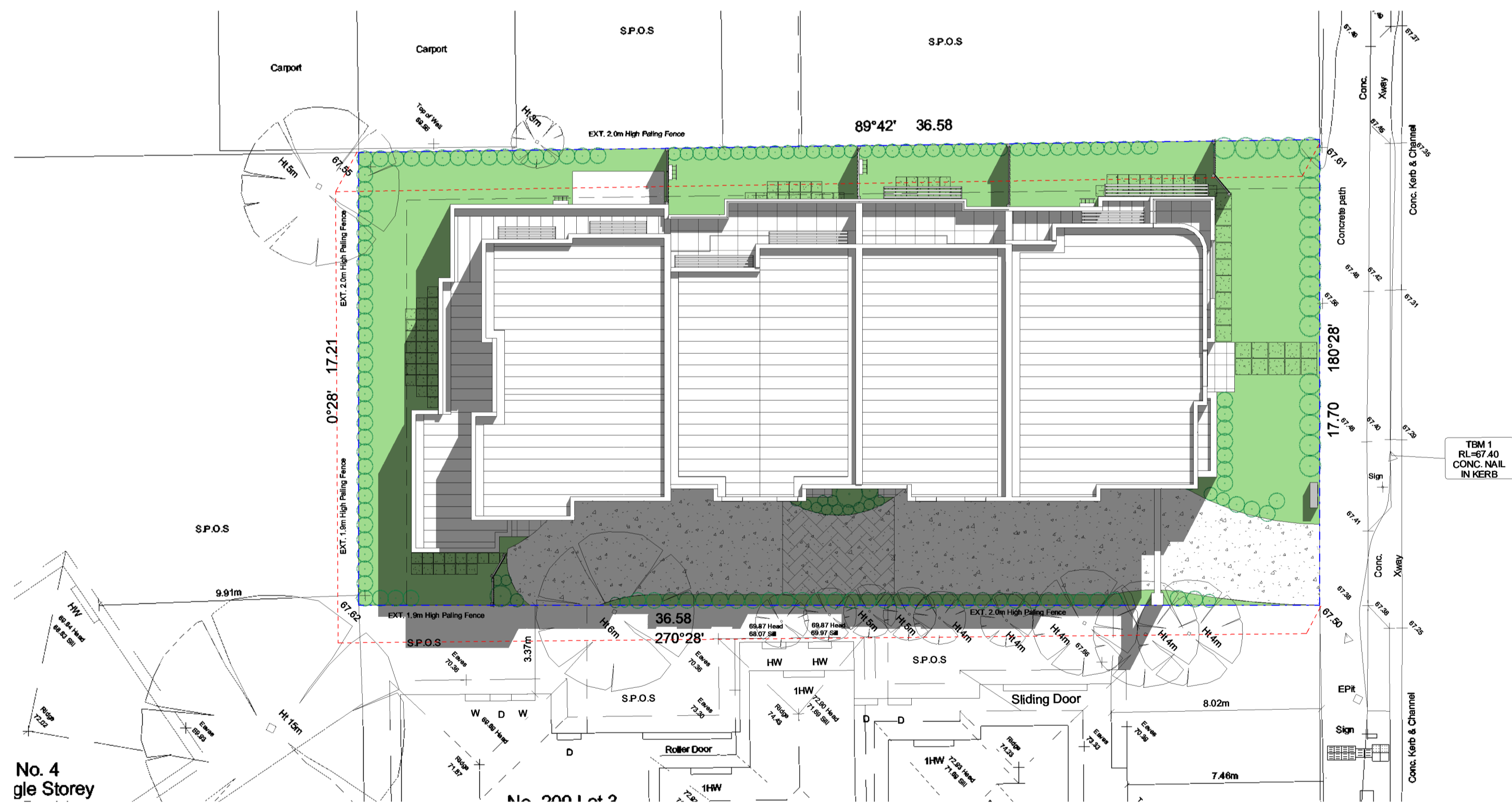
DRAWING TITLE		DRAWING NUMBER	
ELEVATIONS		TP05	
DESIGNED	DATE	DESIGNED	DATE
N.E.	22/10/2021	N.E.	22/10/2021
SCALE	PROJECT NUMBER	SCALE	PROJECT NUMBER
As indicated	TP211ORI	As indicated	TP211ORI
		REV	
		B	



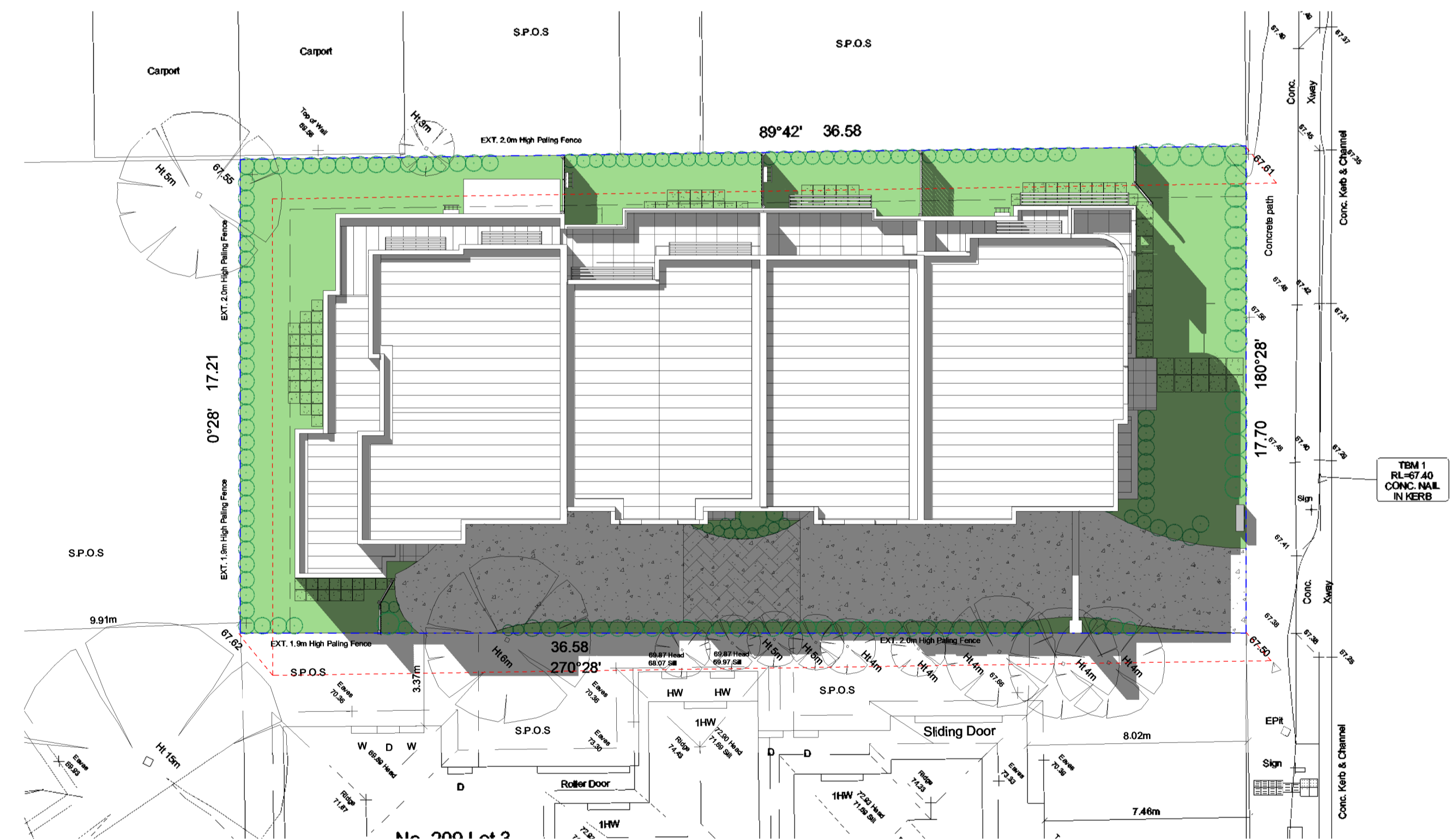
1 Shadow Diagram 9am
1 : 150



4 Shadow Diagram 11am
1 : 150



2 Shadow Diagram 12pm
1 : 150



3 Shadow Diagram 3pm
1 : 150

Rev	Description	Date
A	ISSUE FOR PLANNING PERMIT	25/08/2021
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- TITLE BOUNDARY
- EXISTING FENCE SHADOW

THE SHADOW DIAGRAMS SHOW THAT RESCODE 55.04-5 IS COMPLIED WITH AS THE PROPOSAL DOES NOT REDUCE THE SUNLIGHT OF ADJOINING EXISTING CONCEALED PRIVATE OPEN SPACES.

THE PROPOSED BUILDING SHADOW DOES NOT SURPASS THE SHADOW OF THE EXISTING BOUNDARY FENCE.

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PROJECT
**MULTI-UNIT DEVELOPMENT AT
211 ORIEL ROAD, HEIDELBERG WEST**

CLIENT
211OrielRoad Developments P/L

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DRAWING TITLE	
SHADOW DIAGRAMS	
DESIGNED	DATE
N.E.	22/10/2021
SCALE	PROJECT NUMBER
1 : 150	TP211ORI

DRAWING NUMBER
TP06

REV
B