

# 11 PICOT STREET



## DRAWING REGISTER

SHEET NO.	SHEET NAME	REV.	DATE
0.0	COVER SHEET	J	31.03.26
0.11	PERSPECTIVES	J	31.03.26
1.00	SITE PLAN	J	31.03.26
1.01	AREA PLAN	J	31.03.26
1.10	LANDSCAPE / POS PLAN	J	31.03.26
1.11	ENCROACHMENT	J	31.03.26
2.00	EXISTING	J	31.03.26
2.10	PROPOSED	J	31.03.26
2.11	PROPOSED ROOM AREAS	J	31.03.26
3.00	EXISTING ELEVATIONS	J	31.03.26
3.10	PROPOSED ELEVATIONS	J	31.03.26
4.00	SECTIONS	J	31.03.26
9.00	DETAILS	J	31.03.26

COVER SHEET

**GAVIN O'DONNELL**  
BUILDING DESIGN

M: 0421 806 481 E: gavin@gobuildingdesign.com | Qldc Licence 15285557

BCC DS  
RECEIVED  
02/04/2026  
APPLICATION REF  
A006871612

JOB ADDRESS: <b>11 PICOT STREET, KELVIN GROVE, QLD 4059</b>	DESIGN: <b>SHARED ACCOMODATION</b>	CLIENT: <b>TONY MOWER</b>	DATE: 31.03.26	DRAWN: GO	CHECKED: GOBD
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
0	31.03.26	ISSUED FOR PERMIT	GO	GOBD
1	31.03.26	REVISED	GO	GOBD
2	31.03.26	REVISED	GO	GOBD
3	31.03.26	REVISED	GO	GOBD
4	31.03.26	REVISED	GO	GOBD
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7	31.03.26	REVISED	GO	GOBD
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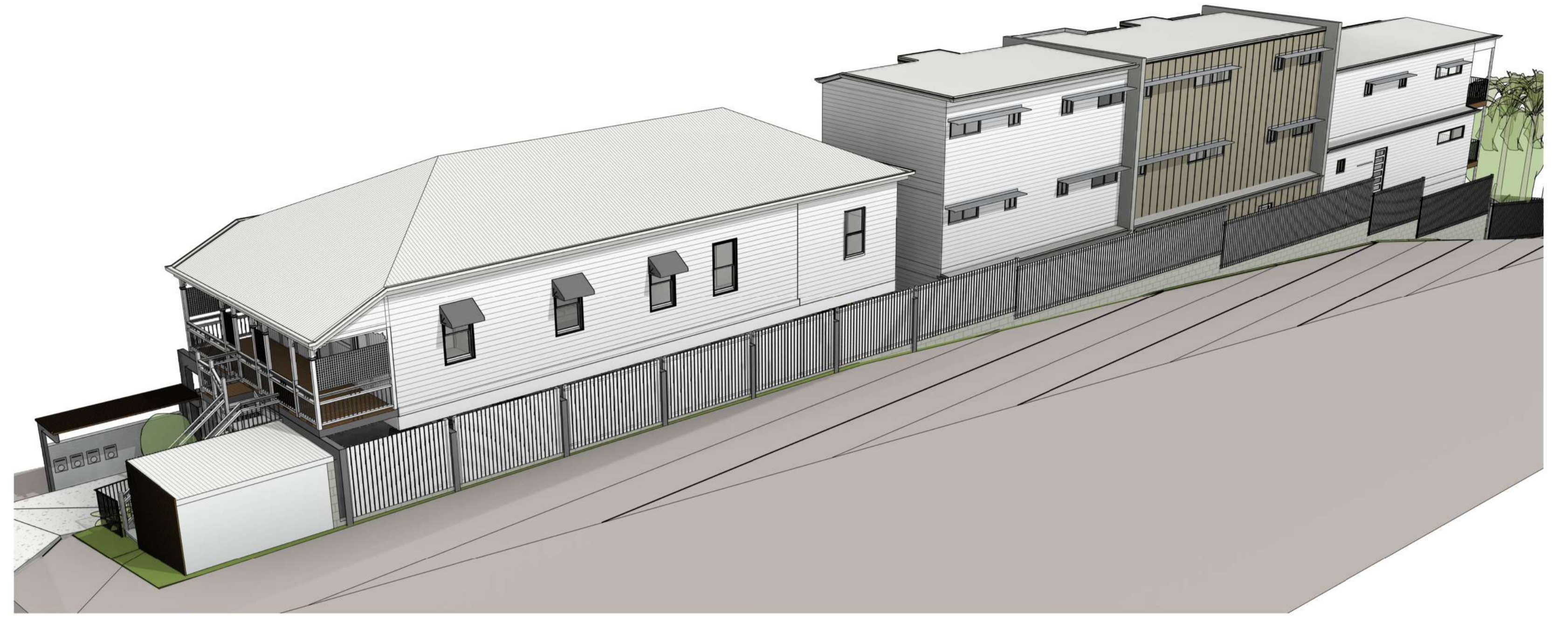
CLIENTS SIGNATURE: _____	CLIENTS SIGNATURE: _____
JOB NO: <b>25 006</b>	SCALE: AS SHOWN
ISSUE: <b>J</b>	DWG NO: <b>0.0</b>
<p><b>PRELIMINARY</b> NOT FOR CONSTRUCTION</p>	

PRELIMINARY ISSUE

BUILDING APPROVAL ISSUE

CONSTRUCTION ISSUE

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PERSPECTIVES

**GAVIN O'DONNELL**  
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KELVIN GROVE,  
QLD 4059**

DESIGN:  
**SHARED  
ACCOMODATION**

CLIENT:  
**TONY MOWER**

DATE: 31.03.26  
DRAWN: GO  
CHECKED: GOBD

REV	DATE	DESCRIPTION	DRAWN	CHECKED
1	17.03.26	CONCEPT DESIGN	GO	GOBD
2	18.03.26	REVISIONS	GO	GOBD
3	18.03.26	REVISIONS	GO	GOBD
4	18.03.26	REVISIONS	GO	GOBD
5	17.03.26	REVISIONS	GO	GOBD
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9	17.03.26	REVISIONS	GO	GOBD
10	17.03.26	REVISIONS	GO	GOBD

CLIENTS SIGNATURE: \_\_\_\_\_

CLIENTS SIGNATURE: \_\_\_\_\_

JOB NO: **25 006**

SCALE: \_\_\_\_\_

ISSUE: **J**

DWG NO: **0.11**

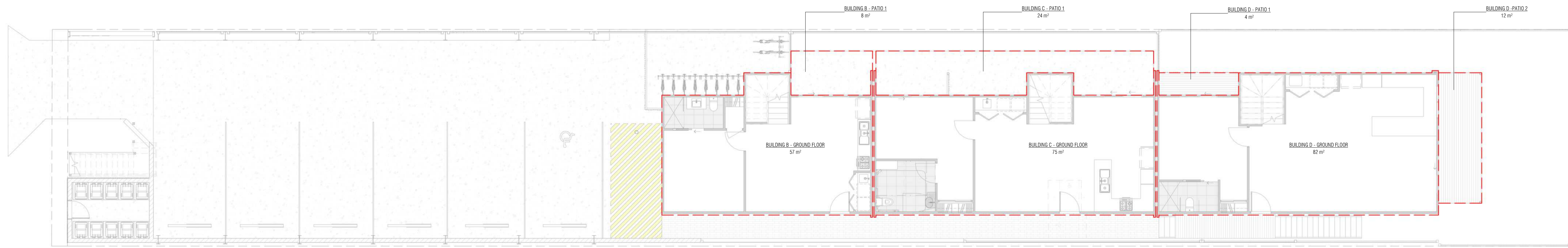
LAND AREA: \_\_\_\_\_

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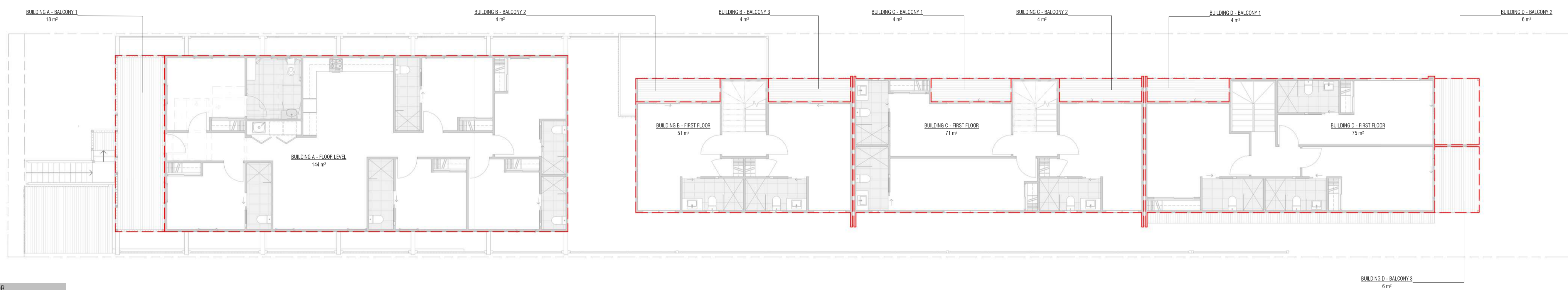
1 GROUND FLOOR  
1:100

FLOOR AREA	AREA
BUILDING A - BALCONY 1	18 m²
BUILDING A - FLOOR LEVEL	144 m²

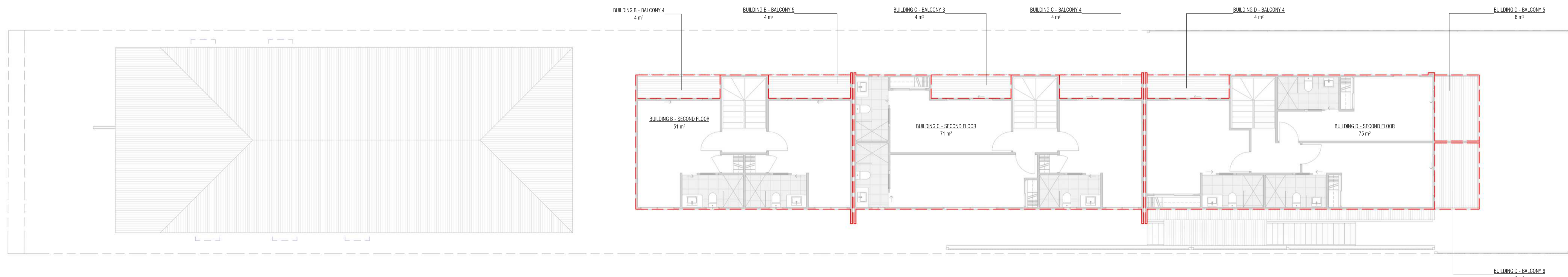
FLOOR AREA	AREA
BUILDING B - BALCONY 2	4 m²
BUILDING B - BALCONY 3	4 m²
BUILDING B - BALCONY 4	4 m²
BUILDING B - BALCONY 5	4 m²
BUILDING B - FIRST FLOOR	51 m²
BUILDING B - GROUND FLOOR	57 m²
BUILDING B - PATIO 1	8 m²
BUILDING B - SECOND FLOOR	51 m²

FLOOR AREA	AREA
BUILDING C - BALCONY 1	4 m²
BUILDING C - BALCONY 2	4 m²
BUILDING C - BALCONY 3	4 m²
BUILDING C - BALCONY 4	4 m²
BUILDING C - FIRST FLOOR	71 m²
BUILDING C - GROUND FLOOR	75 m²
BUILDING C - PATIO 1	24 m²
BUILDING C - SECOND FLOOR	71 m²

FLOOR AREA	AREA
BUILDING D - BALCONY 1	4 m²
BUILDING D - BALCONY 2	6 m²
BUILDING D - BALCONY 3	6 m²
BUILDING D - BALCONY 4	4 m²
BUILDING D - BALCONY 5	6 m²
BUILDING D - BALCONY 6	6 m²
BUILDING D - FIRST FLOOR	75 m²
BUILDING D - GROUND FLOOR	82 m²
BUILDING D - PATIO 1	4 m²
BUILDING D - SECOND FLOOR	75 m²
BUILDING D - PATIO 2	12 m²



2 FIRST FLOOR  
1:100



3 SECOND FLOOR  
1:100

AREA PLAN

**GAVIN O'DONNELL**  
BUILDING DESIGN

M: 0421 806 481 E: gavin@gobuildingdesign.com.au  
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JOB ADDRESS: <b>11 PICOT STREET, KELVIN GROVE, QLD 4059</b>	DESIGN: <b>SHARED ACCOMODATION</b>	DATE: 31.03.26	DRAWN: GO	CHECKED: GOBD
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REV	DATE	DESCRIPTION	DRAWN	CHECKED
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8	17.03.25	REVISIONS	GO	GOBD
9	17.03.25	CONCEPT PLAN	GO	GOBD
10	17.03.25	REVISIONS	GO	GOBD

JOB NO: <b>25 006</b>	SCALE: 1:100	ISSUE: <b>J</b>	DWG NO: 1.01
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CLIENT SIGNATURE: \_\_\_\_\_ CLIENTS SIGNATURE: \_\_\_\_\_

LAND AREA: \_\_\_\_\_

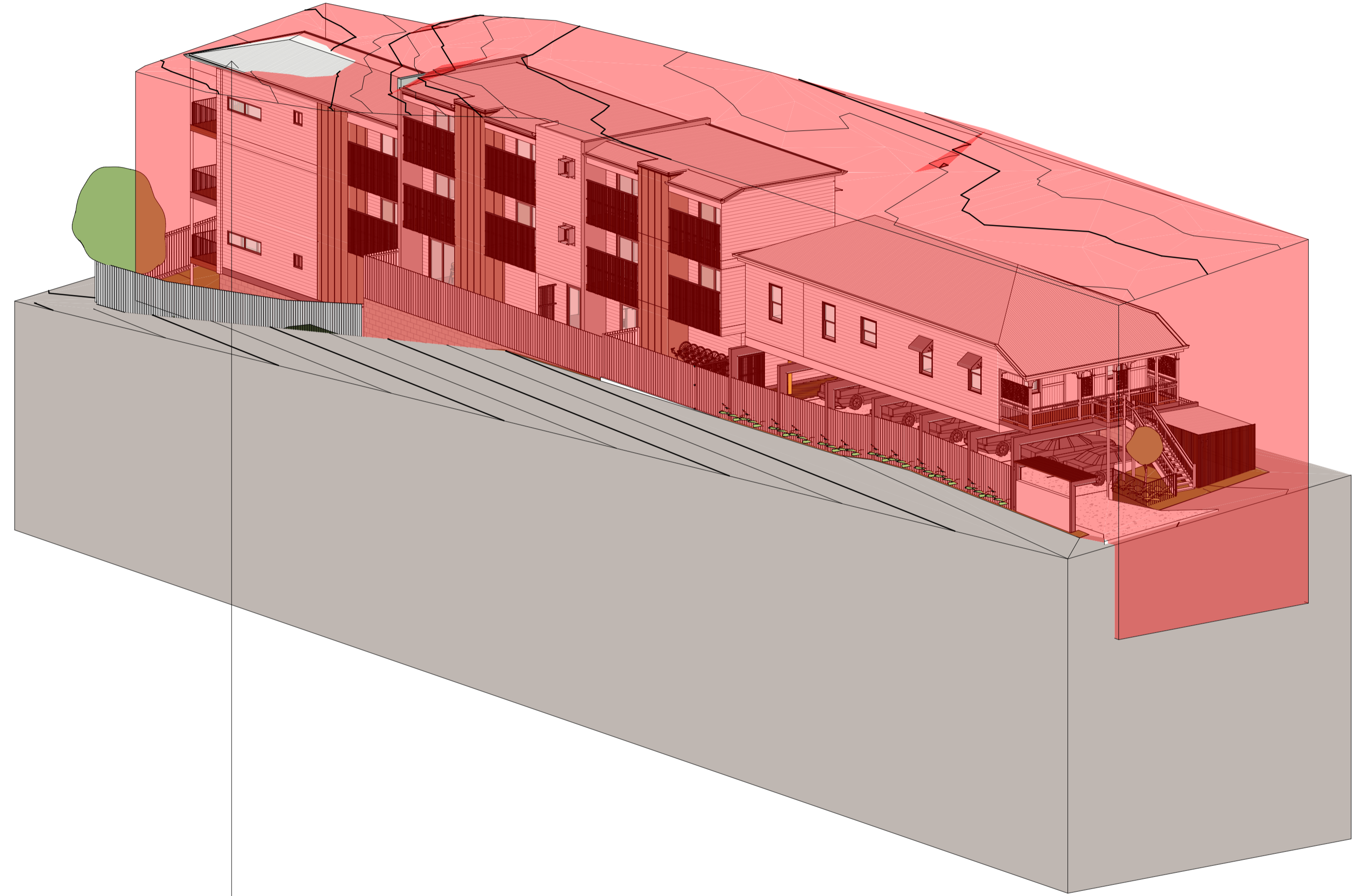
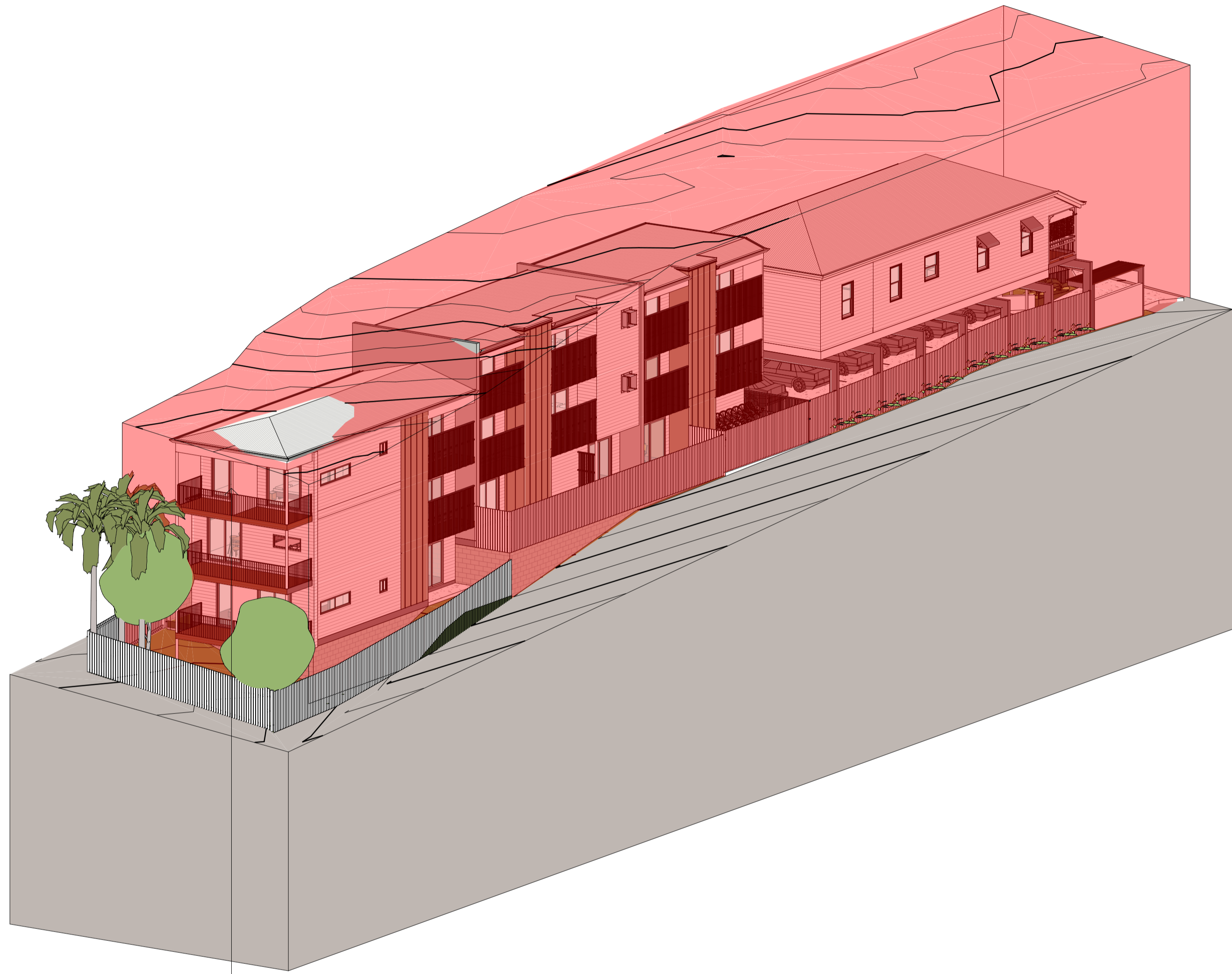
NORTH

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**PRELIMINARY ISSUE**   
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PARTIAL ENROACHMENT ABOVE  
9.5M ABOVE NATURAL GROUND

1 ENCROACHMENT 1

2 ENCROACHMENT 2

ENCROACHMENT

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BUILDING DESIGN

M: 0421 806 481 E: gavin@gobuildingdesign.com | Qldc Licence 15285557

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DESIGN:  
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CLIENT:  
**TONY MOWER**

DATE: 31.03.26  
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CHECKED: GOBD

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JOB NO: **25 006**

SCALE: 1:11

ISSUE: **J**

DWG NO: 1.11

CLIENTS SIGNATURE: \_\_\_\_\_

CLIENTS SIGNATURE: \_\_\_\_\_

LOT: \_\_\_\_\_

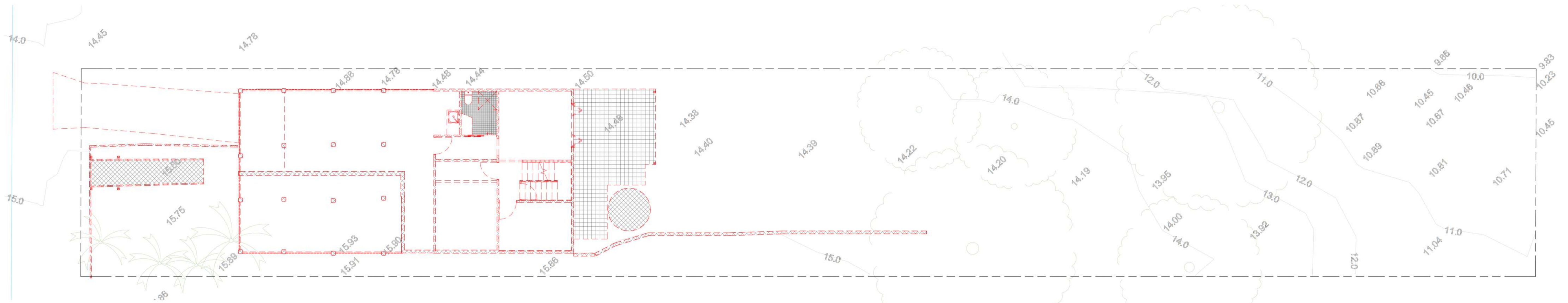
LAND AREA: \_\_\_\_\_

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PRELIMINARY ISSUE  
 BUILDING APPROVAL ISSUE  
 CONSTRUCTION ISSUE

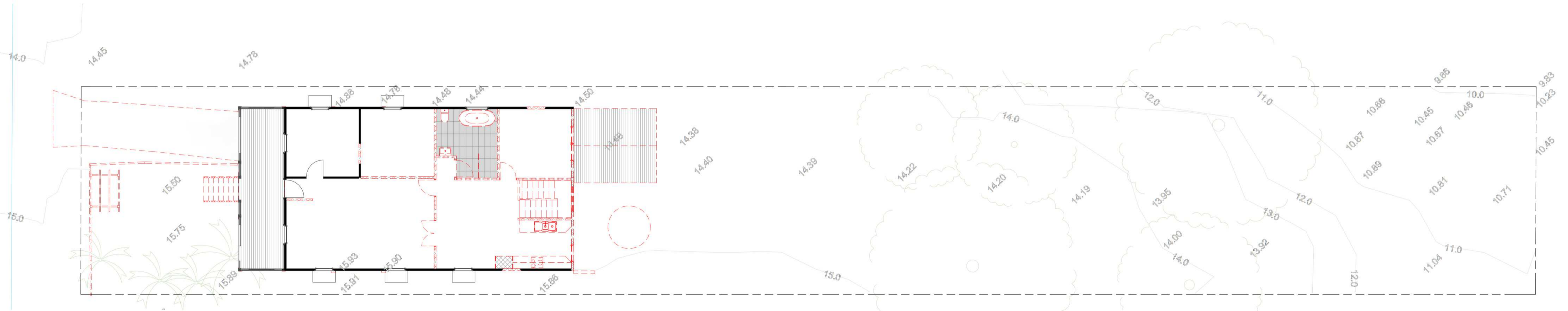
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PICOT STREET



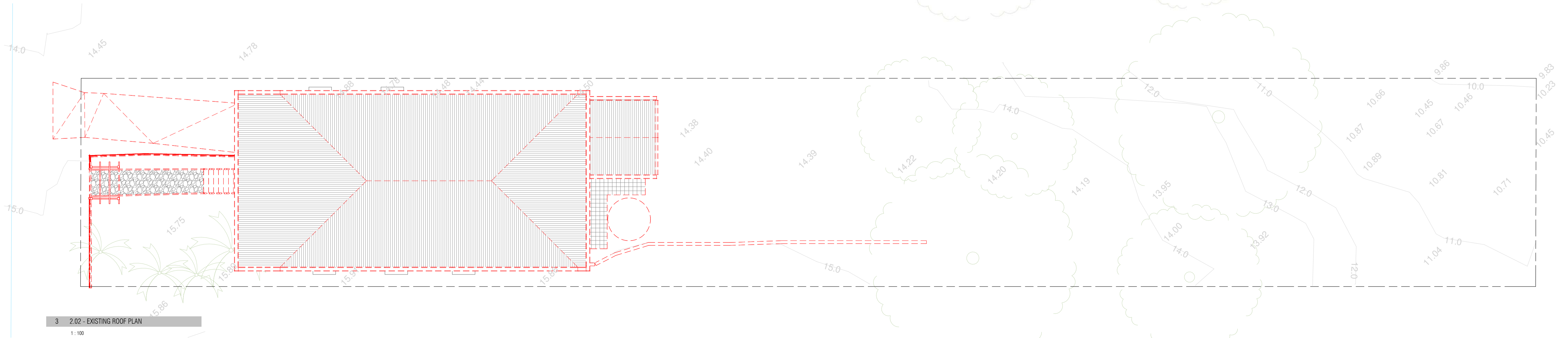
1 2.00 - EXISTING GROUND FLOOR PLAN  
1:100

PICOT STREET



2 2.01 - EXISTING FIRST FLOOR PLAN  
1:100

PICOT STREET



3 2.02 - EXISTING ROOF PLAN  
1:100

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1	31.03.26	ISSUE FOR PERMIT	GO	GOBD
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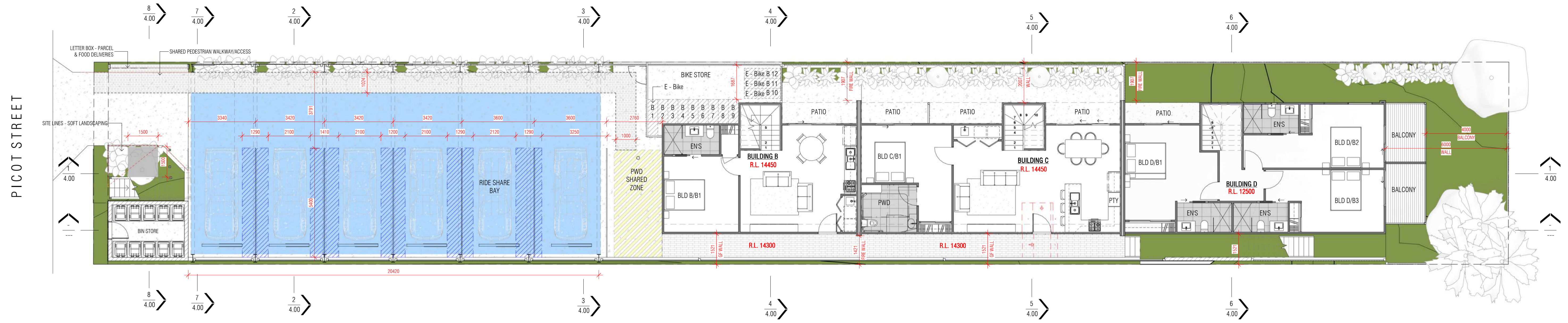
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LAND AREA:	DWG NO: 2.00	

CLIENTS SIGNATURE: \_\_\_\_\_

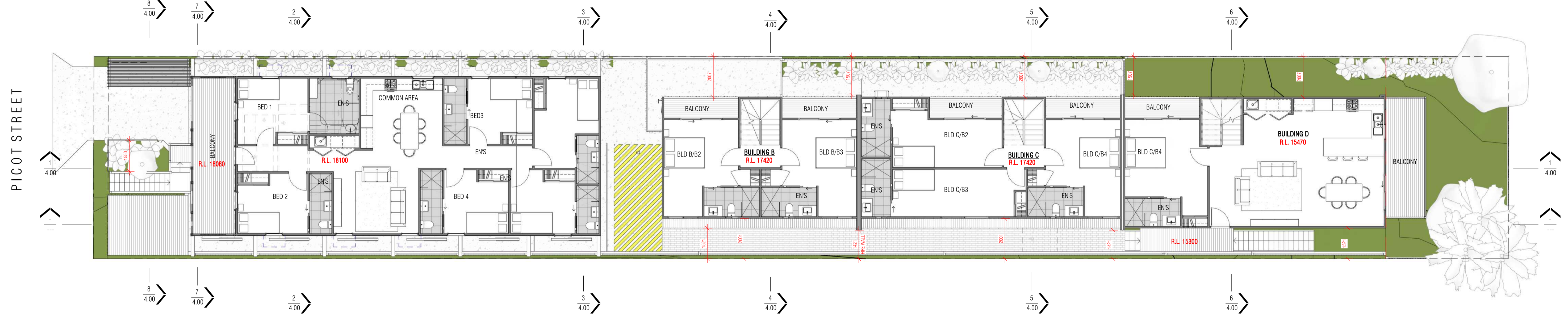
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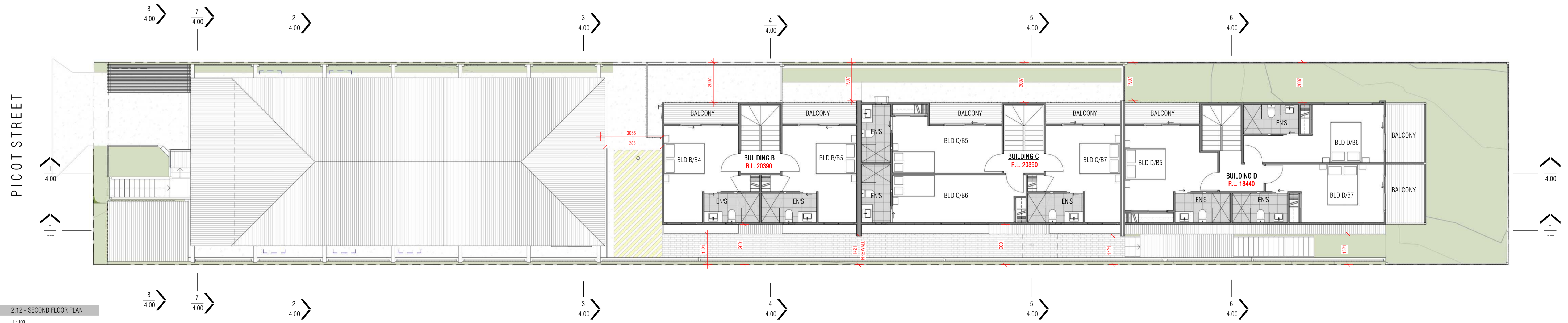
**PRELIMINARY**  
**NOT FOR CONSTRUCTION**



2 2.11 - FIRST FLOOR PLAN  
1:100



1 2.10 - GROUND FLOOR PLAN  
1:100



3 2.12 - SECOND FLOOR PLAN  
1:100

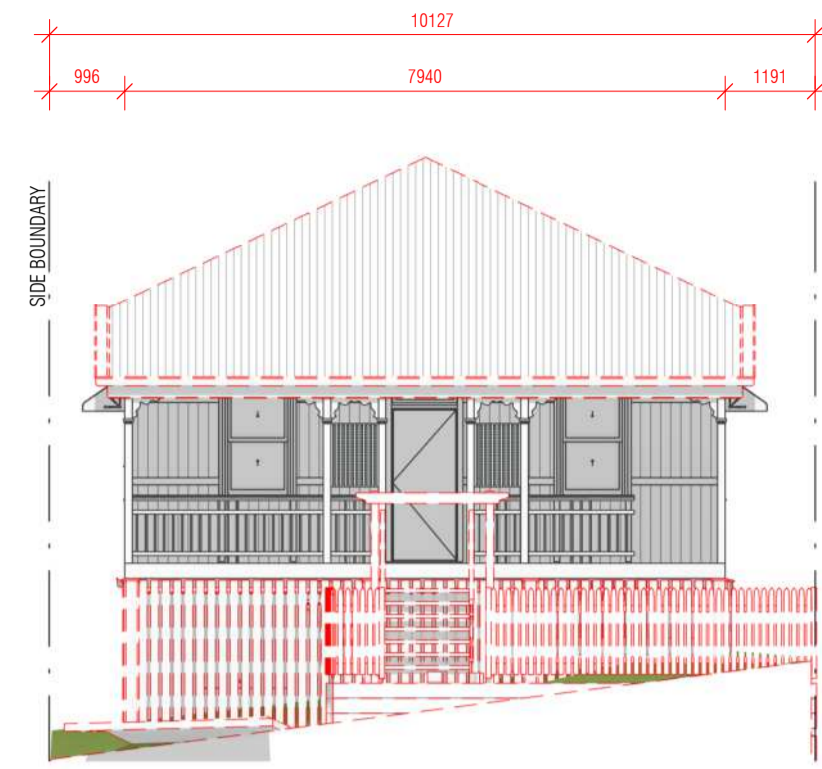
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CHECKED:	GOBD

REV	DATE	DESCRIPTION	DRAWN	CHECKED
1	17.03.26	CONCEPT DESIGN	GO	GOBD
2	18.03.26	PRELIMINARY DESIGN	GO	GOBD
3	19.03.26	FINAL DESIGN	GO	GOBD
4	20.03.26	CONSTRUCTION DRAWINGS	GO	GOBD
5	21.03.26	CONSTRUCTION DRAWINGS	GO	GOBD
6	22.03.26	CONSTRUCTION DRAWINGS	GO	GOBD
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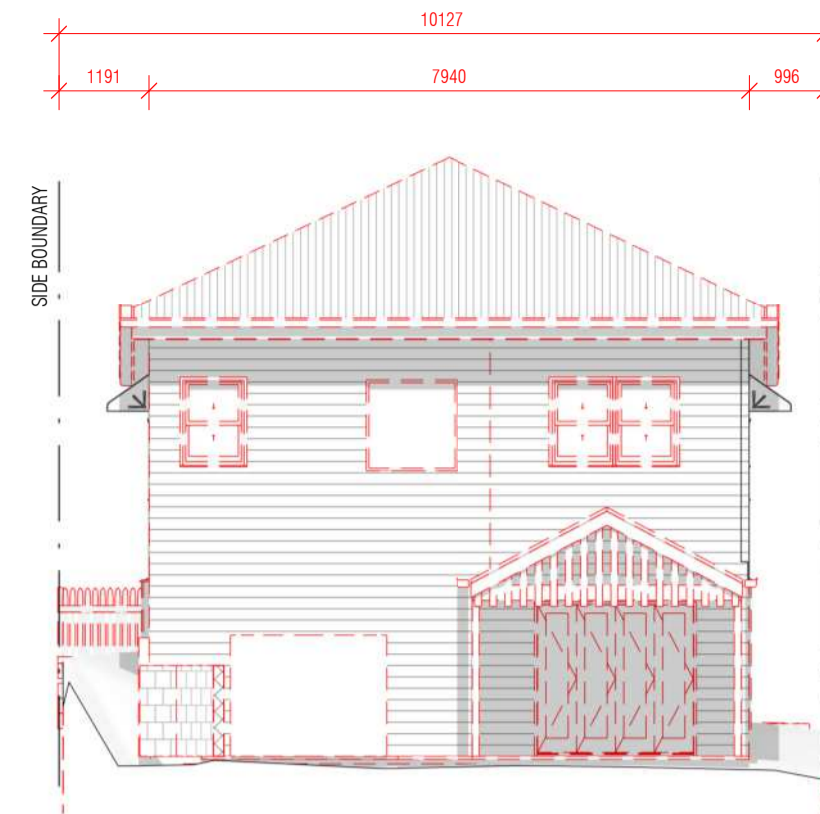
JOB NO:	25 006
SCALE:	1:100
ISSUE:	J
DWG NO:	2.10

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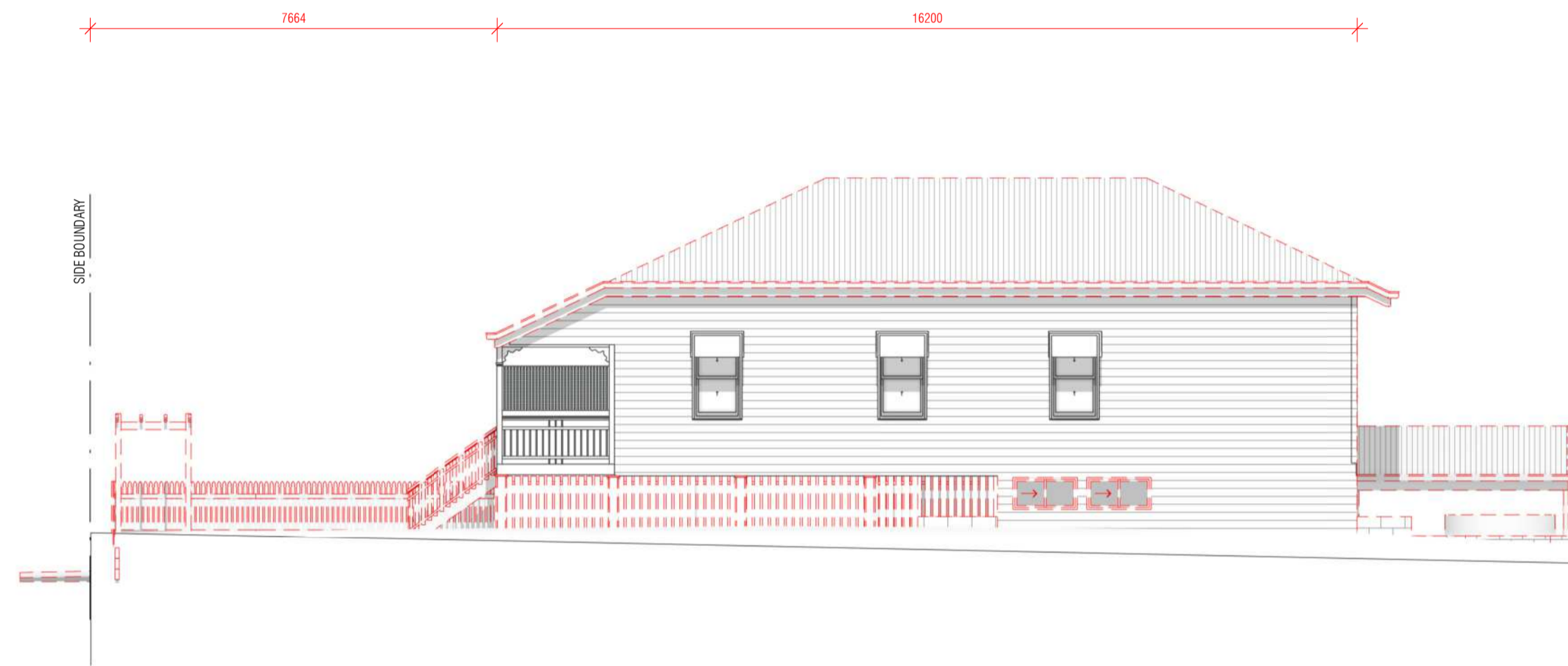
1 3.00 - EXISTING ELEVATION A

1:100



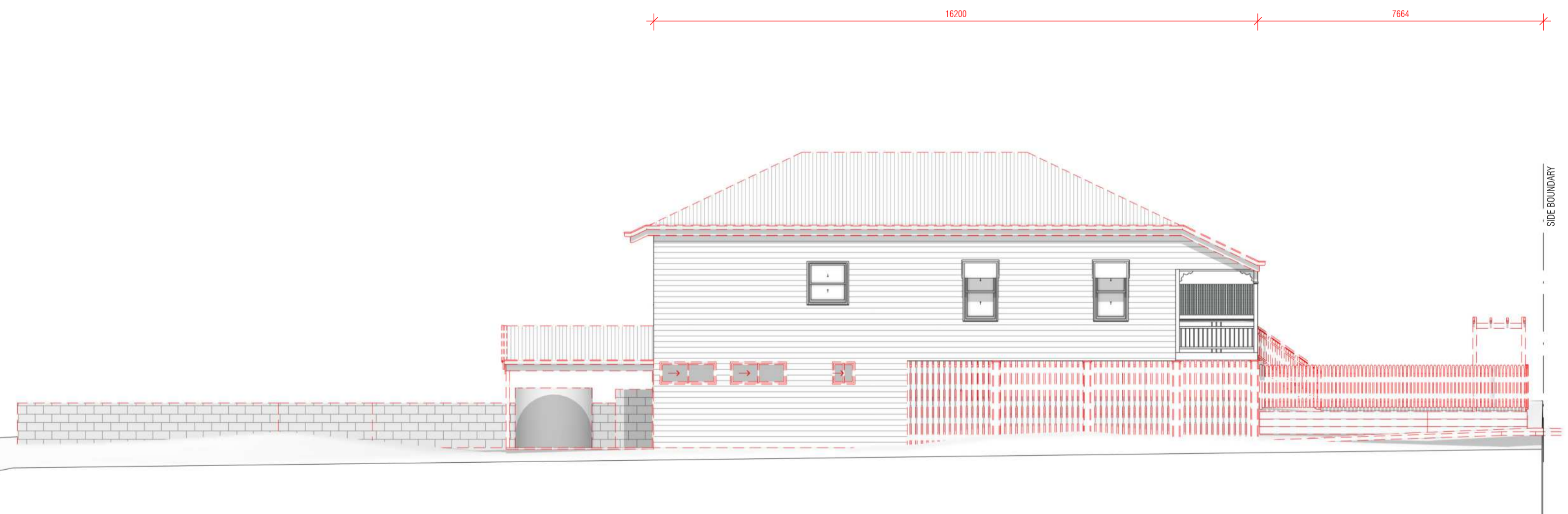
3 3.02 - EXISTING ELEVATION C

1:100



2 3.01 - EXISTING ELEVATION B

1:100



4 3.03 - EXISTING ELEVATION D

1:100

EXISTING ELEVATIONS

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3	18.03.25	REVISIONS	GO	GOBD
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9	17.03.25	REVISIONS	GO	GOBD
10	17.03.25	REVISIONS	GO	GOBD

CLIENT SIGNATURE: \_\_\_\_\_

DATE: 31.03.26

JOB NO:  
**25 006**

SCALE:  
**1:100**

ISSUE:  
**J**

DWG NO:  
**3.00**

CLIENT SIGNATURE: \_\_\_\_\_

LAND AREA:  
\_\_\_\_\_

LOT:  
\_\_\_\_\_

NORTH

**PRELIMINARY  
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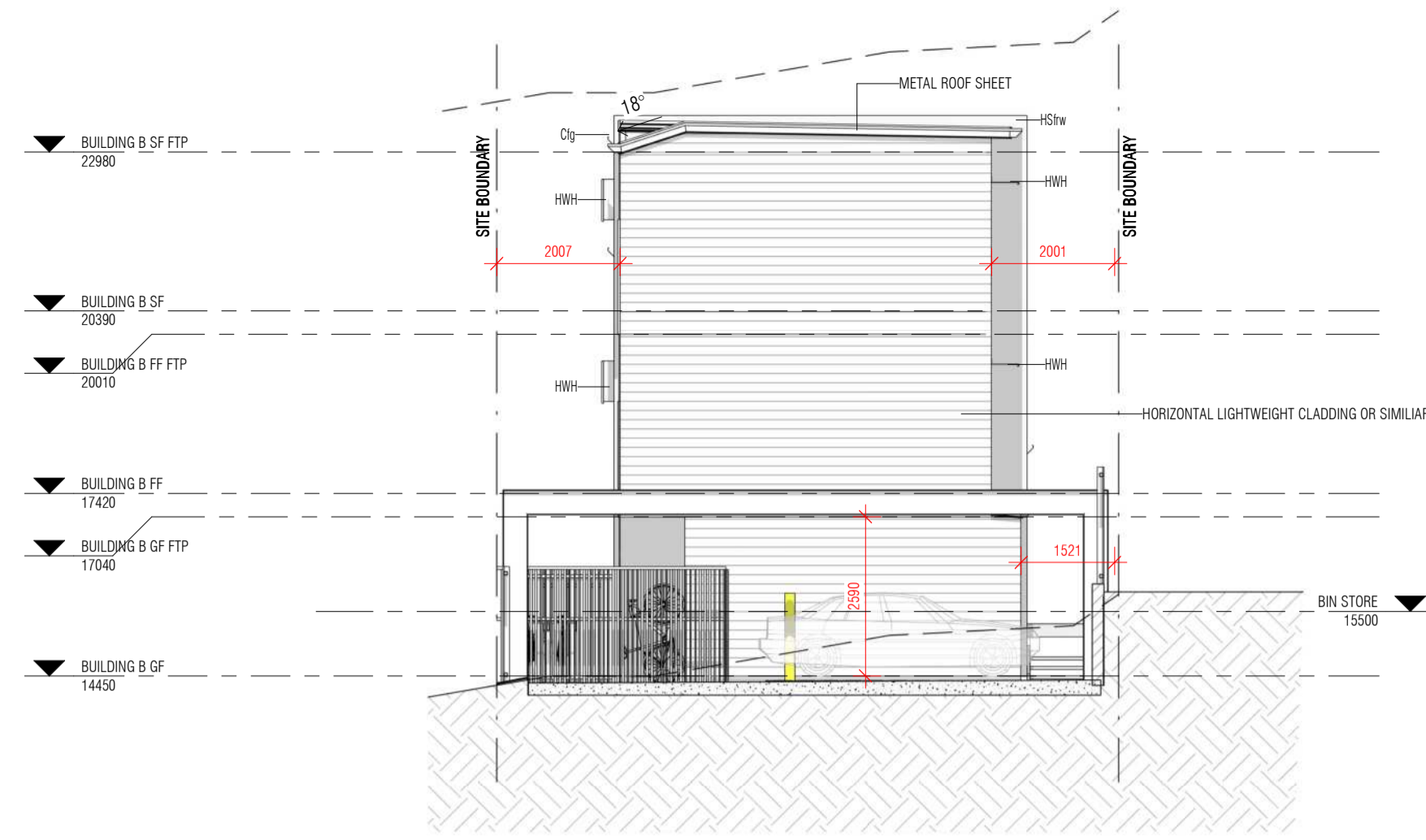
**PRELIMINARY ISSUE**   
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**LEGEND**

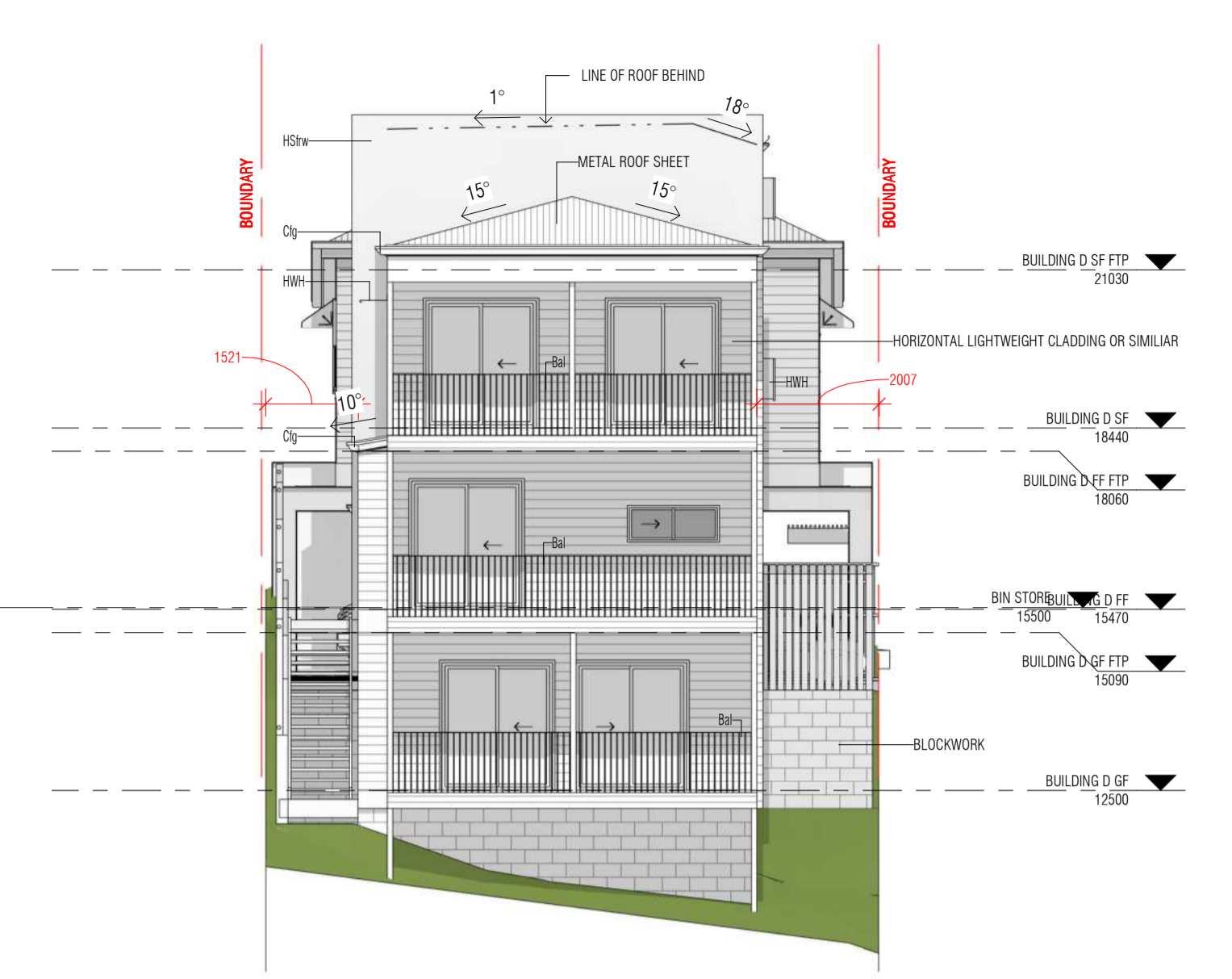
Abs	Aluminium Batten Screen
Bal	Balustrade - (NCC Compliant)
Cfg	Colorbond Fascia & Gutter
HSHw	JAMES HARDIE 'HardieSmart' FIRE RATED BOUNDARY WALL SYSTEM FRL 60/60/60
HWH	HEKA METAL WINDOW HOOD
Mrs	Metal Roof Sheeting



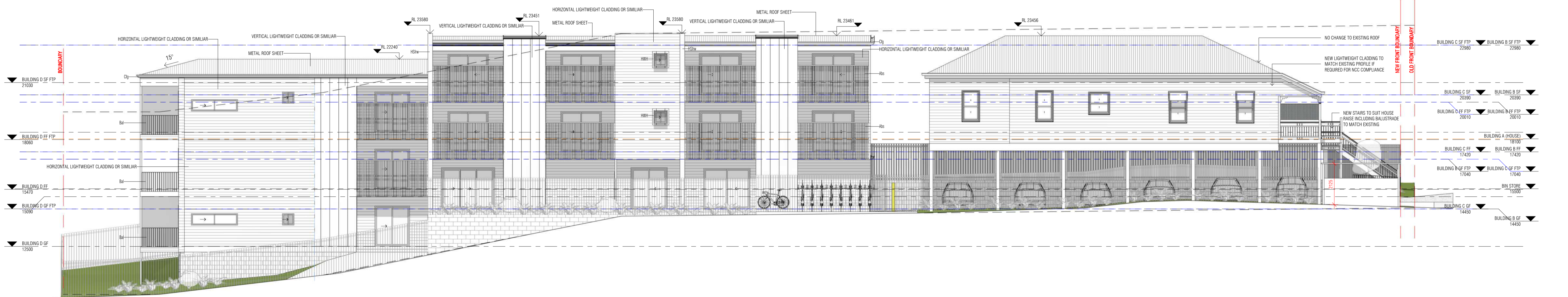
1 3.10 - ELEVATION A  
1:100



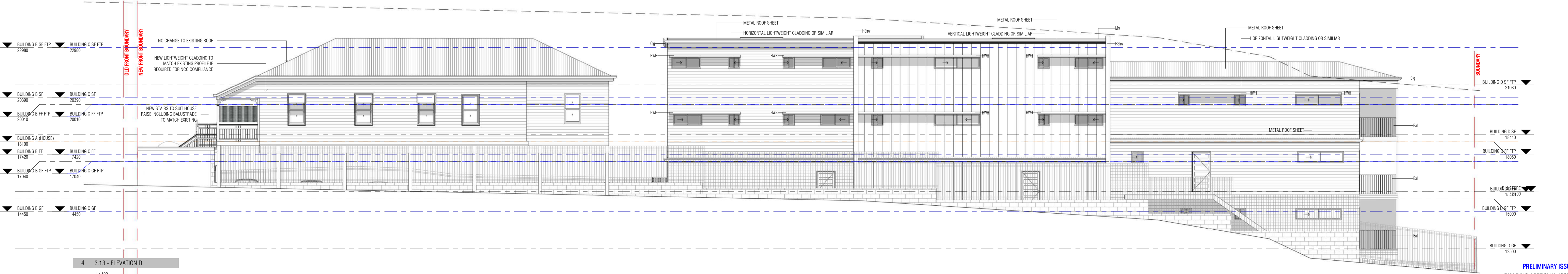
5 3.14 - ELEVATION E  
1:100



3 3.12 - ELEVATION C  
1:100



2 3.11 - ELEVATION B  
1:100



4 3.13 - ELEVATION D  
1:100

PROPOSED ELEVATIONS

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ISSUE: **J**  
DWG NO: 3.10

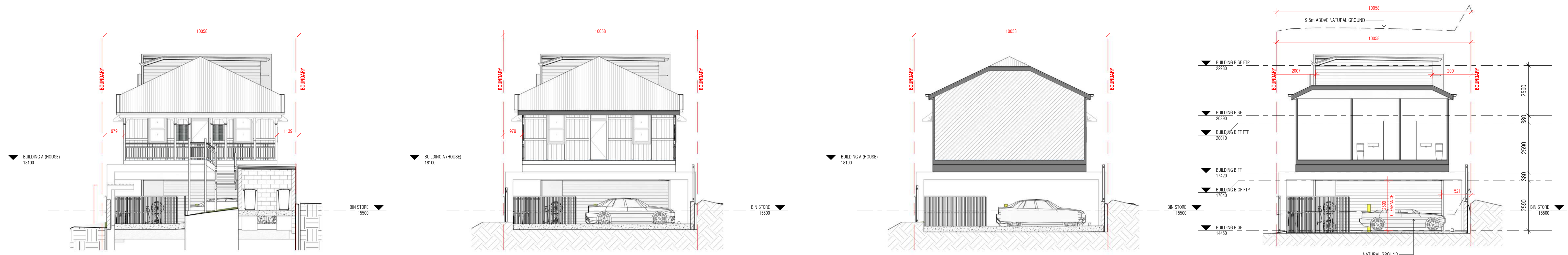
CLIENTS SIGNATURE: \_\_\_\_\_  
CLIENTS SIGNATURE: \_\_\_\_\_

LOT: \_\_\_\_\_  
LAND AREA: \_\_\_\_\_  
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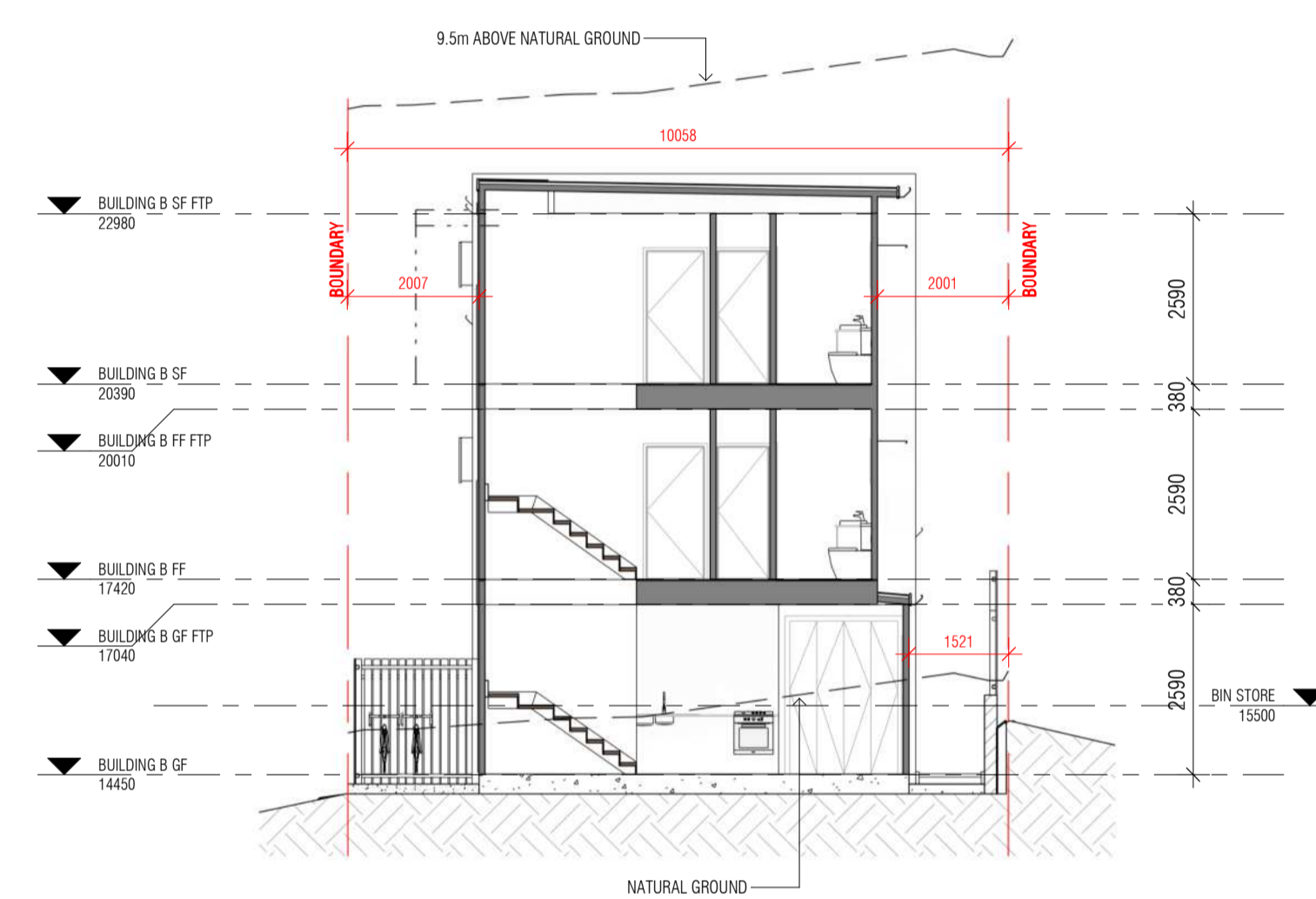


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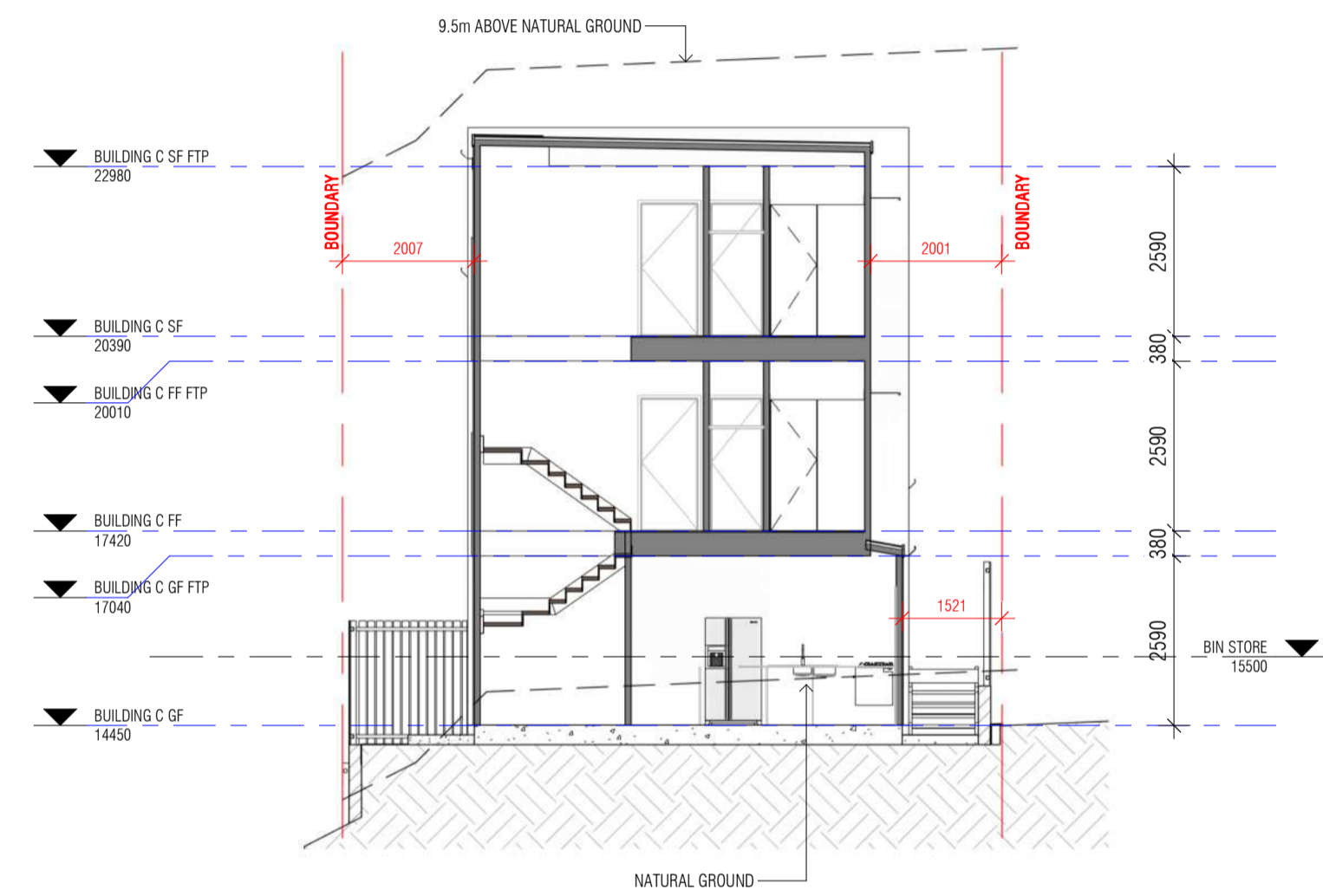
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2 Section 2  
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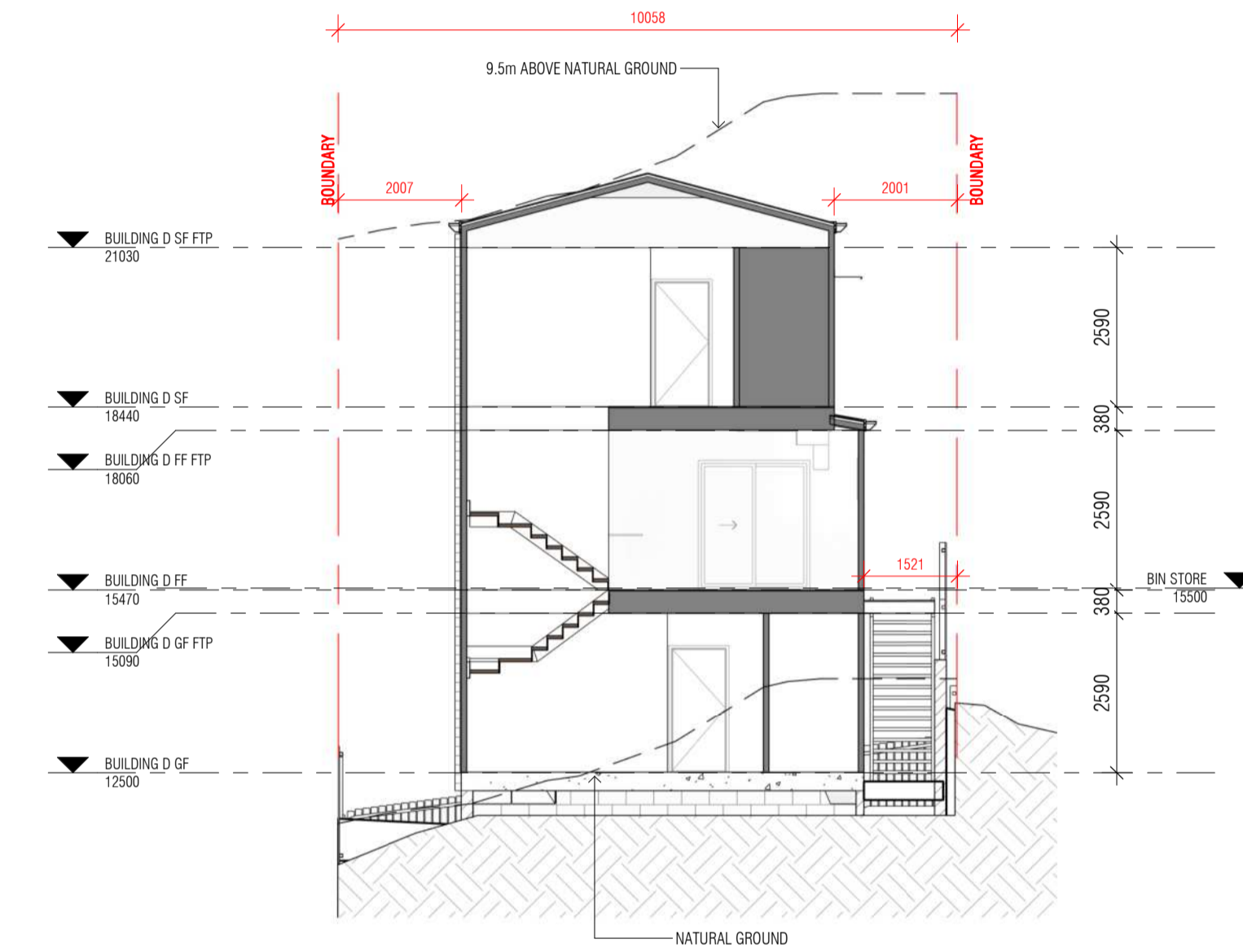
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4 Section 4  
1:100



5 Section 5  
1:100



6 Section 6  
1:100



1 Section 1  
1:100

**BCC DS RECEIVED**  
02/04/2026  
APPLICATION REF  
A006871612

JOB ADDRESS:  
**11 PICOT STREET,  
KELVIN GROVE,  
QLD 4059**  
CLIENT:  
**TONY MOWER**

DESIGN:  
**SHARED  
ACCOMODATION**

DATE: 31.03.26  
DRAWN: GO  
CHECKED: GOBD

REV	DATE	DESCRIPTION	DRAWN	CHECKED
1	17.03.26	CONCEPT DESIGN	GO	GOBD
2	18.03.26	ARCHITECTURE	GO	GOBD
3	18.03.26	STRUCTURE	GO	GOBD
4	18.03.26	MECHANICAL	GO	GOBD
5	17.03.26	ELECTRICAL	GO	GOBD
6	17.03.26	PLUMBING	GO	GOBD
7	17.03.26	CONCEPT DESIGN	GO	GOBD
8	17.03.26	ARCHITECTURE	GO	GOBD
9	17.03.26	STRUCTURE	GO	GOBD
10	17.03.26	MECHANICAL	GO	GOBD
11	17.03.26	ELECTRICAL	GO	GOBD
12	17.03.26	PLUMBING	GO	GOBD
13	17.03.26	CONCEPT DESIGN	GO	GOBD
14	17.03.26	ARCHITECTURE	GO	GOBD
15	17.03.26	STRUCTURE	GO	GOBD
16	17.03.26	MECHANICAL	GO	GOBD
17	17.03.26	ELECTRICAL	GO	GOBD
18	17.03.26	PLUMBING	GO	GOBD

CLIENTS SIGNATURE: \_\_\_\_\_  
CLIENTS SIGNATURE: \_\_\_\_\_

JOB NO: **25 006**  
SCALE: **1:100**  
DWG NO: **4.00**

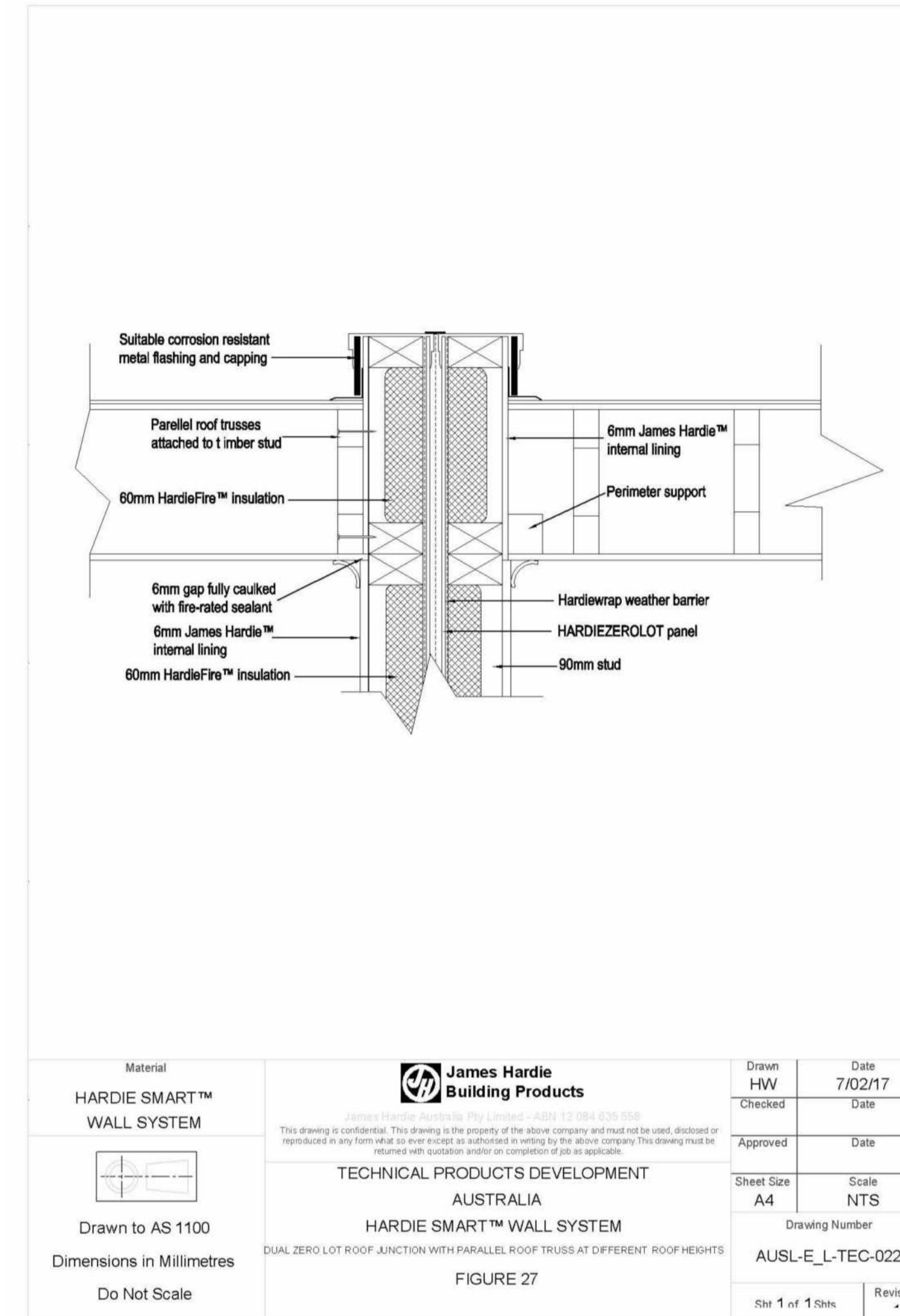
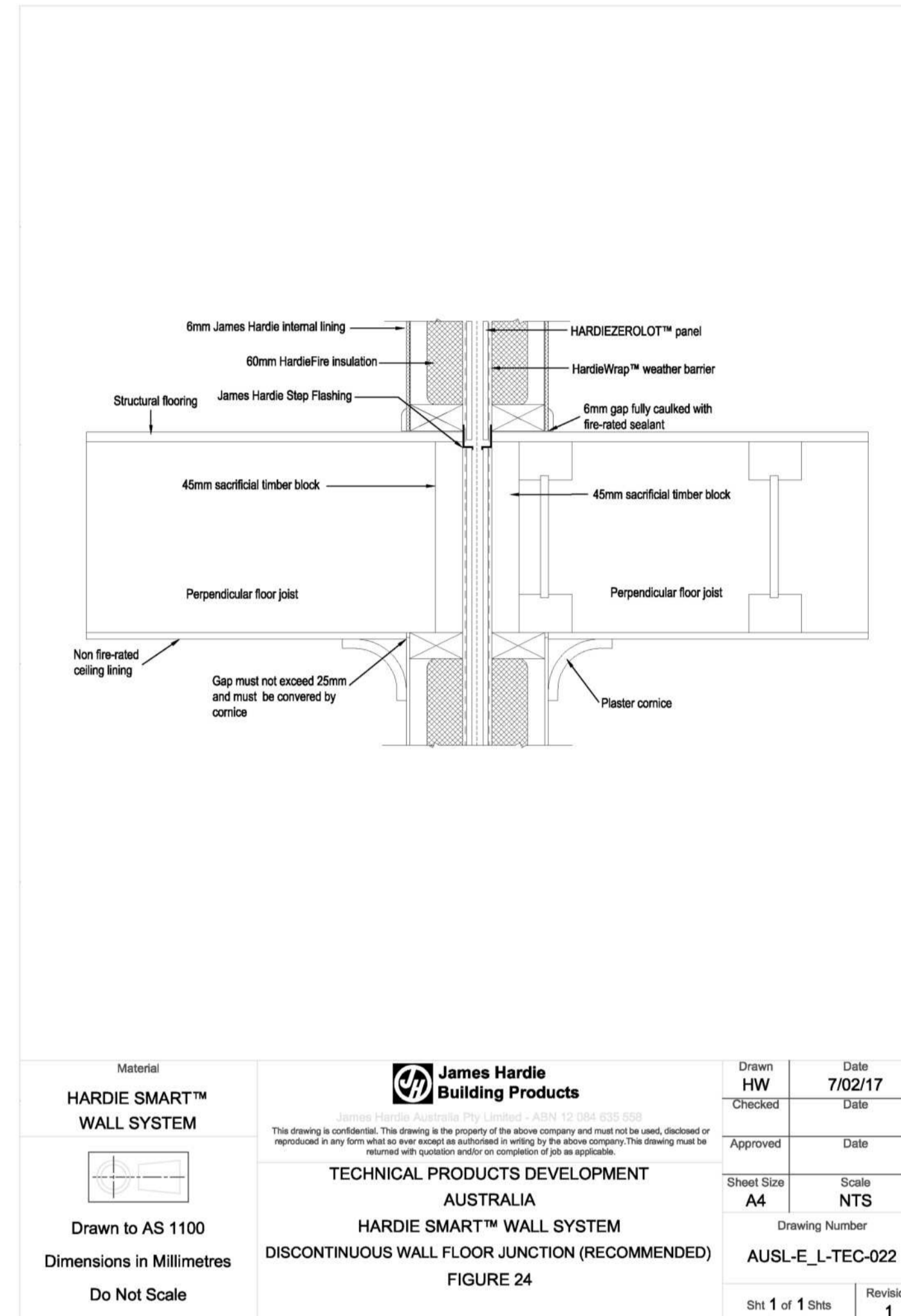
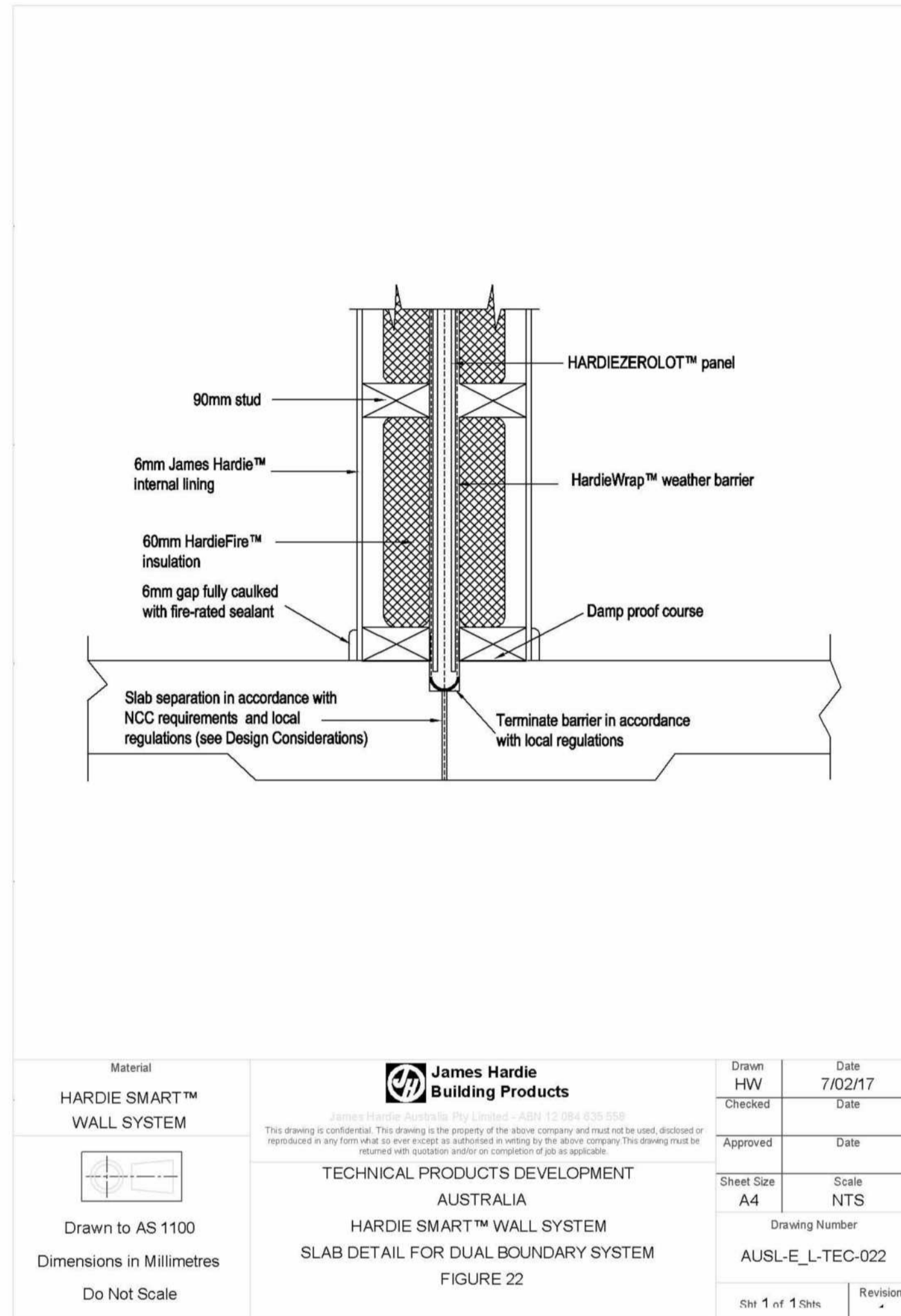
LAND AREA: \_\_\_\_\_  
NORTH:

**PRELIMINARY ISSUE**  
BUILDING APPROVAL ISSUE   
CONSTRUCTION ISSUE

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# HARDIE™ SMART FIRE AND ACOUSTIC WALL - ZEROLOT™ WALL SYSTEM



Material <b>HARDIE SMART™ WALL SYSTEM</b>	<p><b>James Hardie Building Products</b> James Hardie Australia Pty Limited - ABN 12 084 635 558 <small>This drawing is confidential. This drawing is the property of the above company and must not be used, disclosed or reproduced in any form without the express written permission of the above company. This drawing must be returned with quotation and/or completed if job is awarded.</small></p>	Drawn HW	Date 7/02/17
		Checked	Date
<p>Drawn to AS 1100 Dimensions in Millimetres Do Not Scale</p>	<p>TECHNICAL PRODUCTS DEVELOPMENT AUSTRALIA HARDIE SMART™ WALL SYSTEM SLAB DETAIL FOR DUAL BOUNDARY SYSTEM FIGURE 22</p>	Approved	Date
		Sheet Size A4	Scale NTS
		Drawing Number	AUSL-E_L-TEC-022
		Sht 1 of 1 Shs	Revision

Material <b>HARDIE SMART™ WALL SYSTEM</b>	<p><b>James Hardie Building Products</b> James Hardie Australia Pty Limited - ABN 12 084 635 558 <small>This drawing is confidential. This drawing is the property of the above company and must not be used, disclosed or reproduced in any form without the express written permission of the above company. This drawing must be returned with quotation and/or completed if job is awarded.</small></p>	Drawn HW	Date 7/02/17
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<p>Drawn to AS 1100 Dimensions in Millimetres Do Not Scale</p>	<p>TECHNICAL PRODUCTS DEVELOPMENT AUSTRALIA HARDIE SMART™ WALL SYSTEM DISCONTINUOUS WALL FLOOR JUNCTION (RECOMMENDED) FIGURE 24</p>	Approved	Date
		Sheet Size A4	Scale NTS
		Drawing Number	AUSL-E_L-TEC-022
		Sht 1 of 1 Shs	Revision 1

Material <b>HARDIE SMART™ WALL SYSTEM</b>	<p><b>James Hardie Building Products</b> James Hardie Australia Pty Limited - ABN 12 084 635 558 <small>This drawing is confidential. This drawing is the property of the above company and must not be used, disclosed or reproduced in any form without the express written permission of the above company. This drawing must be returned with quotation and/or completed if job is awarded.</small></p>	Drawn HW	Date 7/02/17
		Checked	Date
<p>Drawn to AS 1100 Dimensions in Millimetres Do Not Scale</p>	<p>TECHNICAL PRODUCTS DEVELOPMENT AUSTRALIA HARDIE SMART™ WALL SYSTEM DUAL ZERO LOT ROOF JUNCTION WITH PARALLEL ROOF TRUSSES AT DIFFERENT ROOF HEIGHTS FIGURE 27</p>	Approved	Date
		Sheet Size A4	Scale NTS
		Drawing Number	AUSL-E_L-TEC-022
		Sht 1 of 1 Shs	Revision

**HARDIE™ SMART FIRE AND ACOUSTIC WALL - ZEROLOT™ WALL SYSTEM**  
[HTTPS://WWW.JAMESHARDIE.COM.AU/PRODUCTRANGE/HARDIESMART-FIRE-&-ACOUSTIC-WALL-SYSTEMS-ZEROLOT-WALL-SYSTEM](https://www.jameshardie.com.au/productrange/hardiesmart-fire-&-acoustic-wall-systems-zeroLOT-wall-system)  
**INSTALLATION GUIDE**  
[WWW.JAMESHARDIE.COM.AU/CONTENTFULCMS/INSTALLATION-GUIDE/HARDIE\\_SMART\\_FIRE\\_ACOUSTICWALL\\_ZEROLOT\\_WALL\\_SYSTEM\\_INSTALLATION\\_GUIDE.PDF](http://www.jameshardie.com.au/contentfulcms/installation-guide/hardie_smart_fire_acousticwall_zeroLOT_wall_system_installation_guide.pdf)

DETAILS

**GAVIN O'DONNELL**  
BUILDING DESIGN  
M: 0421 806 481 E: gavin@gobuildingdesign.com.au  
Obec Licence 15285557

**BCC DS RECEIVED**  
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**APPLICATION REF**  
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JOB ADDRESS: <b>11 PICOT STREET, KELVIN GROVE, QLD 4059</b>	DESIGN: <b>SHARED ACCOMMODATION</b>	<table border="1" style="font-size: 8px;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr><td>1</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>2</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>3</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>4</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>5</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>6</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>7</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>8</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>9</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> <tr><td>10</td><td>17.03.16</td><td>ISSUE FOR PERMIT</td><td>GO</td><td>GOBD</td></tr> </tbody> </table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	1	17.03.16	ISSUE FOR PERMIT	GO	GOBD	2	17.03.16	ISSUE FOR PERMIT	GO	GOBD	3	17.03.16	ISSUE FOR PERMIT	GO	GOBD	4	17.03.16	ISSUE FOR PERMIT	GO	GOBD	5	17.03.16	ISSUE FOR PERMIT	GO	GOBD	6	17.03.16	ISSUE FOR PERMIT	GO	GOBD	7	17.03.16	ISSUE FOR PERMIT	GO	GOBD	8	17.03.16	ISSUE FOR PERMIT	GO	GOBD	9	17.03.16	ISSUE FOR PERMIT	GO	GOBD	10	17.03.16	ISSUE FOR PERMIT	GO	GOBD	JOB NO: <b>25 006</b>	CLIENT: <b>TONY MOWER</b>	DATE: 31.03.26	DRAWN: GO	CHECKED: GOBD	DWG NO: 9.00	ISSUE: J	CLIENTS SIGNATURE _____ CLIENTS SIGNATURE _____	LOT: LAND AREA: SCALE: ISSUE: NORTH 	COPYRIGHT: THIS DRAWING IS PROTECTED BY COPYRIGHT AND IS THE PROPERTY OF GAVIN O'DONNELL BUILDING DESIGN PTY LTD. NO PART OF THIS DRAWING IS TO BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF GAVIN O'DONNELL BUILDING DESIGN PTY LTD. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. <b>DO NOT SCALE OF DRAWINGS.</b> ALL WORK TO COMPLY WITH LOCAL AUTHORITY REGULATIONS AND NCC & AUSTRALIAN STANDARDS.
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