



ACCESS PROPERTY
PROJECT
100 Canadian Rd. Suite 300
Toronto, ON M1R 4Z5

CLIENT REF #

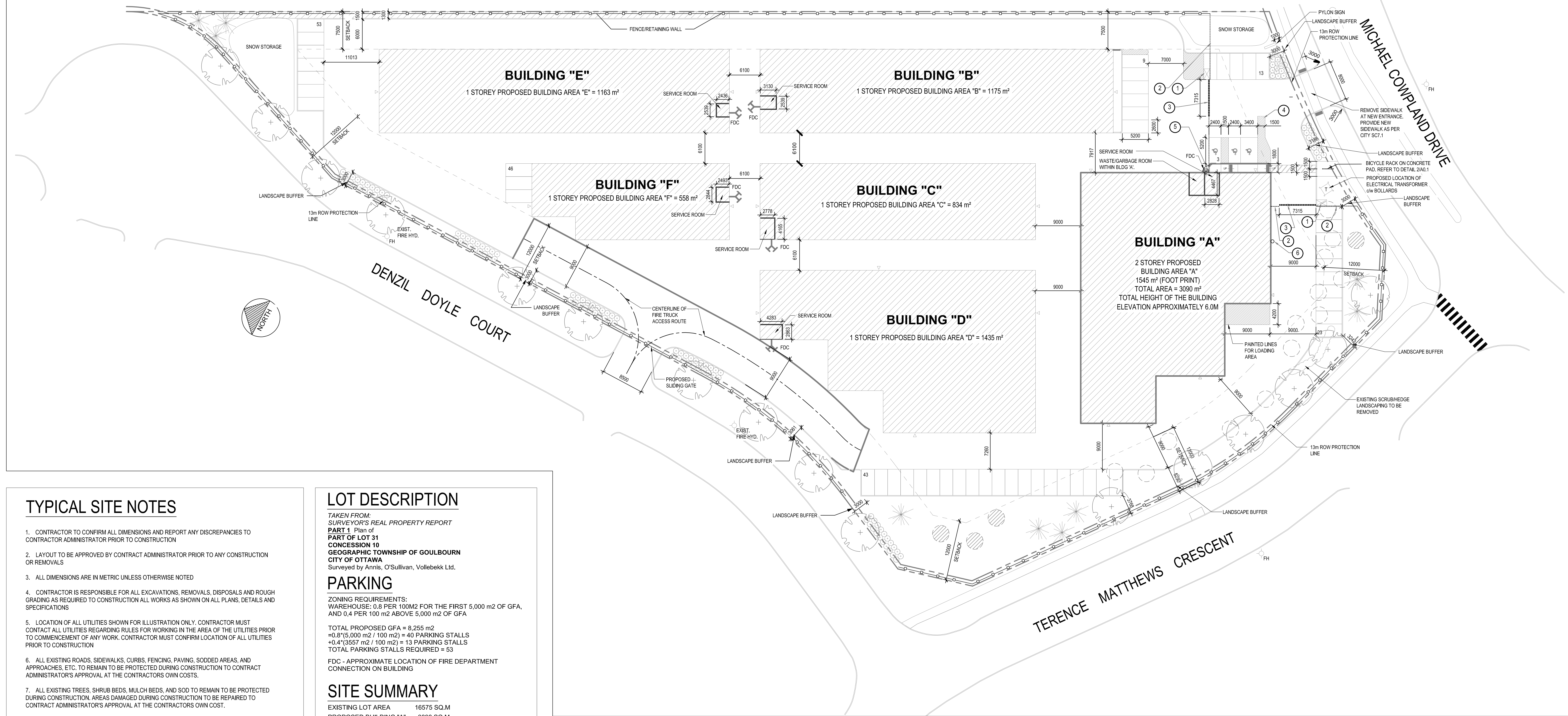
PROJECT

Access Storage 60 Denzil Doyle Ct

REV PLAN

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ISSUED FOR: REVISION



TYPICAL SITE NOTES

- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACTOR ADMINISTRATOR PRIOR TO CONSTRUCTION
- LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS
- ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED
- CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS AND ROUGH GRADING AS REQUIRED TO CONSTRUCTION ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS
- LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- ALL EXISTING ROADS, SIDEWALKS, CURBS, FENCING, PAVING, SODDED AREAS, AND APPROACHES, ETC. TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COSTS.
- ALL EXISTING TREES, SHRUB BEDS, MULCH BEDS, AND SOIL TO REMAIN TO BE PROTECTED DURING CONSTRUCTION. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO CONTRACT ADMINISTRATOR'S APPROVAL AT THE CONTRACTOR'S OWN COST.
- USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, WALKWAYS, ETC.
- FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
- ALL TREES WITHIN OR IMMEDIATELY ADJACENT TO AREA OF WORK TO BE PROTECTED TO CITY OF OTTAWA TREE PROTECTION STANDARDS.

LOT DESCRIPTION

TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
PART OF LOT 31
CONCESSION 10
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

PARKING

ZONING REQUIREMENTS:
WAREHOUSE: 0.8 PER 100M2 FOR THE FIRST 5,000 m2 OF GFA,
AND 0.4 PER 100 m2 ABOVE 5,000 m2 OF GFA

TOTAL PROPOSED GFA = 8,255 m2
= 0.8 (5,000 m2 / 100 m2) = 40 PARKING STALLS
+ 0.4 (3255 m2 / 100 m2) = 13 PARKING STALLS
TOTAL PARKING STALLS REQUIRED = 53

FDC - APPROXIMATE LOCATION OF FIRE DEPARTMENT CONNECTION ON BUILDING

SITE SUMMARY

EXISTING LOT AREA 16575 SQ.M
PROPOSED BUILDING "A" 3090 SQ.M
PROPOSED BUILDING "B" 1173 SQ.M
PROPOSED BUILDING "C" 834 SQ.M
PROPOSED BUILDING "D" 1435 SQ.M
PROPOSED BUILDING "E" 1163 SQ.M
PROPOSED BUILDING "F" 558 SQ.M
TOTAL PROPOSED G.F.A. 8255 SQ.M

LOT COVERAGE (8255-1545 BLDG"A") 6710 40% PROPOSED
THE MAXIMUM PERMITTED LOT COVERAGE IS 55% AS PER
TABLE 205(C)

ONTARIO BUILDING CODE

- SITE PLAN DESIGN IS BASED ON "SECTION 3.10. SELF-SERVICE STORAGE BUILDINGS".
- OCCUPANCY CLASSIFICATION IS F-2, ALL BUILDING ARE SPRINKLERED. OCCUPANT LOAD DOES NOT APPLY.
- SPATIAL SEPARATIONS DOES NOT APPLY BETWEEN BUILDINGS AS PER OBC 3.10.4.3 (4). THE DISTANCE BETWEEN INDIVIDUAL BUILDINGS SHALL NOT BE LESS THAN 6M.
- PER OBC 3.10. PROVISIONS FOR FIRE FIGHTING MEETS 9M WIDE ACCESS ROUTE AND UNOBSTRUCTED PATH OF TRAVEL FOR THE FIREFIGHTER FROM THE VEHICLE TO THE FIRE DEPARTMENT CONNECTION (FDC) OF MAX. 45M.

ZONING

60 Denzil Doyle Court
SITE INFORMATION
Legal Description:
Part of Lot 31, Concession 10, Geographic Township of Goulbourn, City of Ottawa

Municipal Address:
60 Denzil Doyle Court, Kanata, ON

Site Area:
16,575 m² (178,411.8 ft²)

Building Area:
Existing: N/A
Proposed: 8,255 m² (88,856.1 ft²)

ZONING INFORMATION:
Zoning:
Business Park Industrial, Subzone 4 Kanata South Business Park (IP4)

Lot Coverage (Sec 205, Table 205):
Required: 55% (maximum)
Proposed: 40%

Building Height (Sec. 205, Table 205(i)):
Required: 22 m (maximum)
Proposed: 8.6 m

Floor Space Index (Sec. 205, Table 205(g)):
Required: 2 (maximum)
Proposed: 0.5
8,255m²

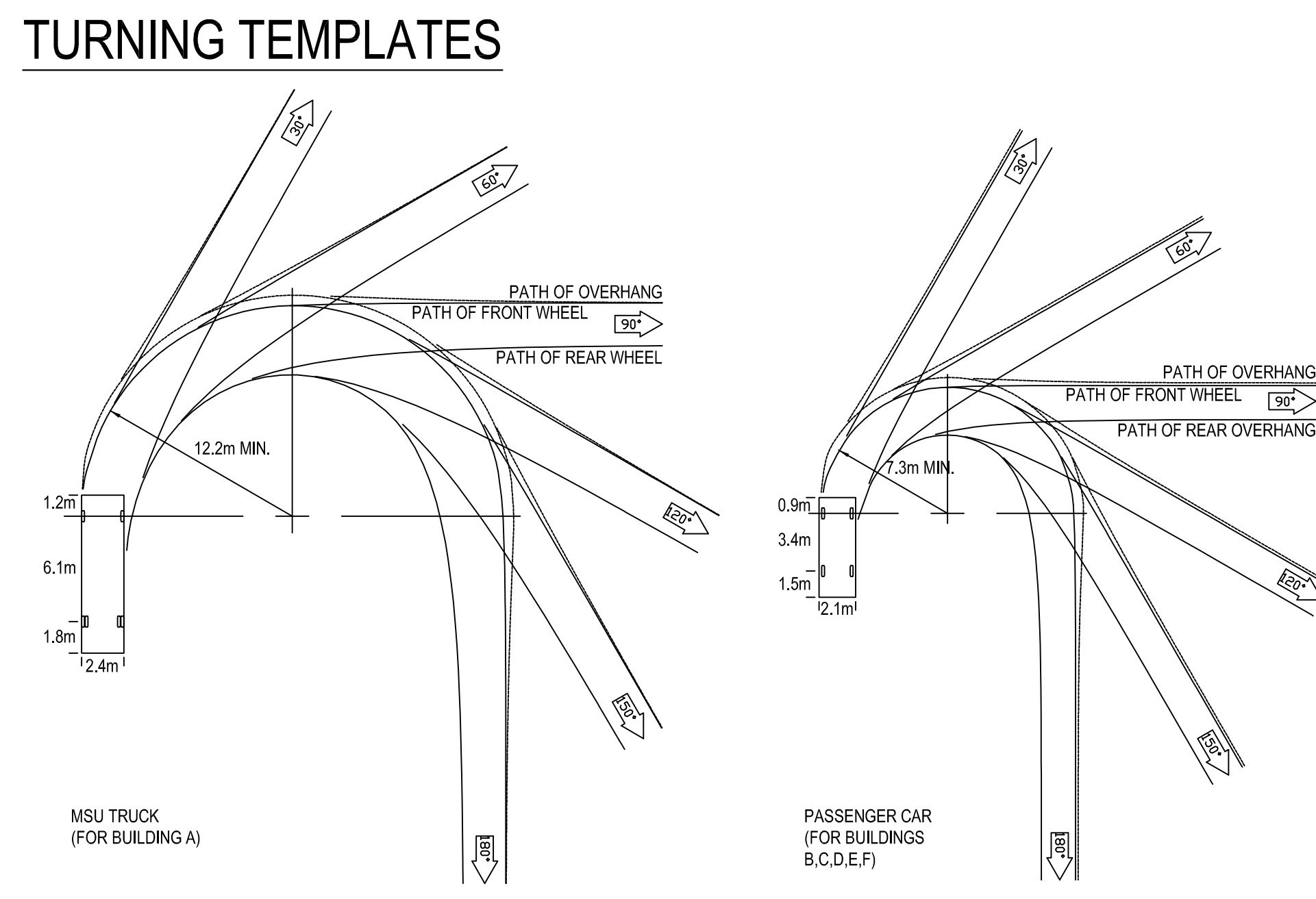
Required Yards (Sec. 206, Table 206B):
Min. Front Yard: Building A - 12 m (12 m required)
Min. Interior Side Yard: Buildings B and E - 7.5 m (7.5 m required)
Min. Rear Side Yard: 12 m (7.5 m required)

LEGEND

- ENTRANCE
- PROPERTY LINE
- FIRE HYDRANT
- SIDEWALK/CONCRETE SURFACE
- SETBACK LINE
- FENCE LINE
- PAINTED LINES
- PADMOUNT TRANSFORMER BY HYDRO OTTAWA. PROVIDE TRANSFORMER BASE TO HYDRO OTTAWA STANDARDS. PRECAST TRANSFORMER BASE AND BOLLARDS BY GENERAL CONTRACTOR. REFER TO HYDRO OTTAWA STANDARD DETAILS UFS0001, UGS0002 AND UTS0008.
- BOLLARD
- DENOTES TREE TO BE REMOVED. REFER TO LANDSCAPING DRAWINGS
- DENOTES TREE TO REMAIN. REFER TO LANDSCAPING DRAWINGS
- DENOTES PROPOSED TREE. REFER TO LANDSCAPING DRAWINGS
- DENOTES PROPOSED SCRUBS/ORNAMENTAL GRASSES. REFER TO LANDSCAPING DRAWINGS
- DENOTES PROPOSED TREE. REFER TO LANDSCAPING DRAWINGS
- GATE OPERATOR CONCRETE SLAB (1220 x 2150, 4x7)
- 180 (6) HIGH CRUSHED PICKET BACK DECORATIVE FENCE. REFER TO DETAIL 310(1)
- 7.315m (24) BUCKEYE VPOI AUTOGATE. REFER TO DETAIL 310(1)
- KEYPAD GOOSE NECK MOUNTED PROTECTED BY 2 BOLLARDS
- 180 (6) HIGH CRUSHED PICKET BACK DECORATIVE FENCE. WITH EXIT ONLY MAIN GATE AT SIDEWALK
- WALL MOUNTED KEYPAD

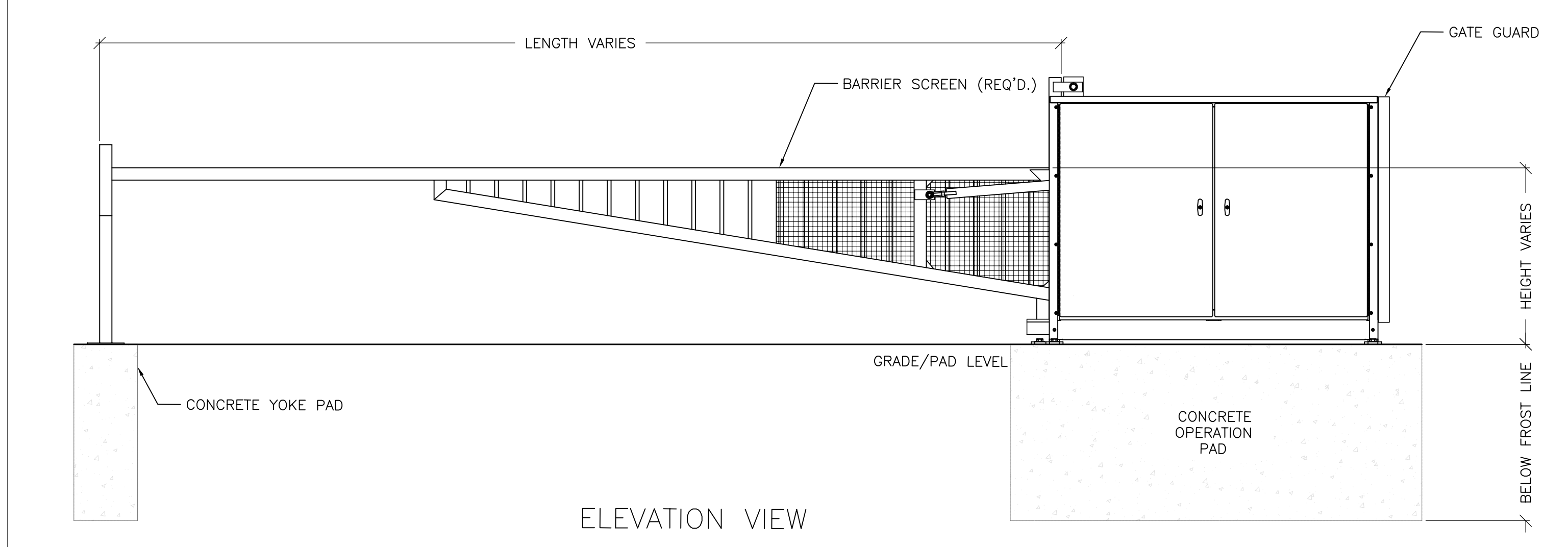
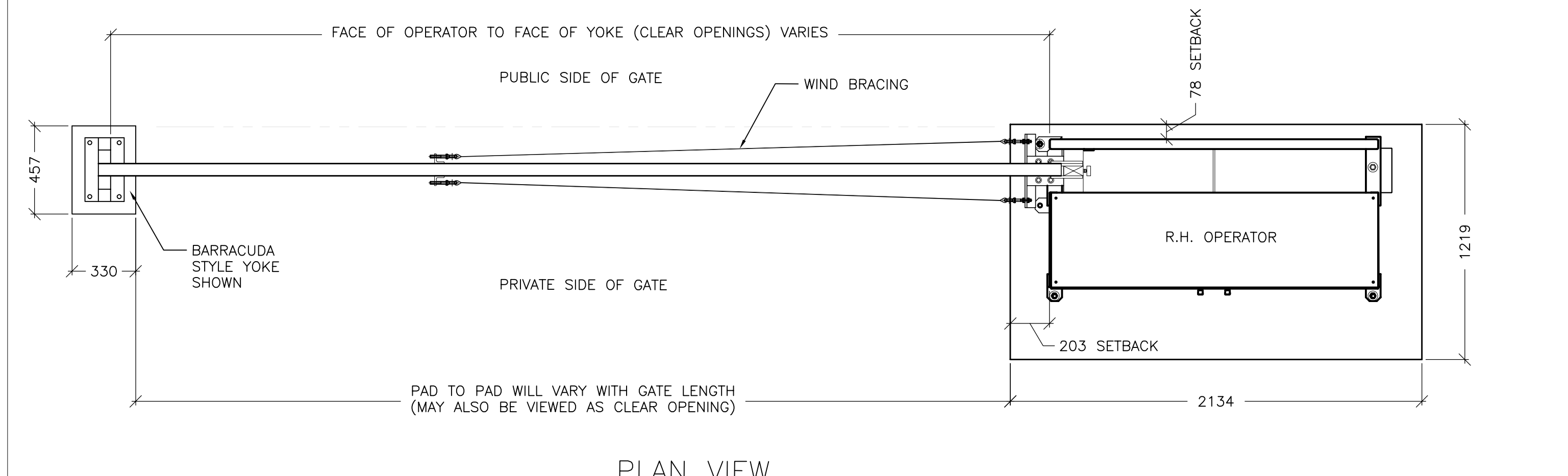
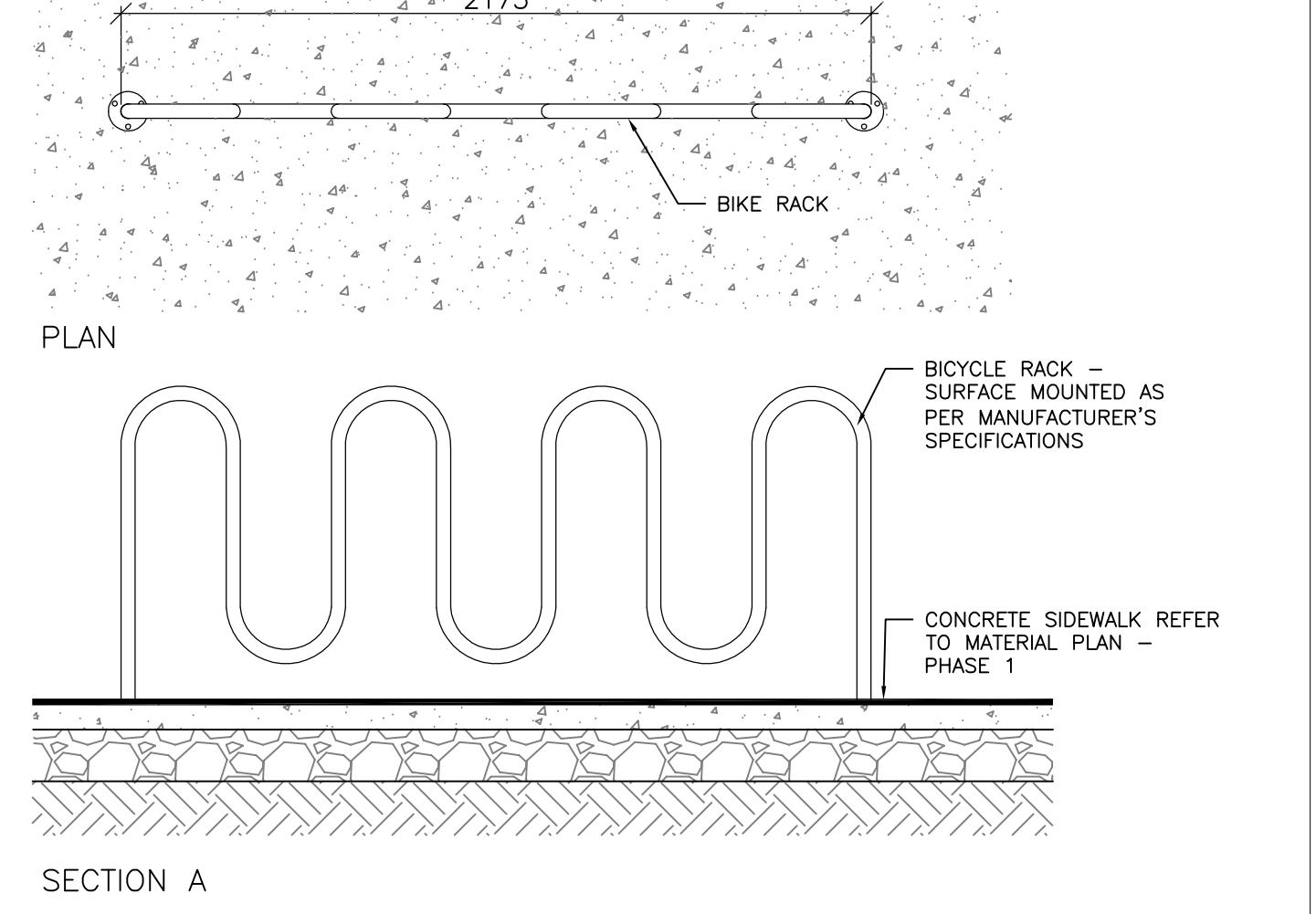
1 SITE PLAN

SCALE: 1:300



2 BIKE RACK

SCALE: 1:20



3 PIVOT GATE

SCALE: 1:20

CONSULTANT - SUB CONSULTANT

CONSULTANT - SUB CONSULTANT



Access Storage 60 Denzil Doyle Ct

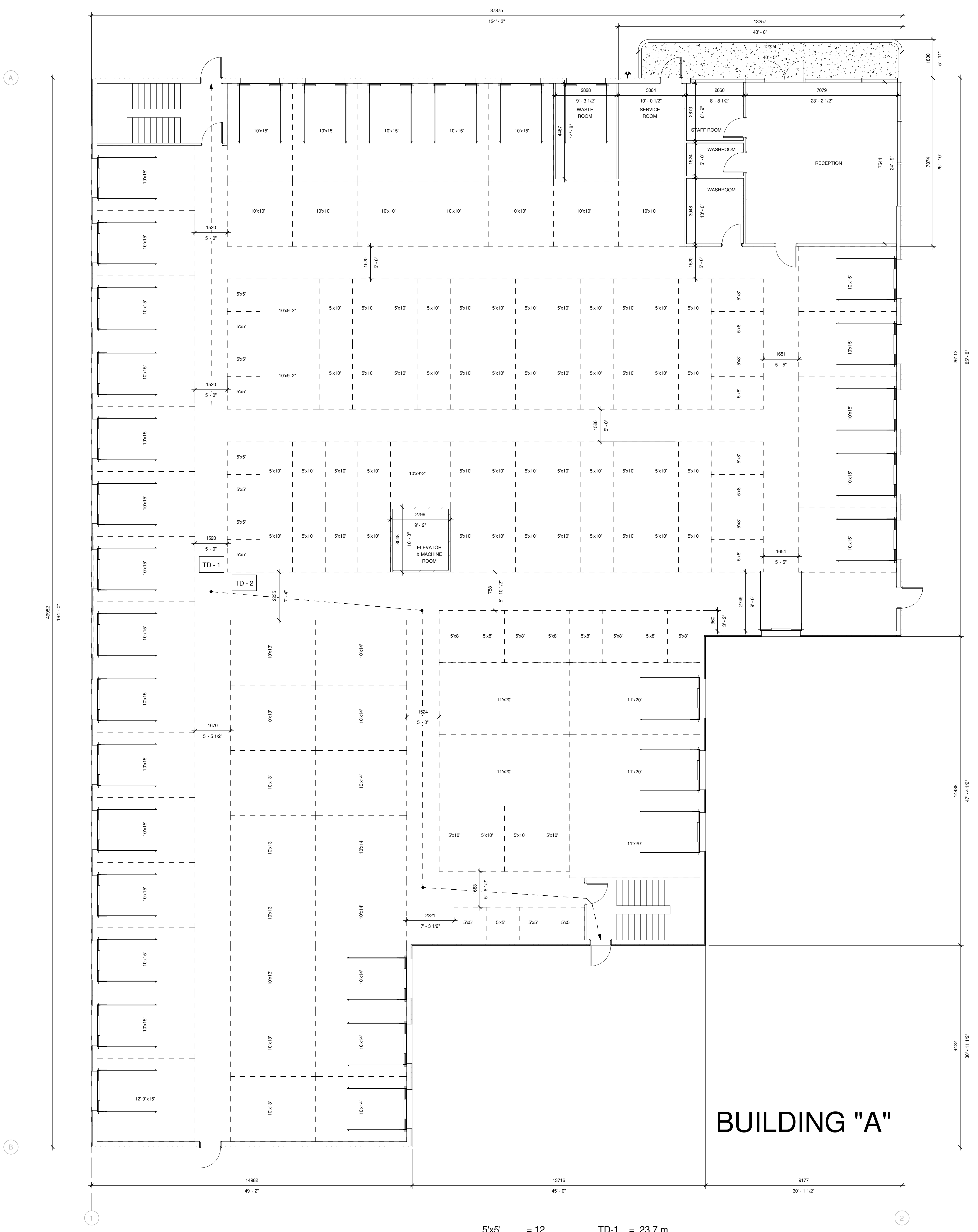
TOP FLOOR

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ISSUED FOR: REVISION:

PROJECT NO:	229-00050-11	DATE:	DECEMBER 2022
PROJECT SCALE:	1:75	IF THIS BAR IS NOT FULFILLED, PLEASE ADVISE YOUR PLOTTING SCALE.	
DESIGNED BY:	JCH/AB	CHANGED BY:	NLM/AS
DRAWN BY:	JCH/AB	CHECKED BY:	JCH/AB
DATE:	2023.05.15	RE-ISSUED FOR SITE PLAN APPLICATION:	2023.05.15

ARCHITECTURAL	
TITLE:	BUILDING A - OVERALL PLANS - GROUND FLOOR
PROJECT NUMBER:	A-A2.1
SHEET NO.:	01
DATE:	



BUILDING "A"

- 5'x5' = 12
 - 5'x8' = 16
 - 5'x10' = 52
 - 9'-2"x10' = 3
 - 10'x10' = 7
 - 10'x13' = 8
 - 10'x14' = 8
 - 10'x15' = 24
 - 11'x20' = 5
 - 12'-9"x15' = 1
 - 10'x25' = 1
- TD-1 = 23.7 m
 TD-2 = 32.6 m

1 BUILDING A OVERALL GROUND FLOOR PLAN
 SCALE: 1:75

CONSULTANT: SUB CONSULTANT
 CONSULTANT: SUB CONSULTANT



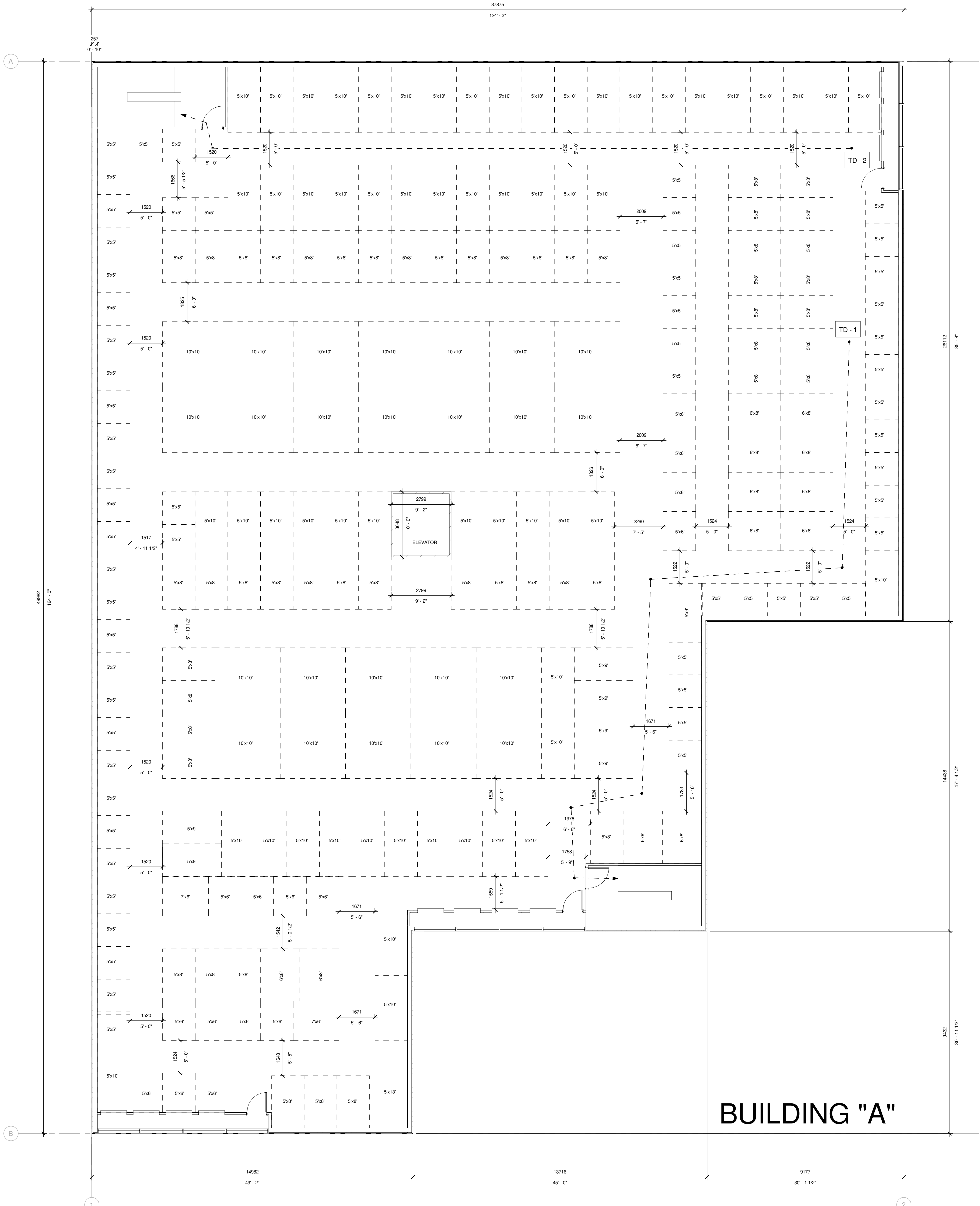
Access Storage 60 Denzil Doyle Ct

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DESIGNED FOR: REVIEW ONLY

PROJECT NO.	229-00050-11	DATE	DECEMBER 2022
CONTRACT SCALE	1:75	IF THIS BAR IS NOT SHOWN, SCALE AS NOTED	
DESIGNED BY	JCA/AB		
DRAWN BY	NMA/AS		
CHECKED BY	JCA/AB		
DATE	2023.05.15	RE-ISSUED FOR SITE PLAN APPLICATION	

DISCIPLINE	ARCHITECTURAL
TITLE	BUILDING A- OVERALL PLANS - 2ND FLOOR
SHEET NUMBER	A-A2.2
DATE	



1 BUILDING A OVERALL 2ND FLOOR PLAN
 SCALE: 1:75

- 5'x5' = 61
- 5'x6' = 15
- 5'x8' = 51
- 5'x9' = 7
- 5'x10' = 59
- 5'x13' = 1
- 6'x8' = 12
- 7'x6' = 2
- 10'x10' = 24

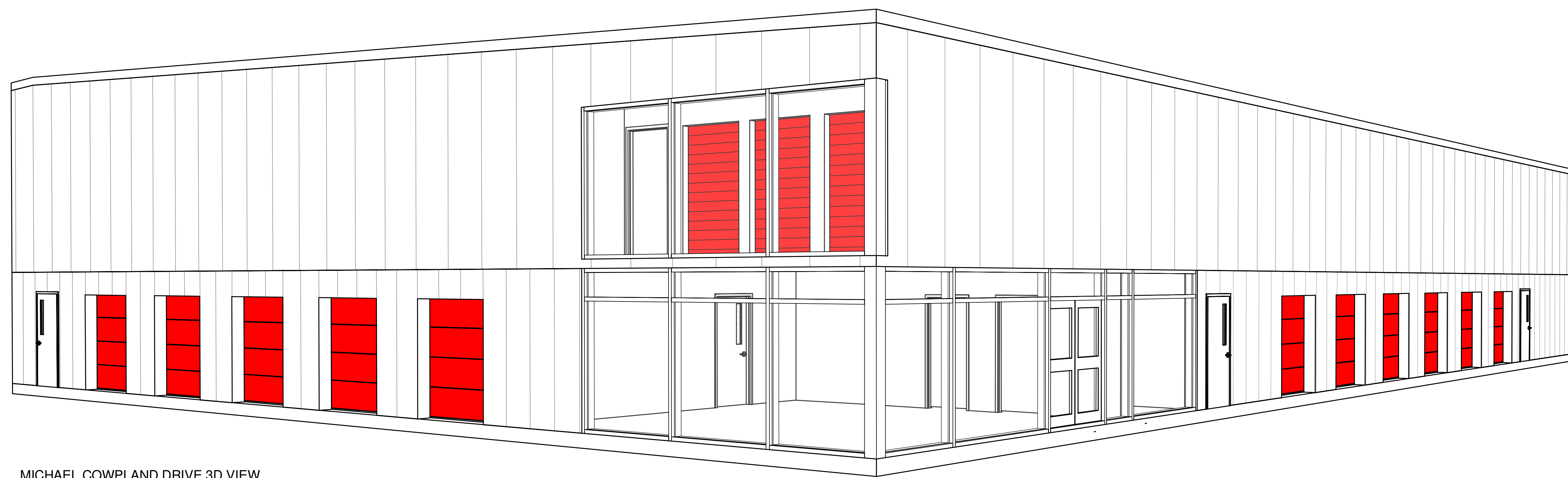
TD-1 = 38.1 m
 TD-2 = 32.2 m

CONSULTANT: SUB CONSULTANT
 CONSULTANT: SUB CONSULTANT

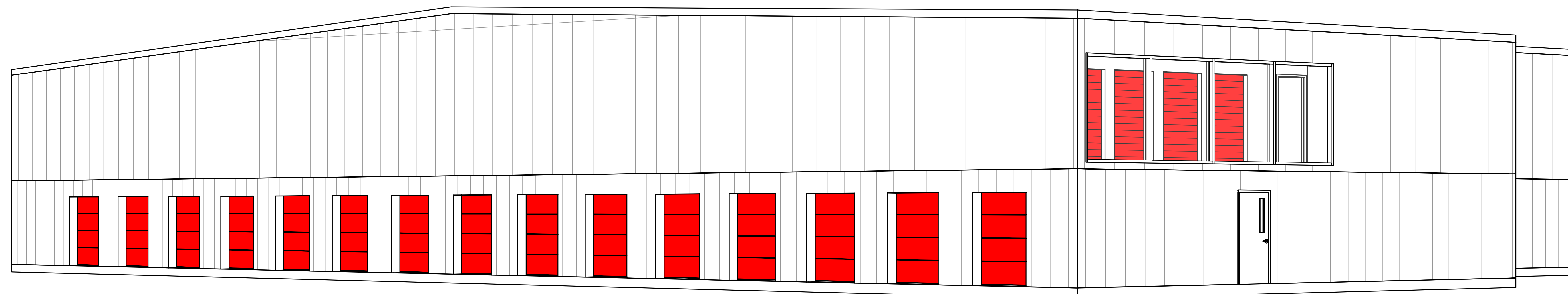


Access Storage 60 Denzil Doyle Ct

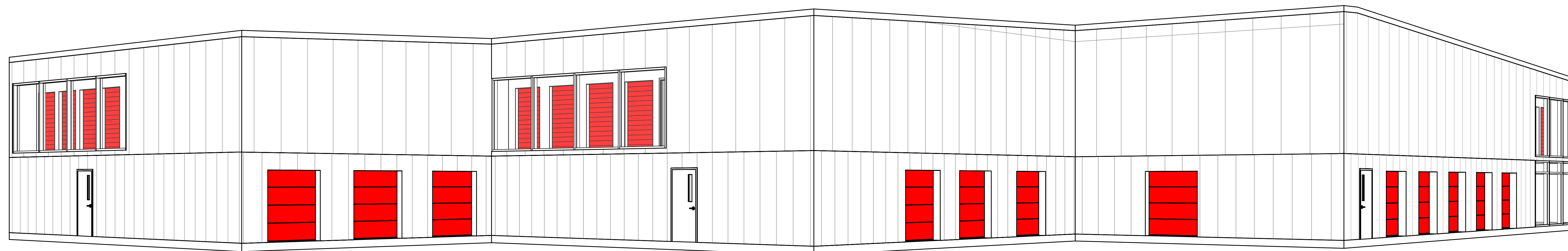
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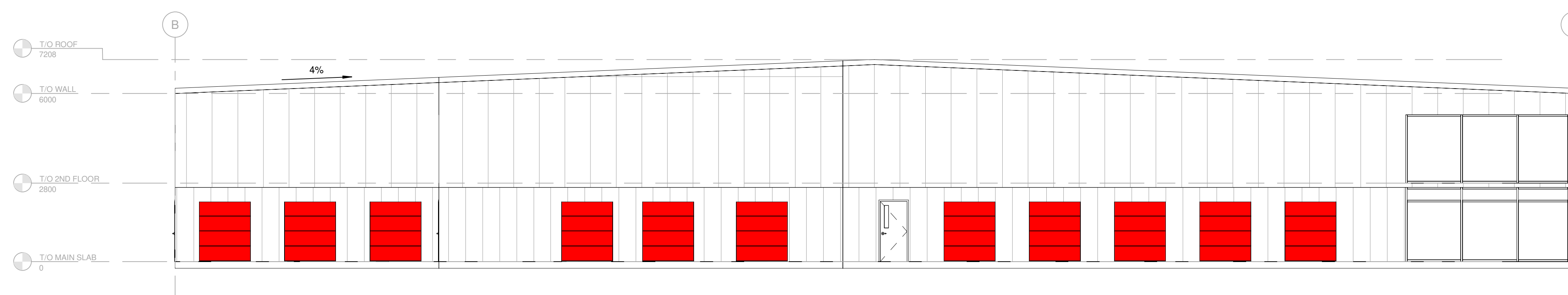
MICHAEL COWPLAND DRIVE 3D VIEW



DENZIL DOYLE COURT 3D VIEW



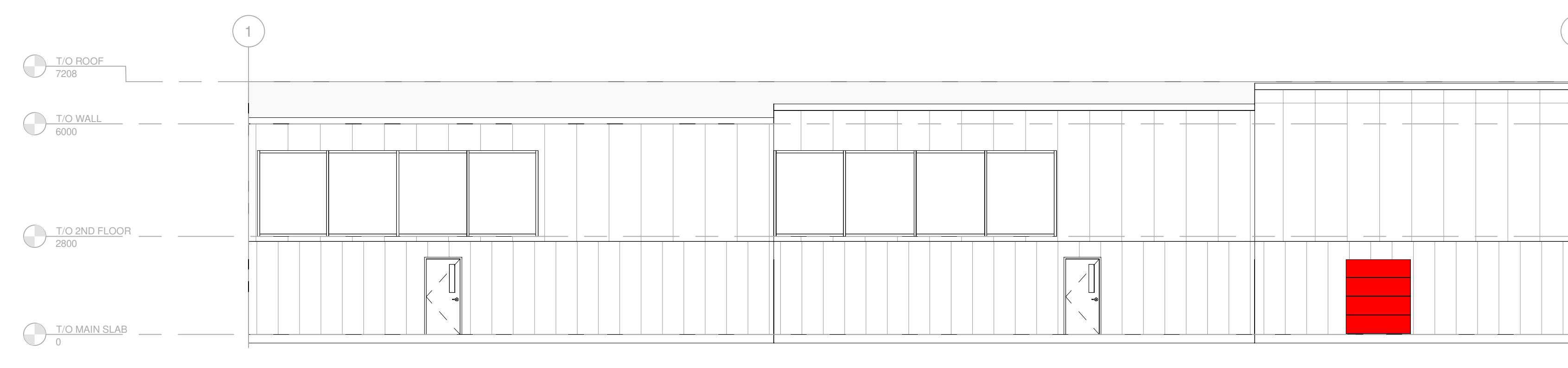
TERENCE MATTHEWS CRES 3D VIEW



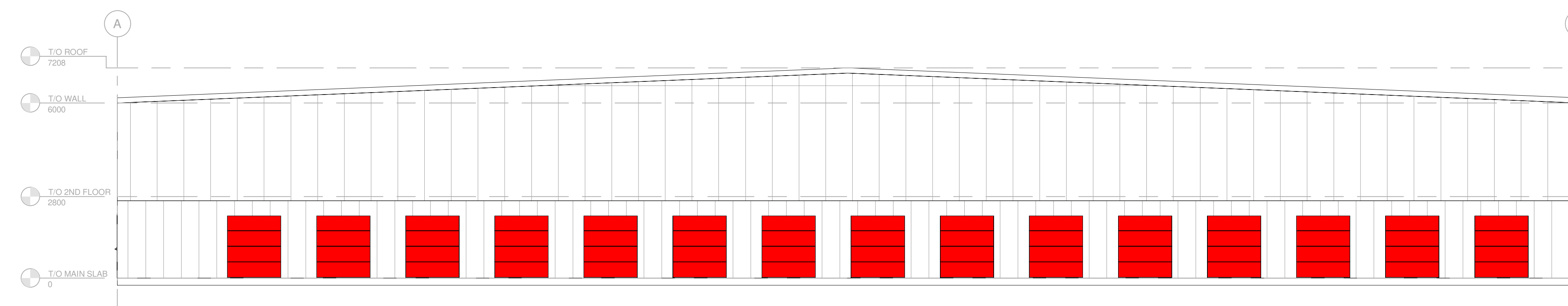
4 EXTERIOR ELEVATION - SOUTH
 SCALE: 1:100



3 EXTERIOR ELEVATION - WEST
 SCALE: 1:100



2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100



1 EXTERIOR ELEVATION - NORTHEAST
 SCALE: 1:100

PROJECT NO.	229-00055-11	DATE	DECEMBER 2022
DRAWING NO.	A-A2.3	SCALE	1:100
DESIGNED BY	Author	CHECKED BY	Author
DRAWN BY	Author	DATE	2022.05.15
PROJECT NAME	Access Storage 60 Denzil Doyle Ct		
PROJECT ADDRESS	60 Denzil Doyle Ct, Cornwall, ON K6G 3E5		
PROJECT TYPE	ARCHITECTURAL		
TITLE	BUILDING A - EXTERIOR ELEVATIONS		
PROJECT NUMBER	A-A2.3		
DATE	2022.05.15		

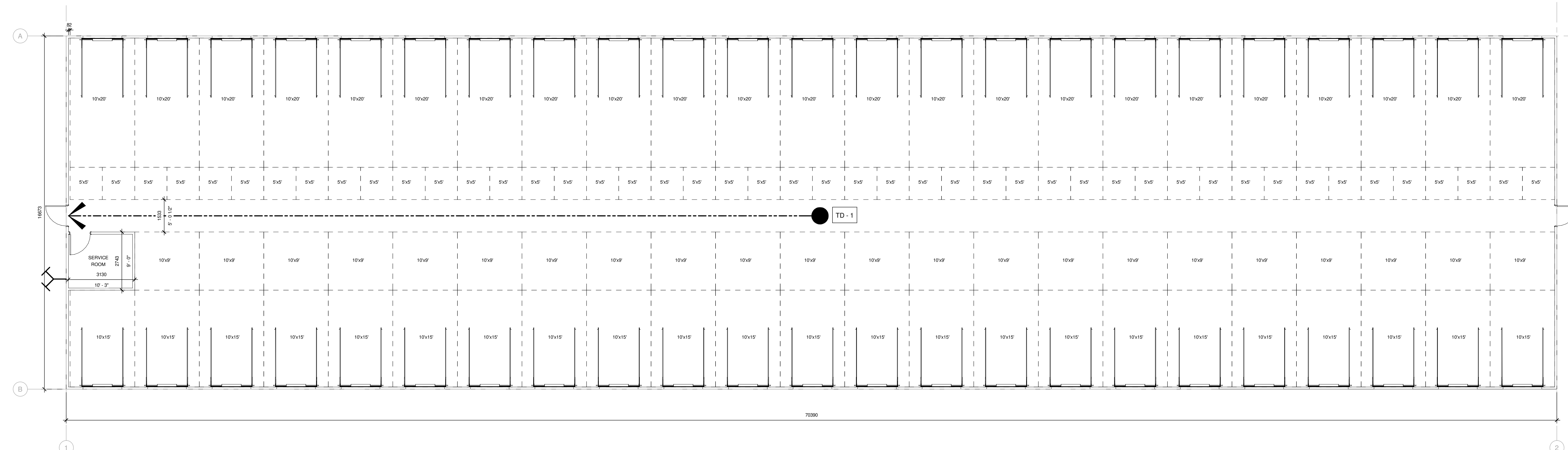
CONSULTANT: SUB CONSULTANT
 CONSULTANT: SUB CONSULTANT



Access Storage 60 Denzil Doyle Ct

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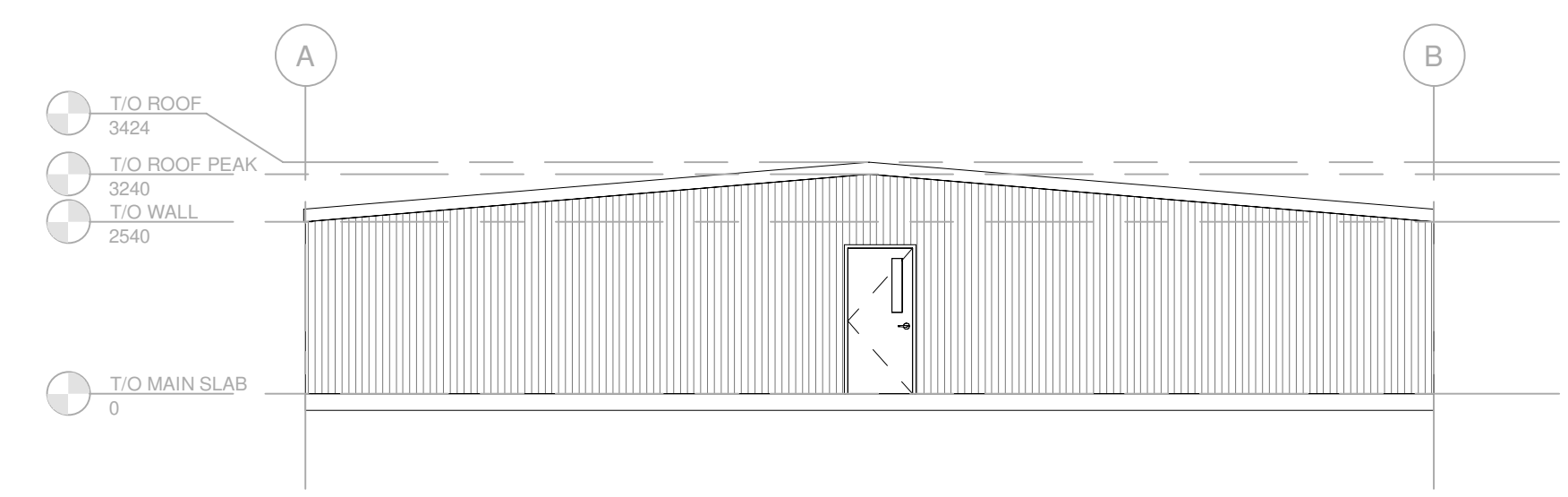
THIS SET FOR REVIEW.



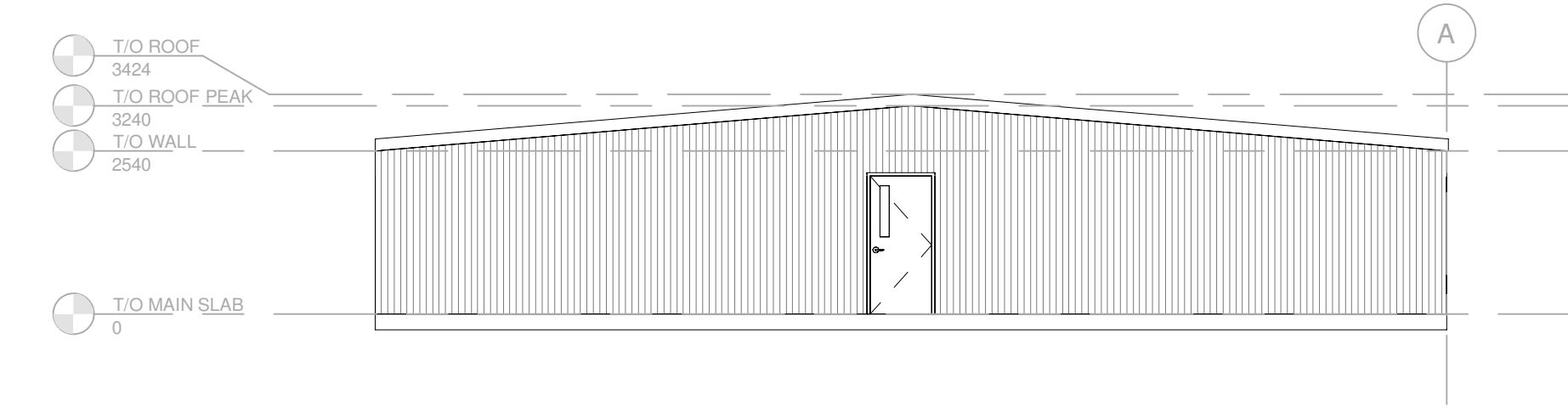
- 5x5' = 46
- 10x9' = 22
- 10x15' = 23
- 10x20' = 23

BUILDING "B"

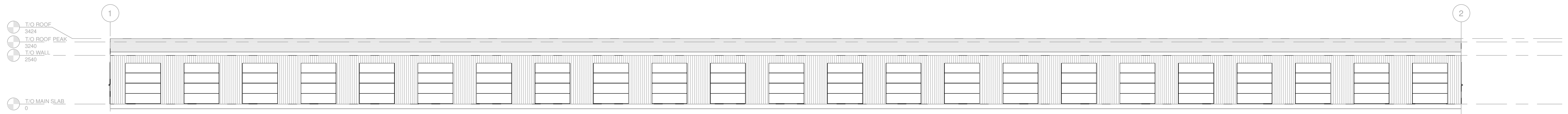
1 BUILDING B OVERALL GROUND FLOOR PLAN
 SCALE: 1:75



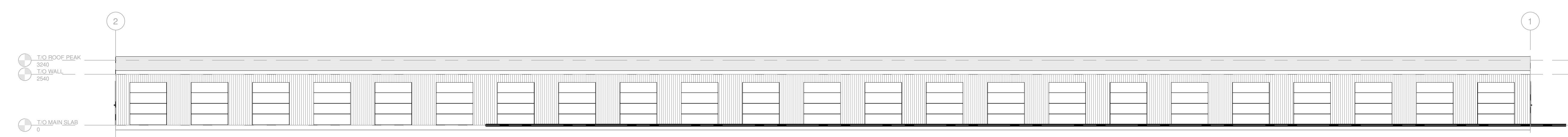
2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100



5 EXTERIOR ELEVATION - WEST
 SCALE: 1:100



3 EXTERIOR ELEVATION - NORTH
 SCALE: 1:100



4 EXTERIOR ELEVATION - SOUTH
 SCALE: 1:100

2023.05.15 RE-ISSUED FOR SITE PLAN APPLICATION

PROJECT NO:	229-00059-11	DATE:	NOVEMBER 2022
DRAWN BY:	JCAB	OWNER:	NMIAS
CHECKED BY:	JCAB	DATE:	

ARCHITECTURAL

BUILDING B - OVERALL PLANS - GROUND FLOOR

BEST NUMBER: B-A2.1

SHEET: 1 OF 1

CONSULTANT: SUB CONSULTANT

CONSULTANT: SUB CONSULTANT



CLIENT REF. #

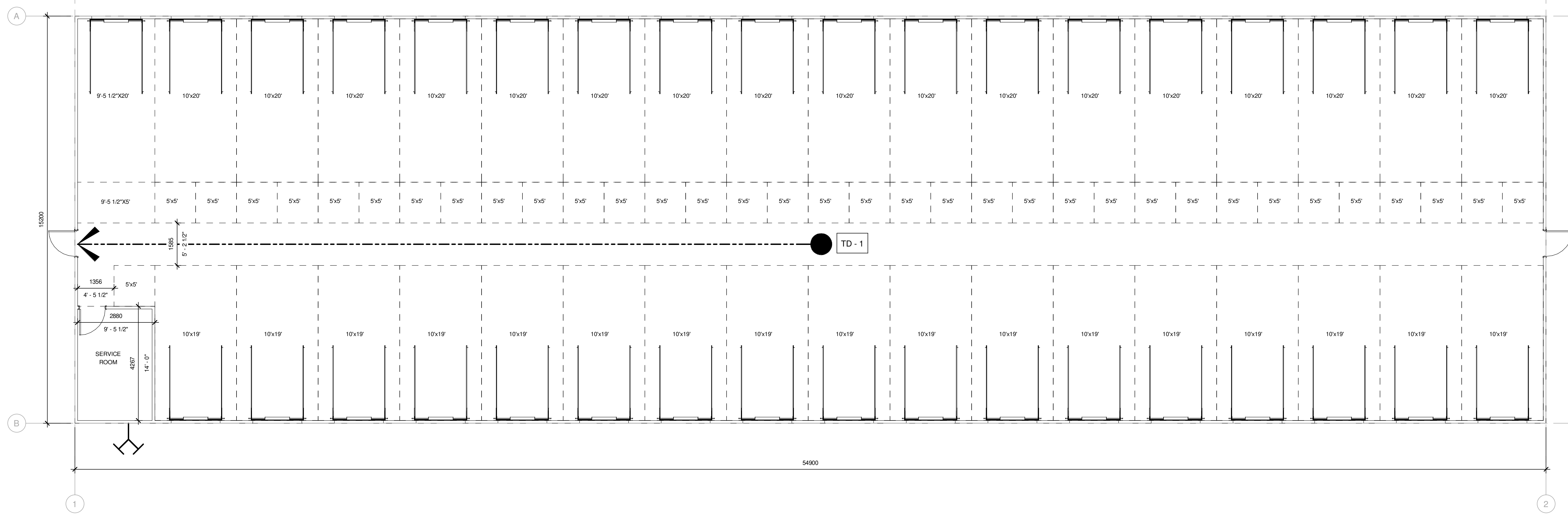
PROJECT

Access Storage 60 Denzil Doyle Ct

REF PLAN

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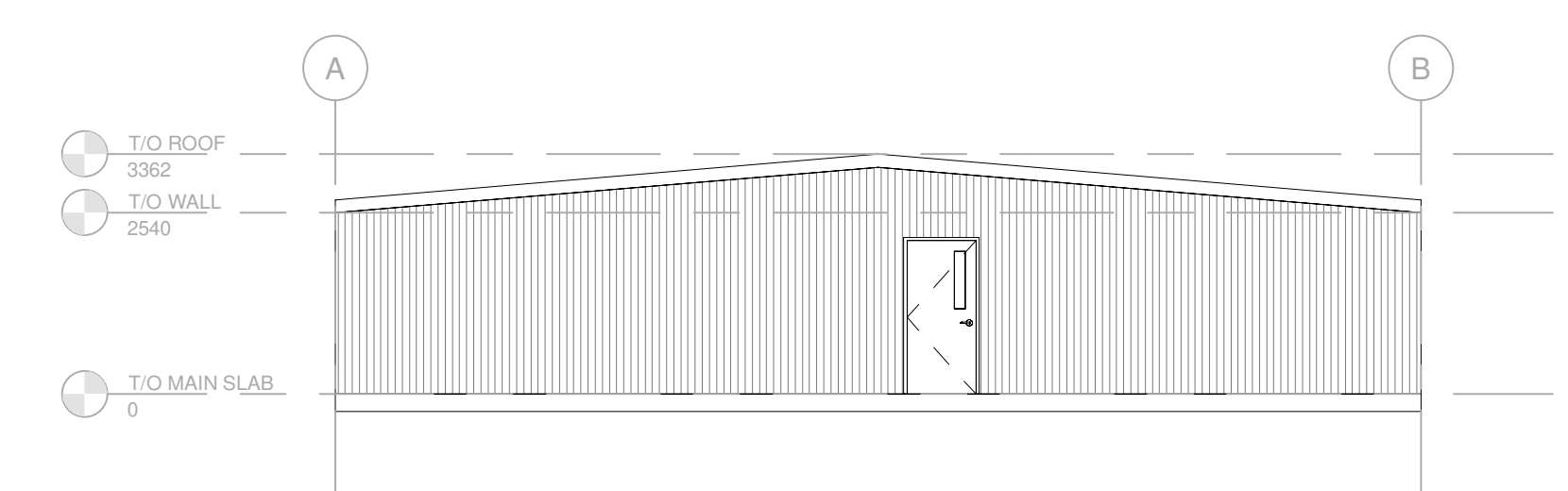
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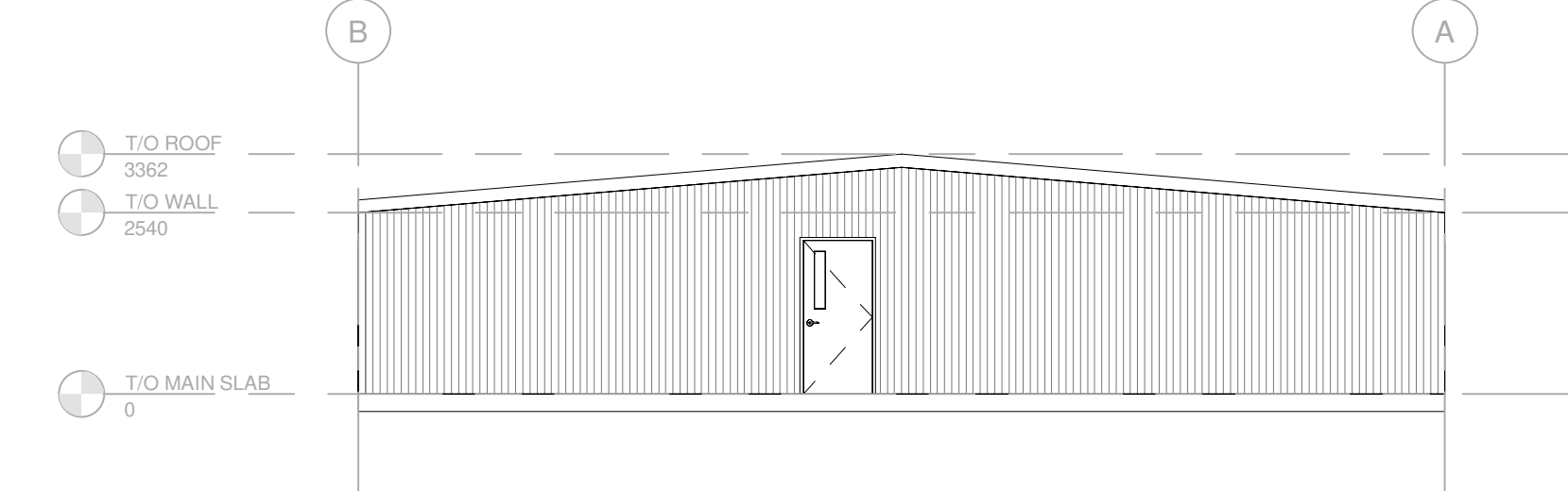
1 BUILDING C OVERALL GROUND FLOOR PLAN
 SCALE: 1:75

- 5'x5' = 35
- 10'x19' = 17
- 10'x20' = 17
- 9'-5 1/2"x5' = 1
- 9'-5 1/2"x20' = 1

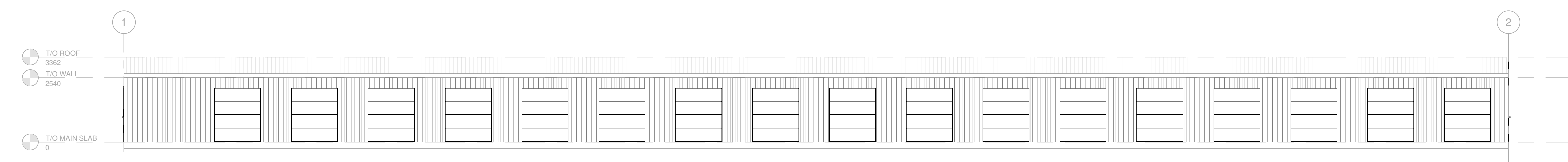
BUILDING "C"



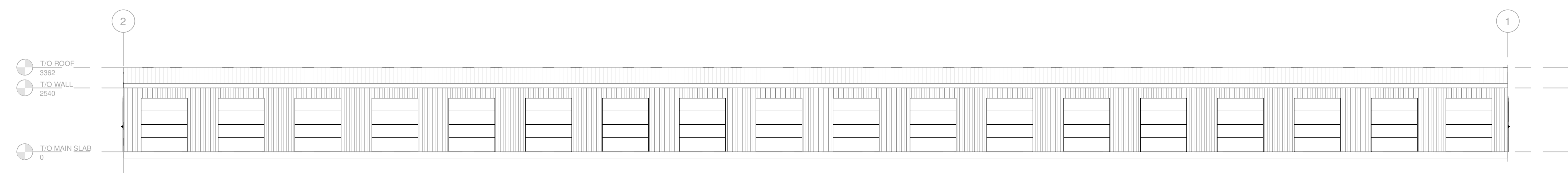
2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100



3 EXTERIOR ELEVATION - WEST
 SCALE: 1:100



4 EXTERIOR ELEVATION - NORTH
 SCALE: 1:100



5 EXTERIOR ELEVATION - SOUTH
 SCALE: 1:100

PROJECT NO.	DATE
229-00055-11	NOVEMBER 2022
PROJECT SCALE	AS INDICATED
DESIGNED BY	JC/AB
DRAWN BY	NMI/AS
CHECKED BY	JC/AB
APPROVED	

PROJECT NO.	DATE
229-00055-11	NOVEMBER 2022
PROJECT SCALE	AS INDICATED
DESIGNED BY	JC/AB
DRAWN BY	NMI/AS
CHECKED BY	JC/AB
APPROVED	

ARCHITECTURAL	
TITLE	
BUILDING C - OVERALL PLANS - GROUND FLOOR	
PROJECT NUMBER	C-A2.1
DATE	

CONSULTANT: SUB CONSULTANT

CONSULTANT: SUB CONSULTANT



CLIENT REF: #

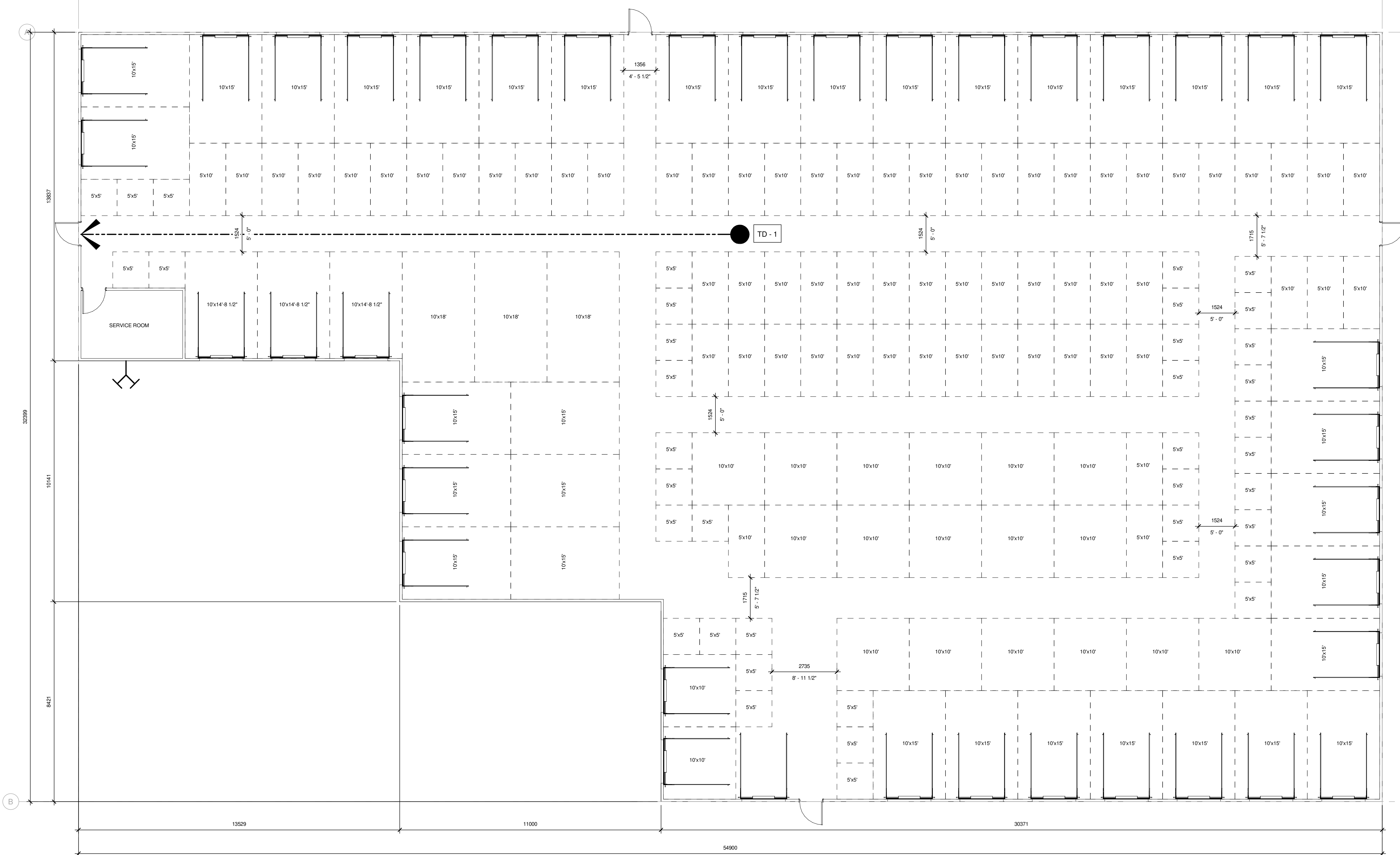
PROJECT

Access Storage 60 Denzil Doyle Ct

TOP PLAN

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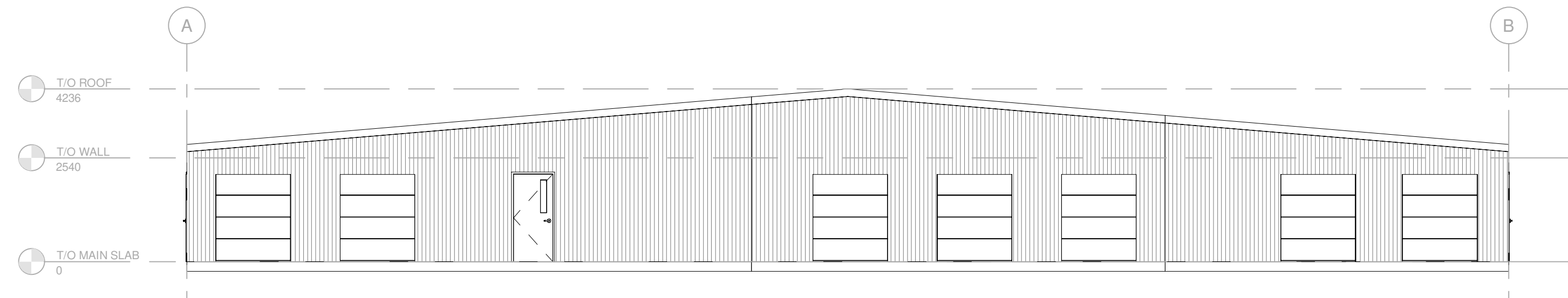
DESIGNED FOR: NETWORK



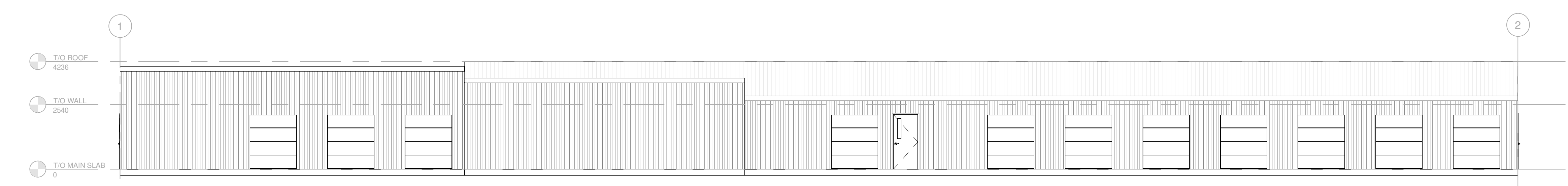
1 BUILDING D OVERALL GROUND FLOOR PLAN
 SCALE: 1:75

- 5'x5' = 39
- 5'x10' = 57
- 10'x10' = 19
- 10'x15' = 36
- 10'x18' = 3
- 10'x14'-8 1/2" = 3

BUILDING "D"



3 EXTERIOR ELEVATION - NORTH
 SCALE: 1:100



2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100

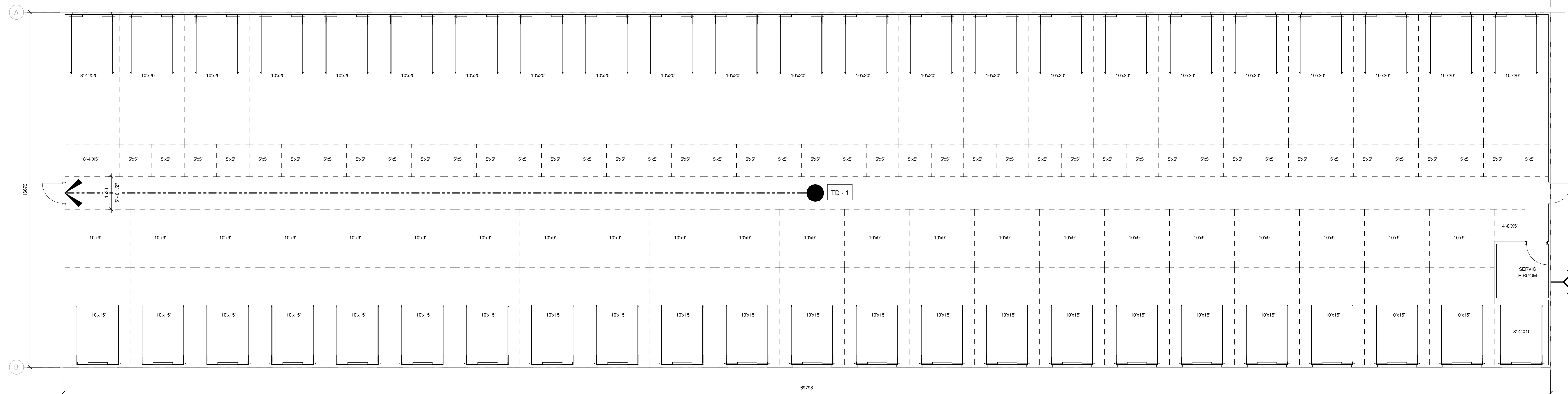
PROJECT NO.	DATE
229-00055-11	NOVEMBER 2022
PROJECT SCALE	AS INDICATED
DESIGNED BY	JCAB
DRAWN BY	NMIAS
CHECKED BY	JCAB
DATE	2022.05.15
RE-ISSUED FOR SITE PLAN APPLICATION	2022.05.15
ARCHITECTURAL BUILDING D - OVERALL PLANS - GROUND FLOOR SHEET NUMBER: D-A2.1 SHEET: 1 OF 1	



Access Storage 60 Denzil Doyle Ct

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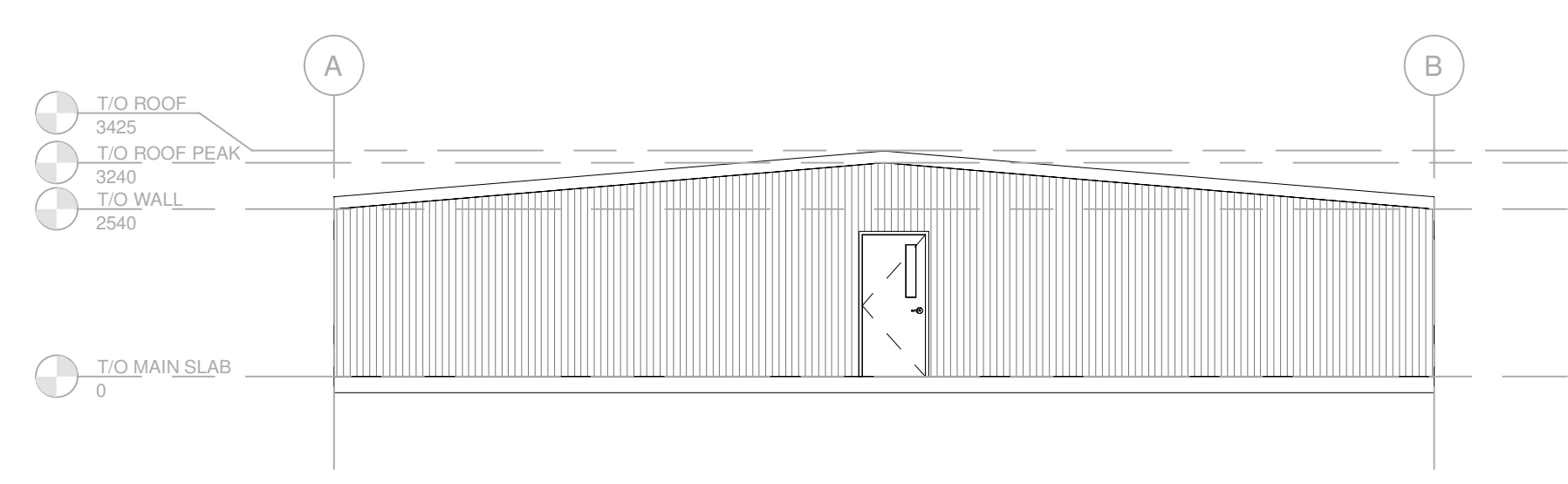
THIS IS FOR REVIEW



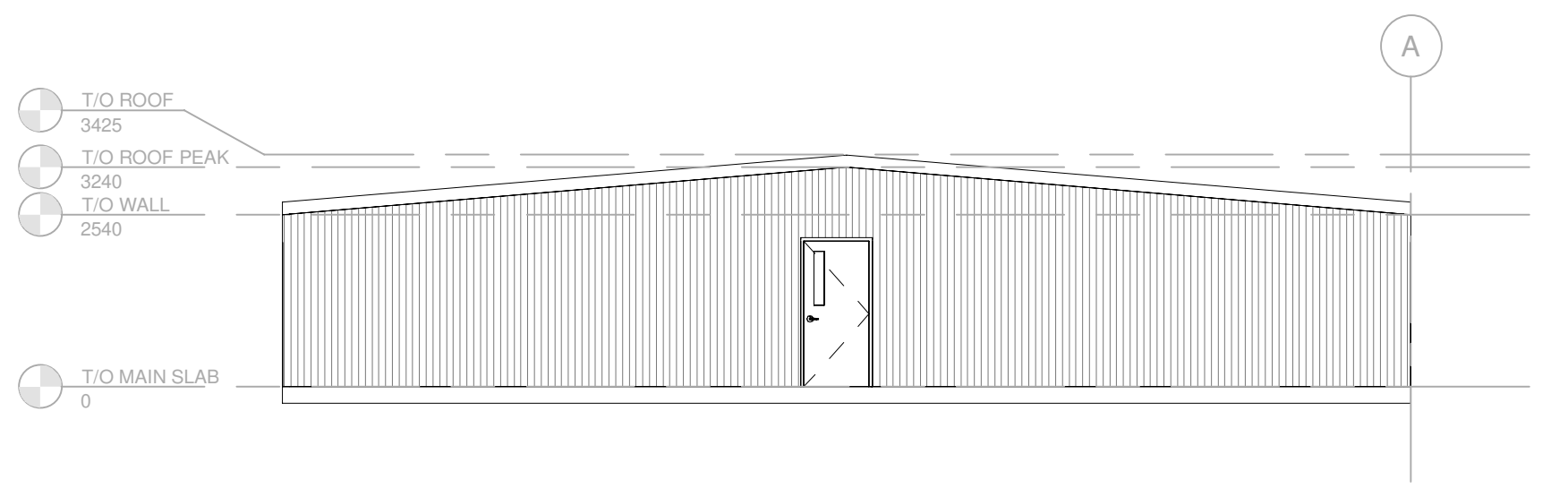
- 5'x5' = 44
- 10'x9' = 22
- 10'x15' = 22
- 10'x20' = 22
- 4'-8"x5' = 1
- 8'-4"x5' = 1
- 8'-4"x10' = 1
- 8'-4"x20' = 1

1 BUILDING E OVERALL GROUND FLOOR PLAN
 SCALE: 1:75

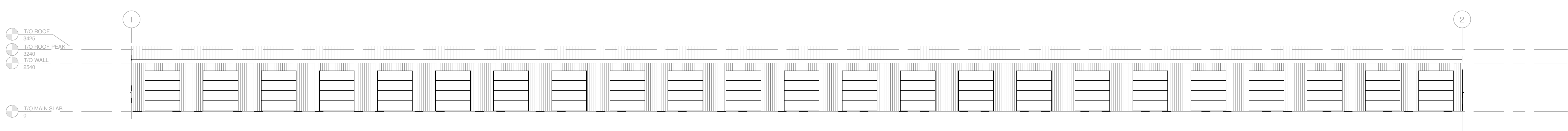
BUILDING "E"



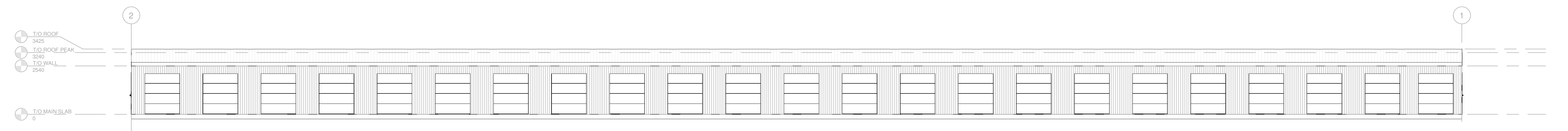
2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100



3 EXTERIOR ELEVATION - WEST
 SCALE: 1:100



4 EXTERIOR ELEVATION - NORTH
 SCALE: 1:100



5 EXTERIOR ELEVATION - SOUTH
 SCALE: 1:100

PROJECT NO.	229-00055-11	DATE	NOVEMBER 2022
OWNER	As Indicated	PROJECT SCALE	As Indicated
DESIGNED BY	JC/AB	IF THIS BAR IS NOT	YOUR PLOTTING SCALE
CHECKED BY	NMIAS		
DRAWN BY	JC/AB		
DATE	2023.05.15	RE-ISSUED FOR SITE PLAN APPLICATION	
ARCHITECTURAL			
BUILDING E - OVERALL PLANS - GROUND FLOOR			
E-A2.1			

CONSULTANT: SUB CONSULTANT

CONSULTANT: SUB CONSULTANT



CLIENT REF. #

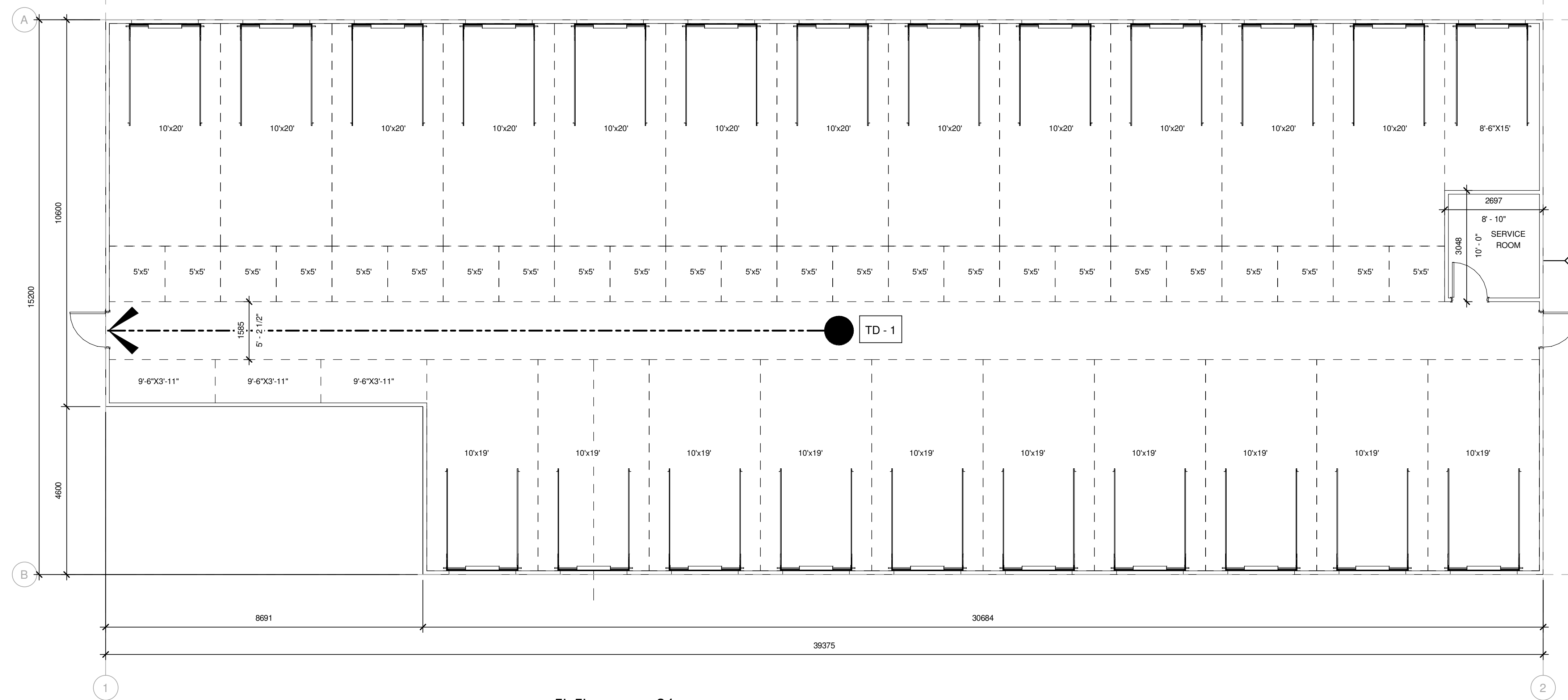
PROJECT

Access Storage 60 Denzil Doyle Ct

REF. PLAN

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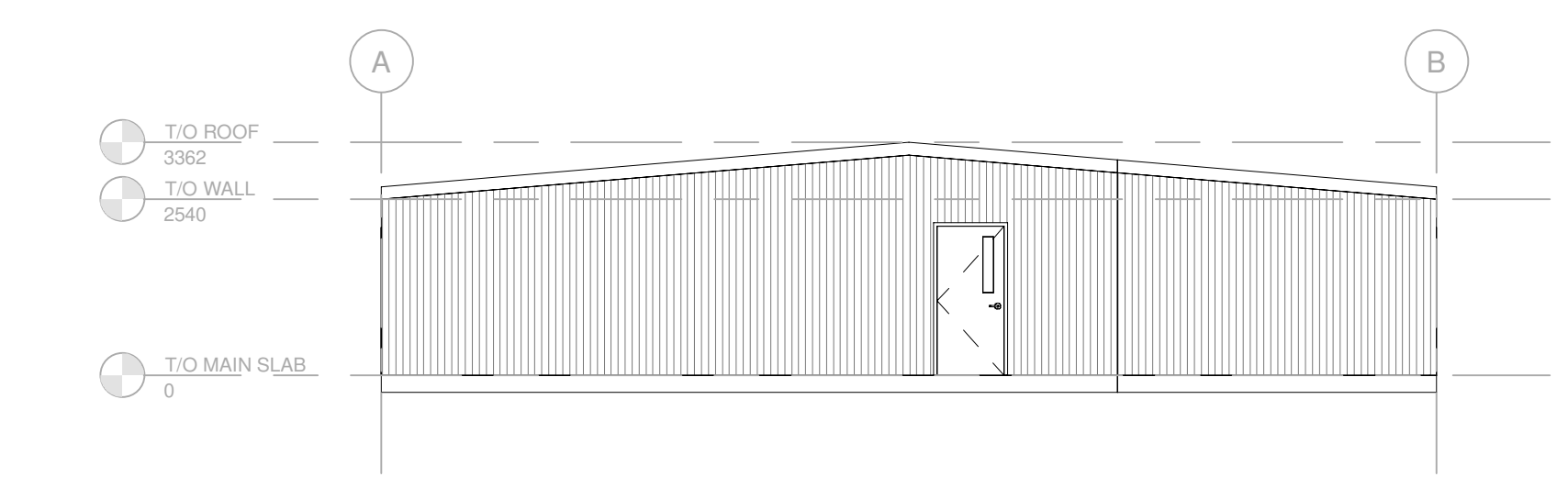
THIS IS FOR REVIEW



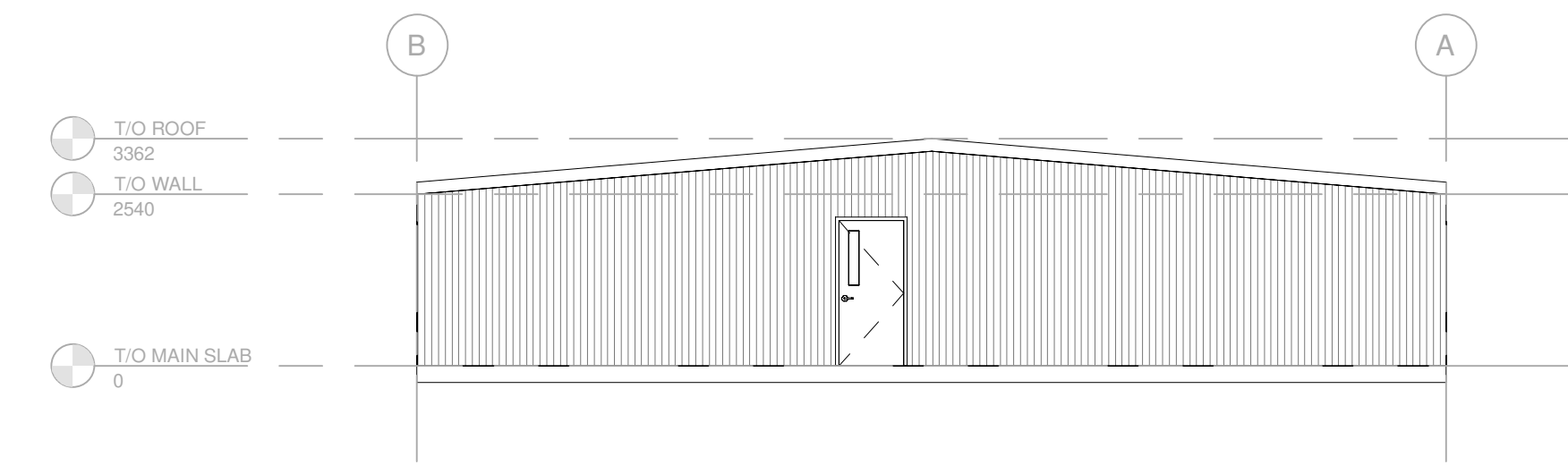
1 BUILDING F OVERALL GROUND FLOOR PLAN
 SCALE: 1:75

- 5'x5' = 24
- 10'x19' = 10
- 10'x20' = 12
- 8'-6"x15' = 1
- 9'-6"x3'-11' = 3

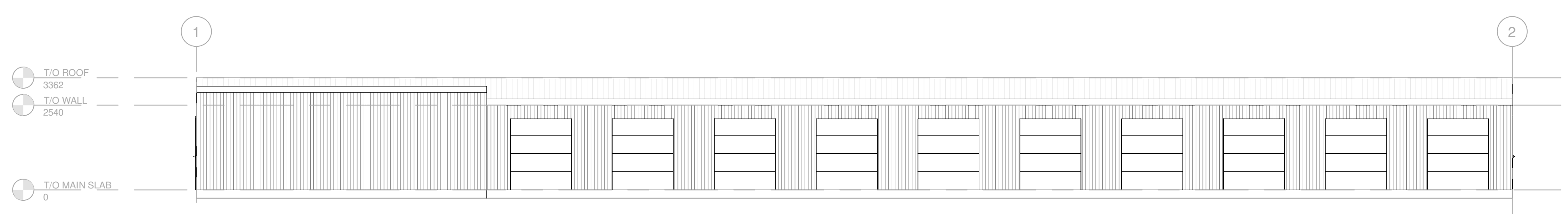
BUILDING "F"



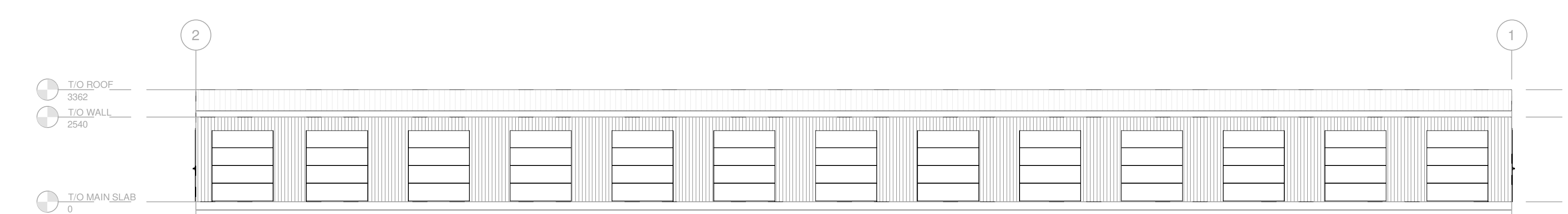
2 EXTERIOR ELEVATION - EAST
 SCALE: 1:100



5 EXTERIOR ELEVATION - WEST
 SCALE: 1:100



3 EXTERIOR ELEVATION - NORTH
 SCALE: 1:100



4 EXTERIOR ELEVATION - SOUTH
 SCALE: 1:100

PROJECT NO.	229-00055-11	DATE	NOVEMBER 2022
OWNER	AS INDICATED	DESIGNED BY	JCA/B
DESIGNED BY	JCA/B	DRAWN BY	NMI/AS
CHECKED BY	JCA/B	DATE	

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