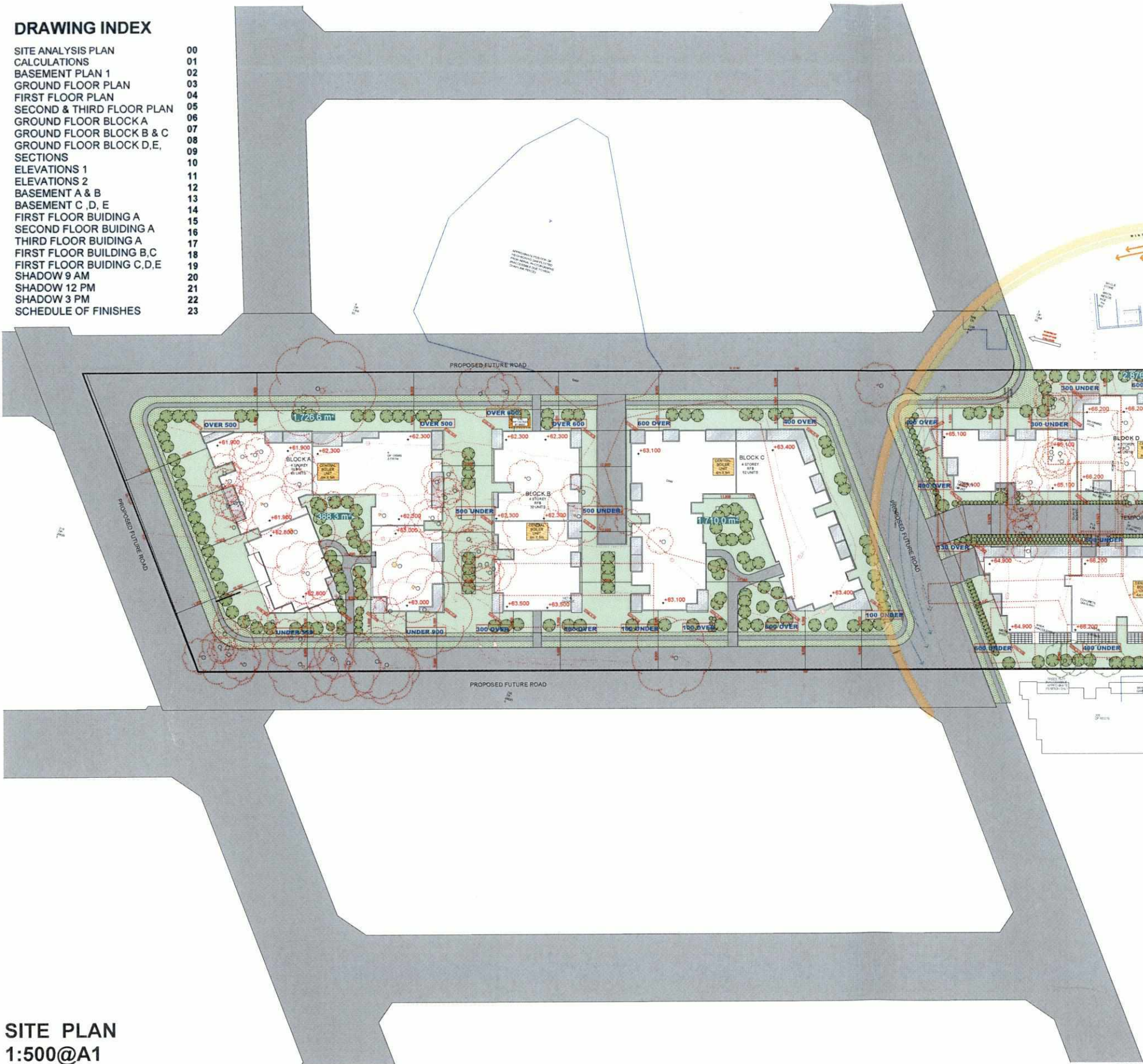


DRAWING INDEX

SITE ANALYSIS PLAN	00
CALCULATIONS	01
BASEMENT PLAN 1	02
GROUND FLOOR PLAN	03
FIRST FLOOR PLAN	04
SECOND & THIRD FLOOR PLAN	05
GROUND FLOOR BLOCK A	06
GROUND FLOOR BLOCK B & C	07
GROUND FLOOR BLOCK D,E	08
SECTIONS	09
ELEVATIONS 1	10
ELEVATIONS 2	11
BASEMENT A & B	12
BASEMENT C, D, E	13
FIRST FLOOR BUILDING A	14
SECOND FLOOR BUILDING A	15
THIRD FLOOR BUILDING A	16
FIRST FLOOR BUILDING B,C	17
FIRST FLOOR BUILDING C,D,E	18
SHADOW 9 AM	19
SHADOW 12 PM	20
SHADOW 3 PM	21
SCHEDULE OF FINISHES	22
	23



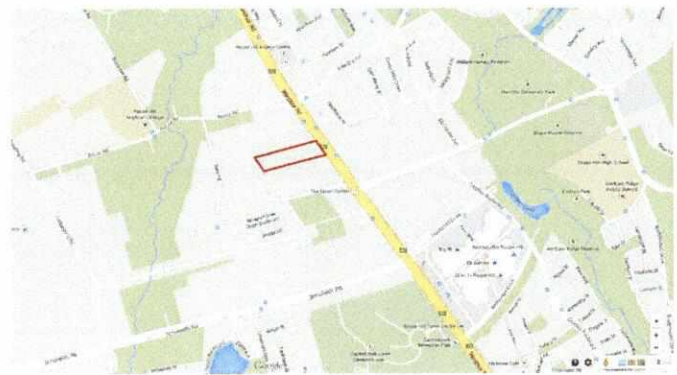
GFA TOTAL					
LEVEL	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E
GROUND	1643.4m²	739.6m²	1396.5m²	1198.4m²	1370.8m²
1	1567m²	716.6m²	1352.7m²	1241.1m²	1369.6m²
2	1567m²	716.6m²	1352.7m²	1241.1m²	1369.6m²
3	1567m²	716.6m²	1352.7m²	1241.1m²	1369.6m²
TOTAL	6404.4m²	2890.4m²	5454.6m²	4921.7m²	5479.7m²

ATTACHMENT 4

GROSS FLOOR AREA (GFA)			
25,956.175m²	25,149.8m²	25,149.8m²	YES
FLOOR SPACE RATIO (FSR)			
25,956.175m²	25,149.8m²	25,149.8m²	YES
BUILDING HEIGHT			
12 m	12 m	NO	

CONTROL	MIN. REQUIRED	PROPOSED	COMPLIES
DEEP SOIL	25% = 3708.1m²	31.5% = 4695m²	YES
COMMUNAL OPEN SPACE	15% = 2224.82m²	20% = 3071m²	YES
SITE COVERAGE	50% MAX = 1416m²	60% = 6348.8m²	YES
LANDSCAPE AREA	30% = 4449.6m²	46.6% = 6925m²	YES
PRIVATE OPEN SPACE	10m² per unit	10m² per unit	YES
SETBACKS FRONT	6 m	13 m	YES
SETBACKS REAR, SIDE	6 m	6 m	YES
BUILDING SEPARATION	12 m	12 m	YES
ADAPTABLE UNITS	10% = 26 Units	10% = 26 Units	YES
CARPARKING	316 SPACES	321 SPACES	YES
CARPARK 1 BUILDINGS A + B + C	181 SPACES req.	186 SPACES	YES
1 per unit = 148 req.			
1 per 5 units visitor = 30 req.			
1 additional per 3 bed = 5 req.			
CARPARK 2 BUILDING D + E	135 SPACES	135 SPACES	YES
1 per unit = 110 req.			
1 per 5 units visitor = 22 req.			
1 additional per 3 bed = 3 req.			
BICYCLE PARKING	161 SPACES	166 SPACES	YES
CARPARK 1 BUILDINGS A + B + C	55 SPACES	55 SPACES	YES
resident 1 per 2 unit = 73			
visitor 1 per 12 unit = 13			
CARPARK 2 BUILDING D + E	65 SPACES	65 SPACES	YES
resident 1 per 2 unit = 55			
visitor 1 per 12 unit = 10			

Construction general	
Roofing	Roof / waterproofing: Aluminium framed Low-tilt glazing throughout - To units E507 & E508 only: - glazing (equal to or lower than) 4.10 - SBC 1.0/0.75 0.35 Aluminium framed single clear glazing - To rest of units: - glazing (equal to or lower than) 4.12 - SBC 1.0/0.75 0.74 Given values are NRC: total window values
Roof / ceiling insulation	Roofs: Concrete roof, no insulation, default colour Ceilings: Plasterboard with 42.5 J/m² insulation Note: Insulation losses due to daylight penetrations have been modelled in accordance with relevant BCA Technical Notes and each daylight is assumed to be non-vented.
Wall / floor insulation	External wall: Form-insulated panel with cavity, framed and plasterboard Internal wall insulation: Bulk 0.1, 0 insulation to units B506, B507, C513, C507 & B508 only - no insulation to all other units Wall colour: Default Internal walls within units: Plasterboard on studs, no insulation Internal/external walls: 150mm rigid, brick, no insulation Floors: Concrete - no insulation between levels Floor coverings: Ties to kitchen and wet areas, carpet to bedrooms, studies and living spaces Ties to 0.1, 0.15 Collect rainwater from - all roof from building C (1.146m²) of non-trafficked roof area Connected to: taps to irrigate a maximum of 3000 m² of common landscaping Hot water system (within units) Each building to have: Central gas fired boiler - 42.0 piping insulation (external and internal of the building).



SITE PLAN
1:500@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

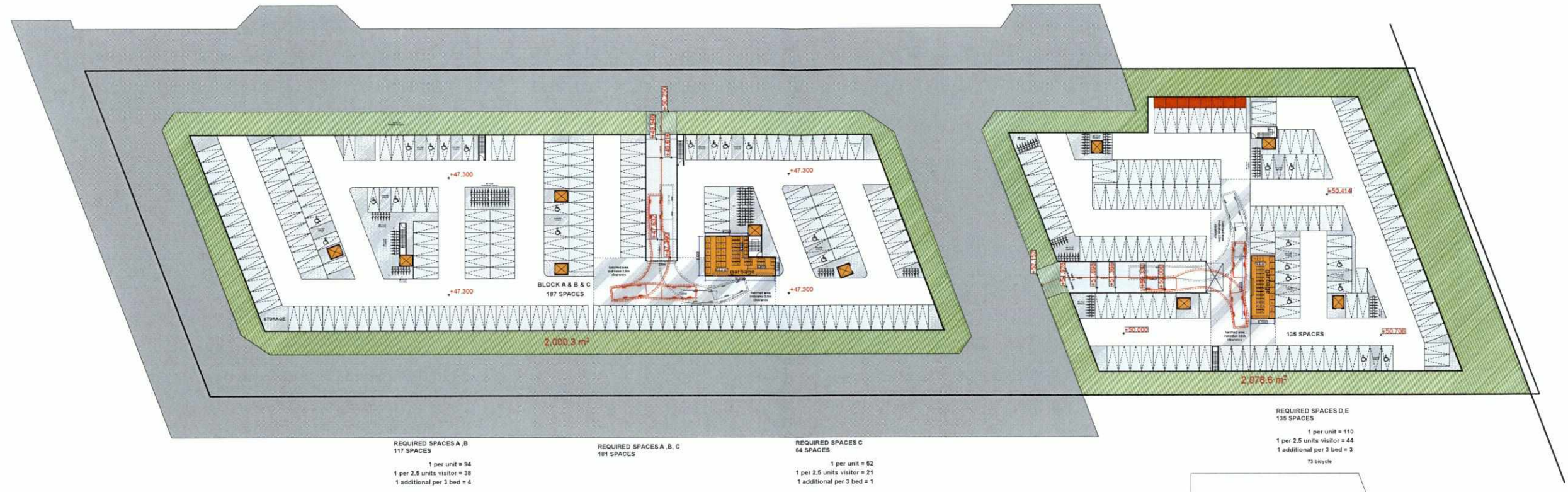
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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	SITE ANALYSIS PLAN
project no	13 - 074
scale	1:100@A1
date	03/14
drawn	MP
checked	TJ
drawing no	00
issue	1



BASEMENT
1:500@A1



TYPICAL FLOOR PLAN (1 - 3)
1:500@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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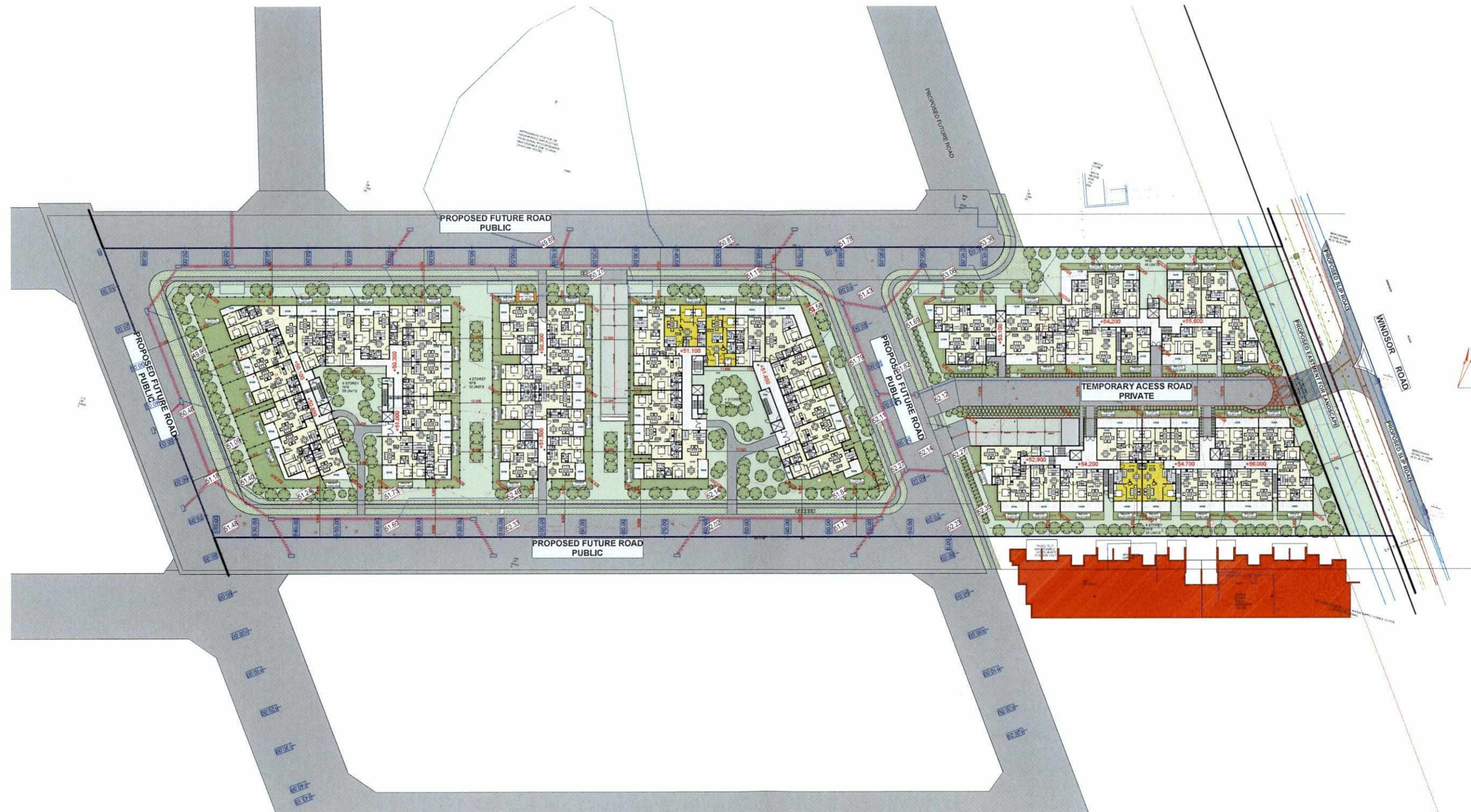
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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	BASEMENT/FIRST PLAN
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.3

issue 1



GROUND FLOOR PLAN
1:500@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
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G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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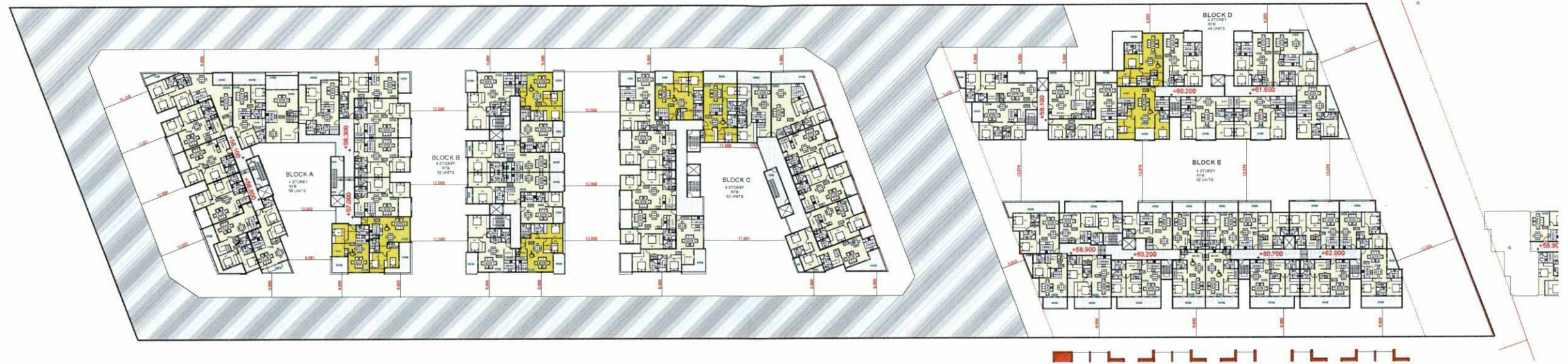
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REVIEW			
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client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	GROUND FLOOR PLAN	date	___/03/14
		drawn	MP
		checked	TJ

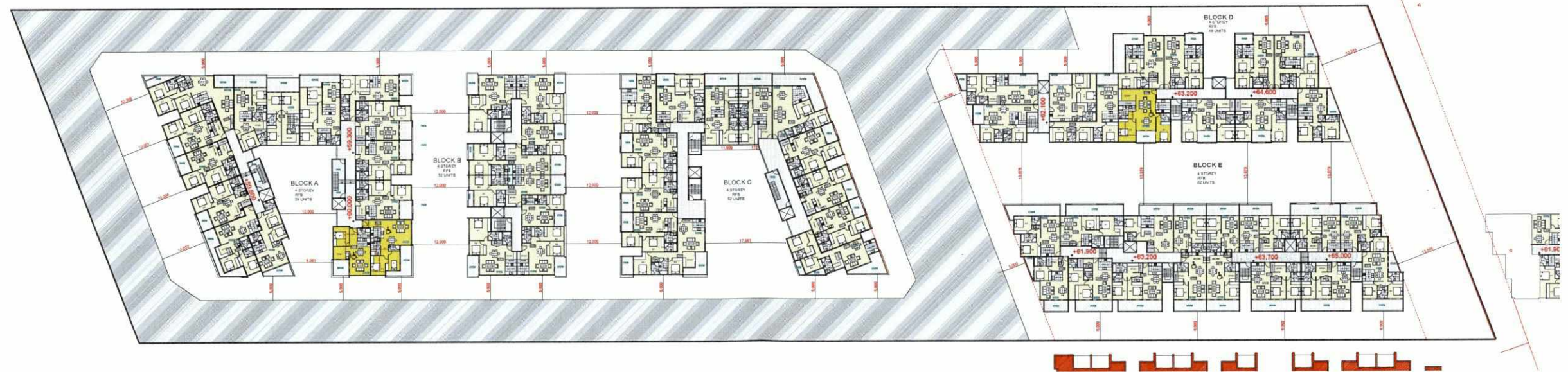


drawing no
01.4

ISSUE 1



FLOOR PLAN LEVEL 2
1:500@A1



FLOOR PLAN LEVEL 3
1:500@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	SECOND AND THIRD FLOOR	date	03/14
		drawn	MP
		checked	TJ



drawing no
01.5

Issue H



A NORTH ELEVATION 1:200@A1



A SOUTH ELEVATION 1:200@A1



A EAST ELEVATION 1:200@A1



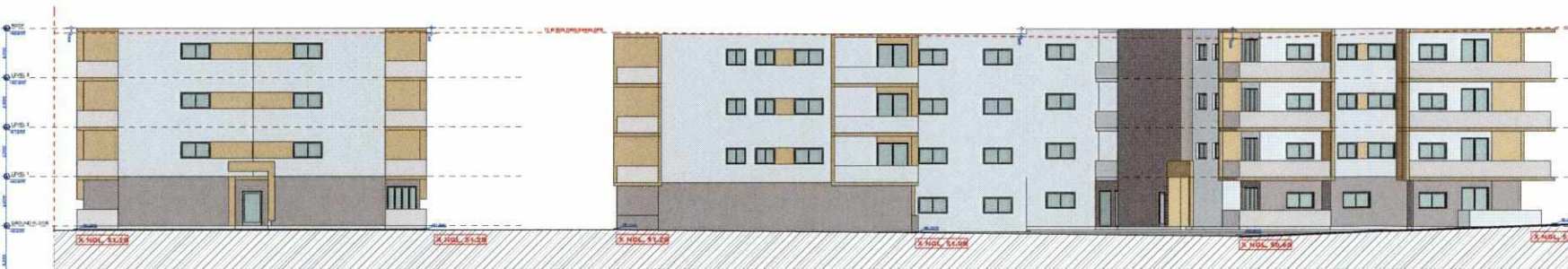
A WEST ELEVATION 1:200@A1



B & C NORTH ELEVATION 1:200@A1



B EAST ELEVATION 1:200@A1



B & C SOUTH ELEVATION 1:200@A1



B WEST ELEVATION 1:200@A1



C EAST ELEVATION 1:200@A1



C WEST ELEVATION 1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
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G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@A1
drawing	ELEVATIONS	date	03/14
		drawn	MP
		checked	TJ



drawing no
01.10
issue H



D & E EAST ELEVATION 1:200@A1



D & E WEST ELEVATION 1:200@A1



D NORTH ELEVATION 1:200@A1



D SOUTH ELEVATION 1:200@A1



E NORTH ELEVATION 1:200@A1



E NORTH ELEVATION 1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
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H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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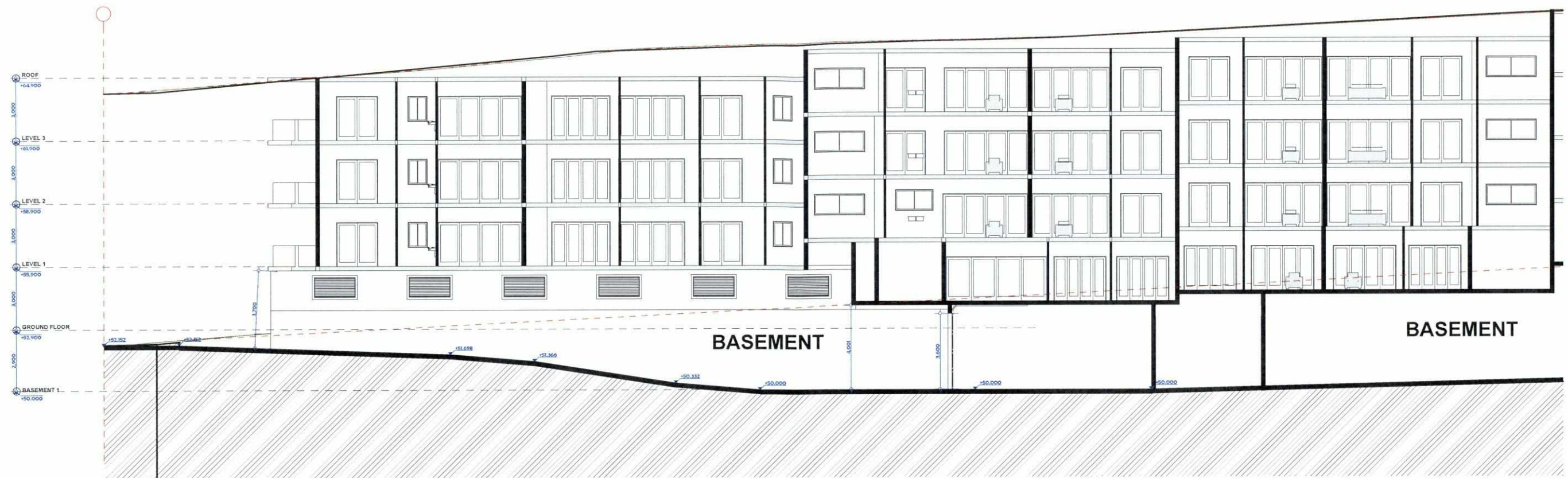
REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	ELEVATIONS 2	date	03/14
		drawn	MP
		checked	TJ



drawing no
01.11
issue H



Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
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F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/05/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15



SECTION DD
1:100@A1



SECTION EE
1:100@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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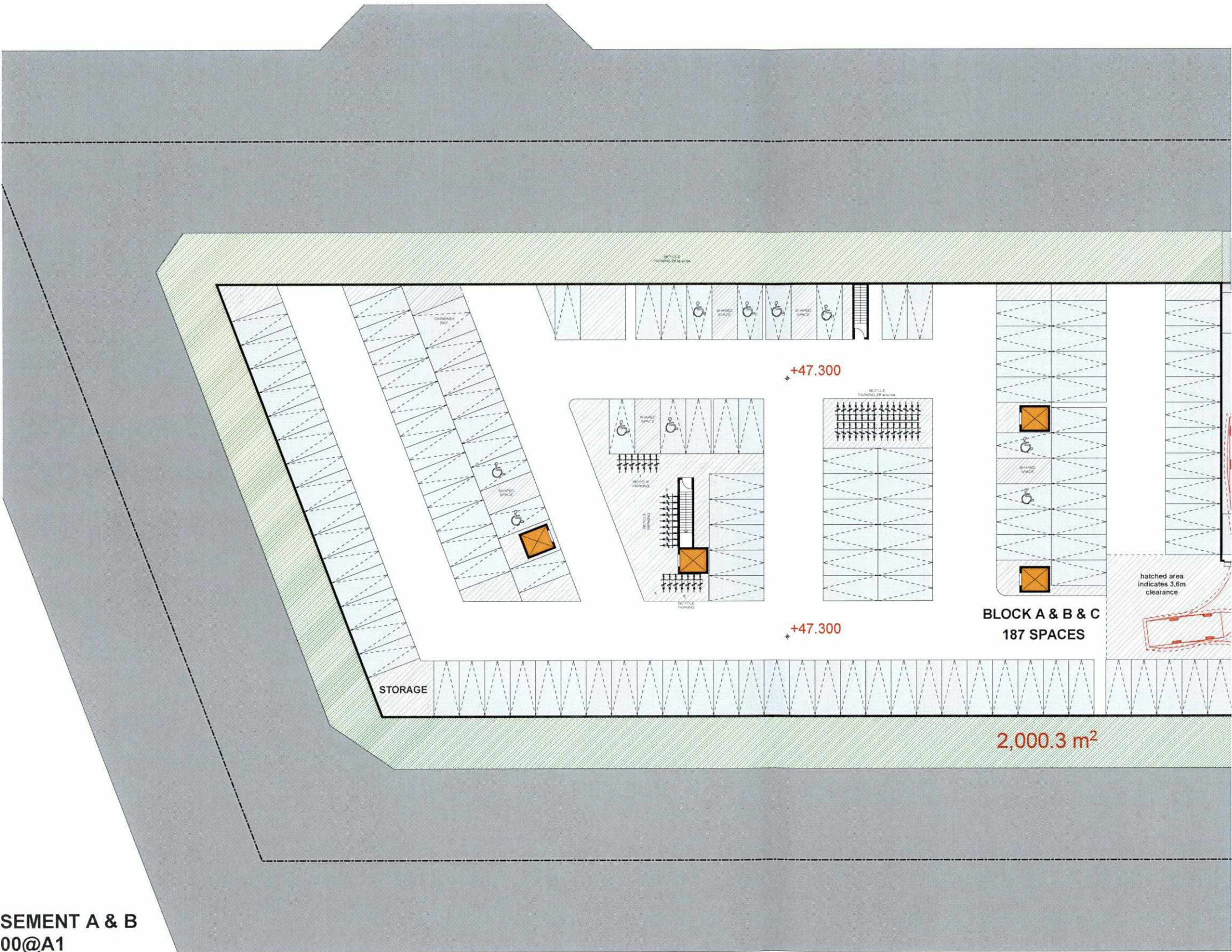
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REVIEW			
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client	Norwest Kingsland Developments Pty Ltd	scale	1:100@A1
drawing	DRIVEWAY SECTIONS	date	03/14
		drawn	MP
		checked	TJ



drawing no
01.23

ISSUE 1



REQUIRED SPACES A B

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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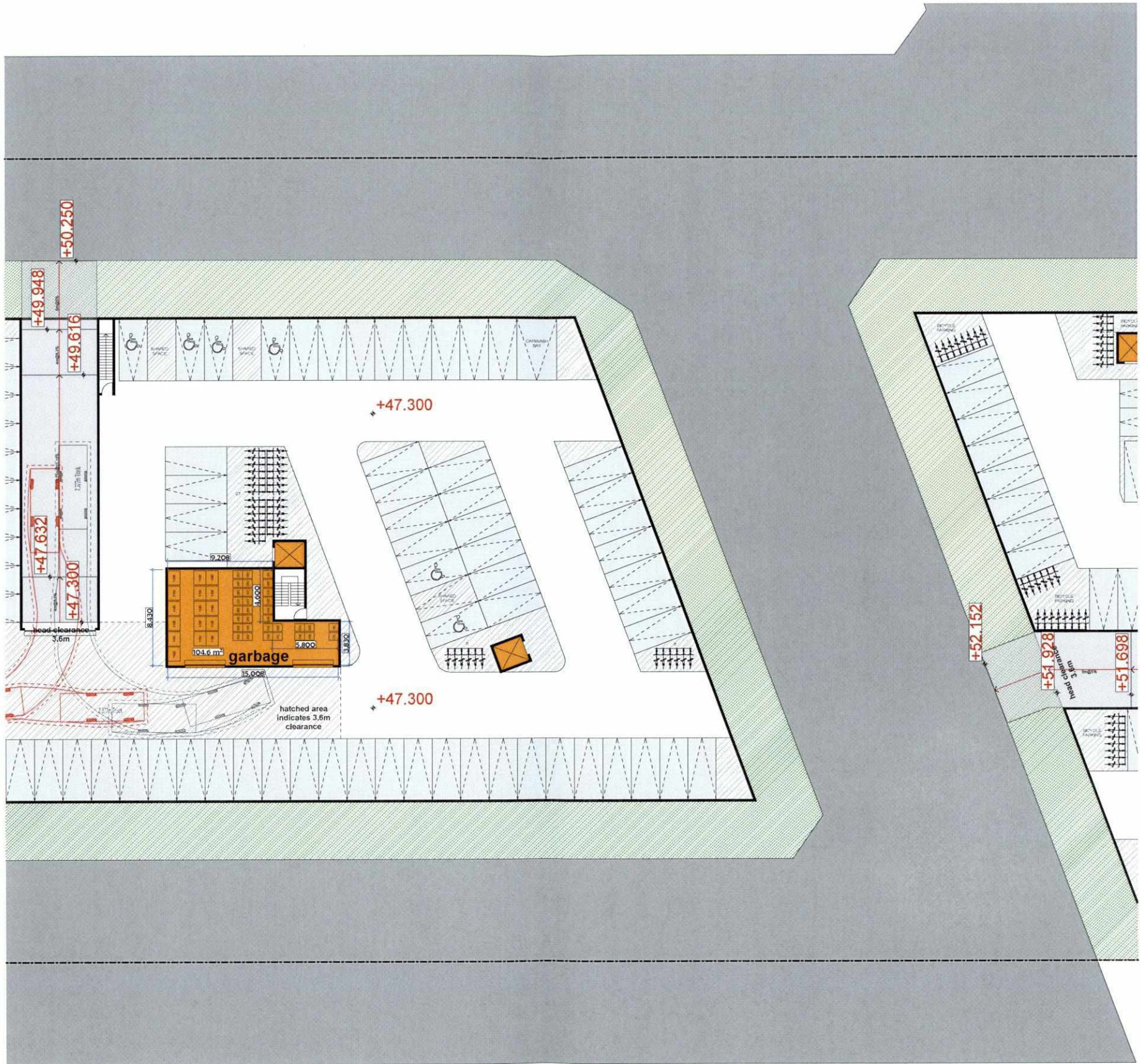
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REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	BASEMENT A, B	date	11/03/14
		drawn	MP
		checked	TJ



drawing no
01.12

ISSUE 1



BASEMENT C
1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
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F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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REQUIRED SPACES C

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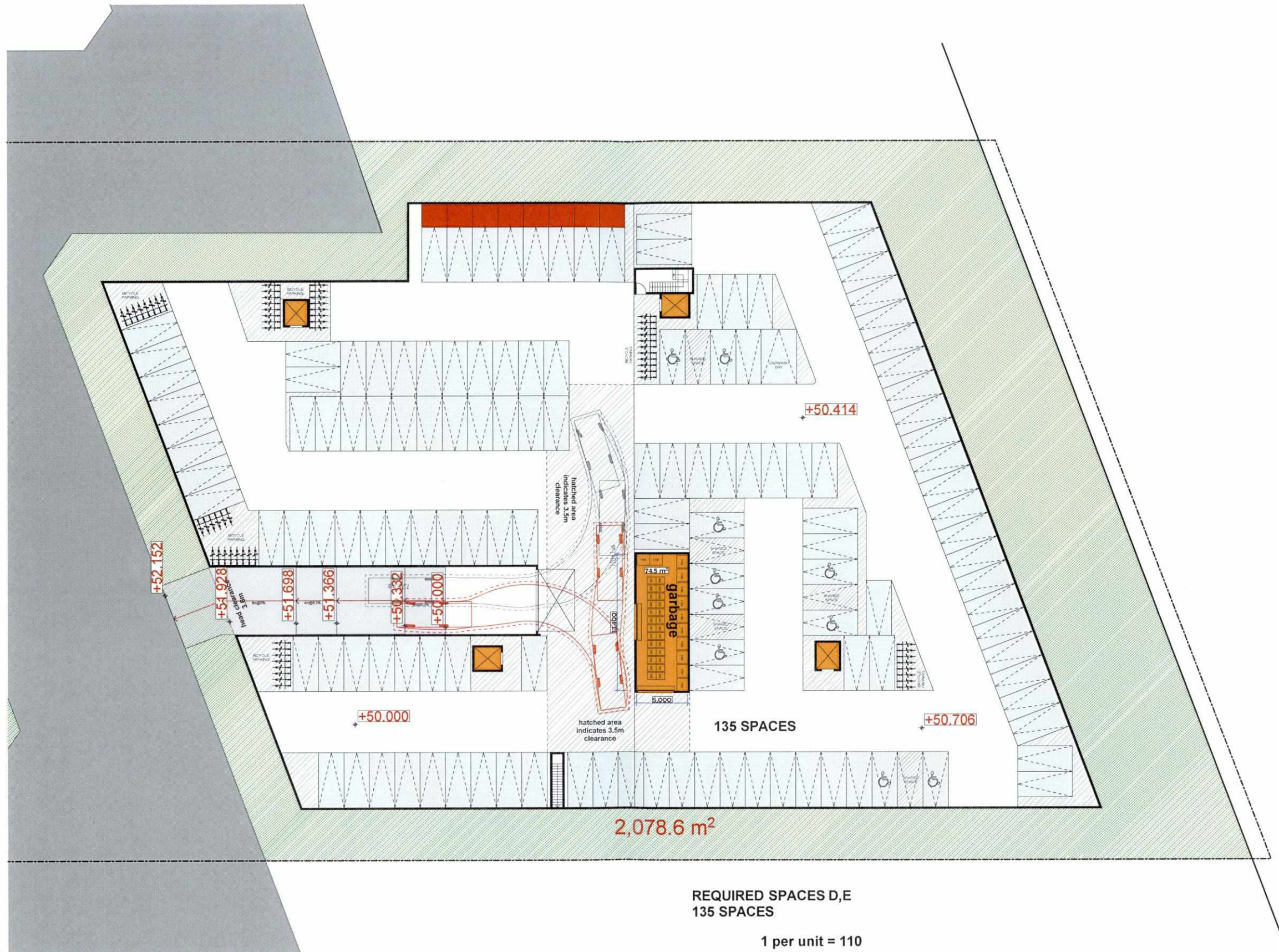
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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	BASEMENT C
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.13

ISSUE |



BASEMENT D,E, F
1:200@A1

REQUIRED SPACES D,E
135 SPACES

1 per unit = 110
1 per 2.5 units visitor = 44

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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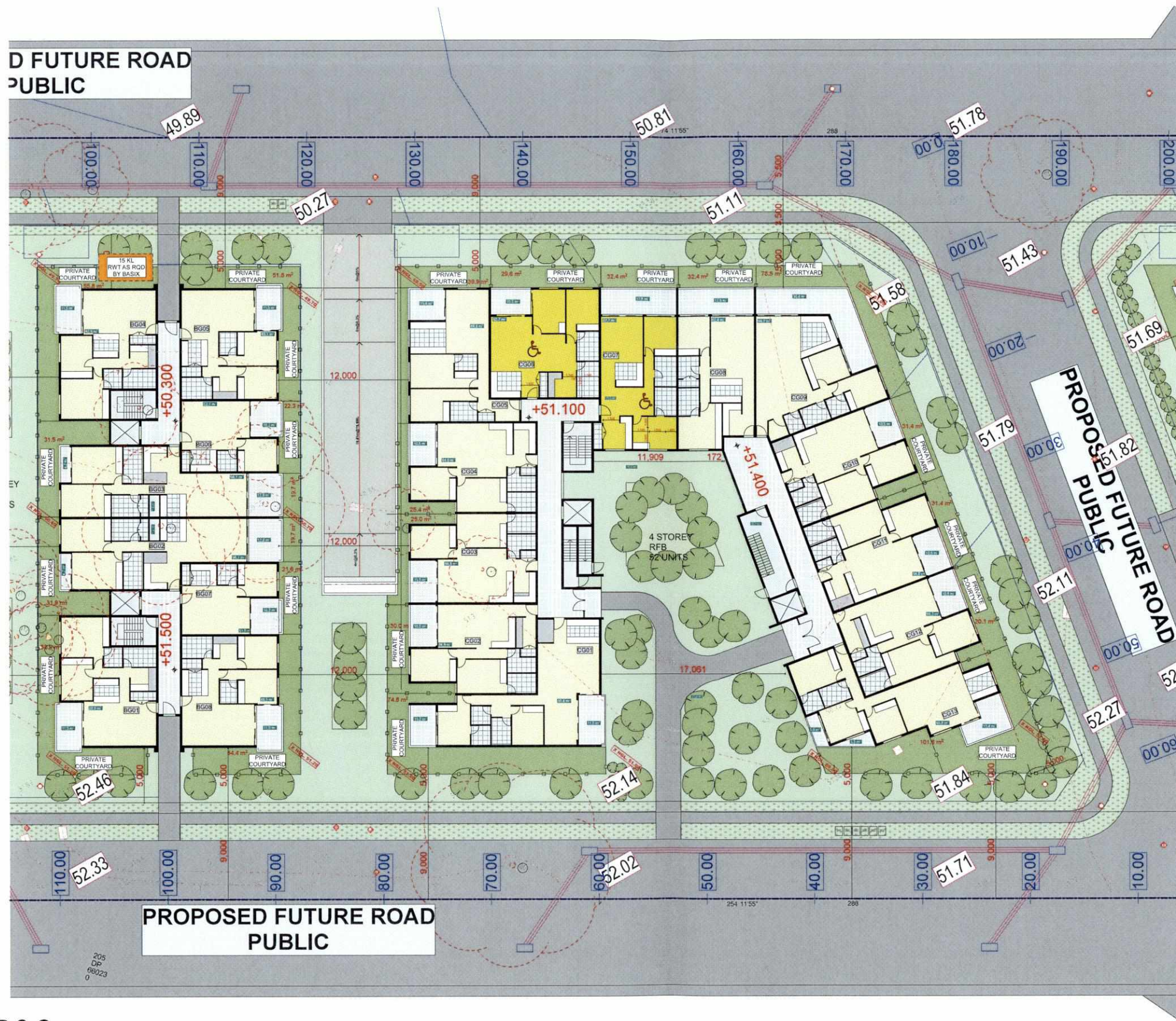
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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	BASEMENT D,E,F
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.14
issue 1



GROUND FLOOR B & C
1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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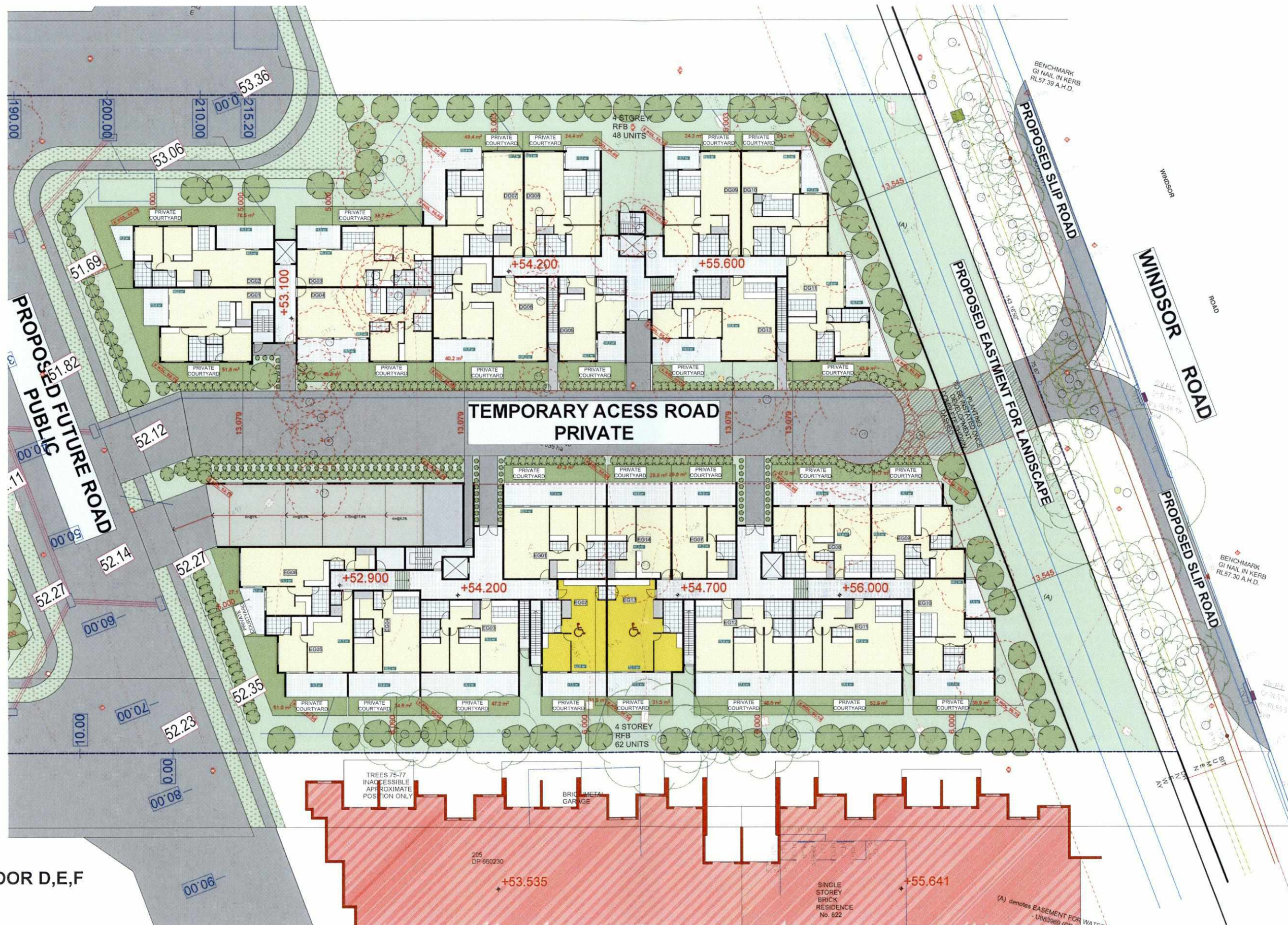
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REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	BLOCK B & C	date	___/03/14
		drawn	MP
		checked	TJ



drawing no
01.7

issue |



GROUND FLOOR D,E,F
1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15
I	CHANGES AS PER COUNCIL REQUEST	18/05/15

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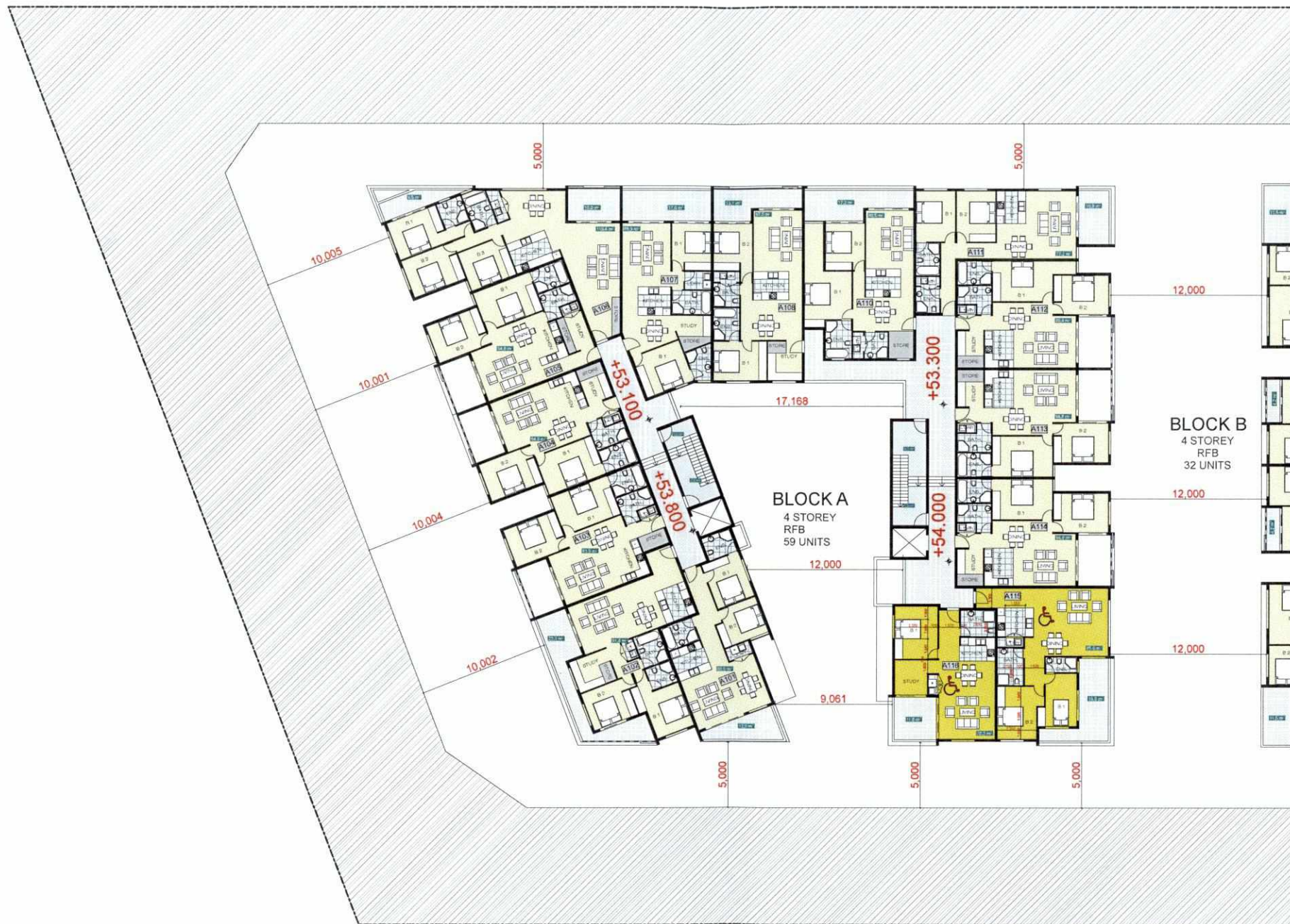
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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	BLOCK D,E & F
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.8

ISSUE 1



FIRST FLOOR A 1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

Do not scale drawings. Verify all dimensions on site

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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	FIRST A
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.15
issue H



SECOND FLOOR A 1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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REVIEW			
project	828 WINDSOR RD, ROUSE HILL	project no	13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale	1:100@ A1
drawing	SECOND A	date	___/03/14
		drawn	MP
		checked	TJ



drawing no
01.16

issue H



THIRD FLOOR A
1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	THIRD FLOOR A
project no	13 - 074
scale	1:100@A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.17
issue H



FIRST FLOOR B & C
1:200@A1

Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/09/15

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REVIEW	
project	828 WINDSOR RD, ROUSE HILL
client	Norwest Kingsland Developments Pty Ltd
drawing	FIRST B & C
project no	13 - 074
scale	1:100@ A1
date	03/14
drawn	MP
checked	TJ



drawing no
01.18
Issue H



FIRST FLOOR D,E,F
1:200@A1



Issue	Amendment	Date
A	REVIEW	11/04/14
B	CHANGES AS PER CLIENT REQUEST	28/04/14
C	ISSUED TO COUNCIL FOR DA APPROVAL	14/08/14
D	CHANGES AS PER COUNCIL REQUEST	15/11/14
E	CHANGES AS PER COUNCIL REQUEST	23/12/14
F	CHANGES AS PER COUNCIL REQUEST	15/02/15
G	CHANGES AS PER COUNCIL REQUEST	03/03/15
H	CHANGES AS PER COUNCIL REQUEST	01/05/15

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REVIEW		
project	828 WINDSOR RD, ROUSE HILL	project no 13 - 074
client	Norwest Kingsland Developments Pty Ltd	scale 1:100@ A1
drawing	FIRST ,D, E & F	date 03/14
		drawn MP
		checked TJ



drawing no
01.19

issue H

