

PROPOSED DUAL OCCUPANCY, SINGLE DWELLING AND REAR SECONDARY DWELLINGS

AT 221 WILLIAM ST, YAGOONA NSW 2199

GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER RELEVANT CONSULTANTS DRAWINGS, SPECIFICATIONS AND OTHER WRITTEN INSTRUCTION THAT MAY BE ISSUED.
- G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. CONTRACTOR IS TO CONFIRM ALL SETOUT, RL'S AND DIMENSIONS WITH THE CONTRACT ARCHITECTURAL PLANS PRIOR TO COMMENCING ON SITE.
- G3 ANY DISCREPANCY TO THAT SHOWN ON THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.
- G4 ALL MATERIALS AND WORKMANSHIP TO BE IN ACCORDANCE WITH AS3500.3 - STORMWATER DRAINAGE, BCA AND THE LOCAL COUNCIL POLICY/CONSENT/REQUIREMENTS.
- G5 ALL SURVEY INFORMATION AND PROPOSED BUILDING AND FINISHED SURFACE LEVELS SHOWN IN THESE DRAWINGS ARE BASED ON LEVELS OBTAINED FROM DRAWINGS BY OTHERS. MAYCO ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY 3RD PARTY INFORMATION PROVIDED ON THESE DRAWINGS.
- G6 ALL DIMENSIONS ARE IN MILLIMETERS U.N.O.
- G7 ALL LEVELS ARE METERS TO AUSTRALIAN HEIGHT DATUM (A.H.D)
- G8 THE CONTRACTOR SHOULD LOCATE AND LEVEL ALL EXISTING SERVICES PRIOR TO COMMENCING WORK AND PROTECT AND MAKE ARRANGEMENTS WITH THE RELEVANT AUTHORITY TO RELOCATE AND/OR ADJUST IF NECESSARY. INFORMATION GIVEN ON THE DRAWINGS IN RESPECT TO SERVICES IS FOR GUIDANCE ONLY AND IS NOT GUARANTEED COMPLETE NOR CORRECT.
- G9 IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ANY REQUIRED TREE REMOVAL PERMITS FROM THE RELEVANT LOCAL COUNCIL PRIOR TO THE COMMENCEMENT OF WORKS.
- G10 NO WORK IS PERMITTED WITHIN ADJOINING PROPERTIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER OR RELEVANT AUTHORITY.
- G11 ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
- G12 THESE DRAWINGS ARE NOT TO BE USED AS CERTIFICATION OF COMPLIANCE WITH ANY CODE OR DOCUMENT WITHOUT A SEPARATE DESIGN CERTIFICATE BEING ISSUED WHICH REFERENCES THESE DRAWINGS.
- G13 THESE DRAWINGS ARE THE PROPERTY OF MAYCO ENGINEERING AND SHALL NOT BE USED, REPRODUCED OR COPIED, WHOLLY OR IN PART, IN ANY FORM WITHOUT THE PRIOR WRITTEN CONSENT OF MAYCO ENGINEERING.

RAINWATER RE-USE

- R1 ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK. SURFACE WATER INLETS ARE NOT TO BE CONNECTED.
- R2 A 'FIRST FLUSH' DIVERSION DEVICE MUST BE PROVIDED TO REMOVE ROOF CONTAMINANTS.
- R3 PROVIDE ADEQUATE SCREENING TO ALL INLETS AND OUTLETS TO THE RAINWATER TANK TO PREVENT MOSQUITO AND VERMIN ENTRY.
- R4 RAINWATER TANK, CONTRIBUTING ROOF AREA AND PLUMBING FOR REUSE TO COMPLY WITH BASIX REQUIREMENTS (BY OTHERS)
- R5 PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
- R6 EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1316.9
- R7 STORMWATER CONNECTION TO RAINWATER TANK TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS WAY REQUIRES THE PROVISION OF:
- PERMANENT AIR GAP
 - BACKFLOW PREVENTION DEVICE
- R8 NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAINWATER SUPPLY.
- R9 AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK.
- R10 PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
- R11 PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP WHEN THE TANK IS 80% EMPTY.

STORMWATER DRAINAGE

- S1 ALL DOWN PIPES TO HAVE LEAF GUARDS.
- S2 PIPES OF 225mm DIA. AND UNDER SHALL BE UPVC
- S3 PIPES OF 300MM DIA. AND LARGER SHALL BE FRC OR CONCRETE CLASS 2 RUBBER RING JOINTED UNO.
- S4 ALL FRC OR RCP STORMWATER PIPES WITHIN ROAD RESERVE AREAS TO BE CLASS 3 U.N.O.
- S5 PIPES UP TO 150mm DIA. SHALL BE LAID AT MIN. 1% GRADE U.N.O.
- S6 PIPES 225mm DIA. AND OVER SHALL BE LAID AT MIN. 0.5% GRADE U.N.O.
- S7 ALL BASES OF PITS TO BE BENCHED TO OUTLET PIPE. PITS SHALL BE DETAILED WITH METAL GRATES AT LEVELS INDICATED. ALL PITS DEEPER THAN 1200mm TO HAVE STEP IRONS.
- S8 INSTALL TEMPORARY SEDIMENT BARRIERS TO INLET PITS, TO COUNCILS STANDARDS UNTILL SURROUNDING AREAS ARE PAVED OR GRASSED.
- S9 PITS, DOWNPIPE LOCATIONS AND LEVELS MAY BE VARIED TO SUIT SITE CONDITIONS AFTER CONSULTING THE ENGINEER.
- S10 ALL PLANTER BOXES AND BALCONIES TO BE CONNECTED TO THE PROPOSED STORMWATER DRAINAGE LINE.
- S11 HAND EXCAVATE STORMWATER PIPES IN VICINITY OF TREE ROOTS.
- S12 ALL DRAINAGE WORKS ARE TO AVOID TREE ROOTS. ROOT BARRIER TO BE INSTALLED ADJACENT TO TREE ZONES WHERE DRAINAGE MAY BE AT RISK.
- S13 FOOTPATH CROSSING LEVELS SHOWN ARE TO BE ADJUSTED TO FINAL COUNCILS ISSUED LEVELS.
- S14 ALL SUBSOIL DRAINAGE IS TO COMPRISE OF MIN. 100MM DIA. AG. PIPE IN FILTER SOCK. PROVIDE FLUSHING EYES AT HIGH POINTS OR TO COUNCILS REQUIREMENTS. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER.
- S15 CONTRACTOR IS TO CONFIRM ALL DRAINAGE OUTLET LEVELS ON SITE, PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGN ENGINEER.
- S16 PITS UP TO 600 DEEP THE BE 450 x 450 U.N.O., PITS UPTO 900 DEEP TO BE 600 x 600 U.N.O., PITS UP TO 1200 DEEP TO BE 900 x 600 U.N.O., PITS EXCEEDING 1200 IN DEPTH TO BE 900 x 900
- S17 PIPES TO BE V.C. CLASS 'X' OR U.P.V.C CLASS STORMWATER PIPE TO AS1257, 1260, 1273, 1477, 2179.2 AND WHERE EXPOSED TO DIRECT SUNLIGHT TO HAVE ADEQUATE PROTECTION TO U.V. RADIATION IN ACCORDANCE WITH AS2032. SEWER GRADE/GALV. PIPES AND KERB ADAPTORS TO BE USED WHERE COUNCIL POLICY OR CONSENT REQUIRE AS SUCH.
- S18 PROVIDE OVERFLOW SPITTERS TO ALL COVERED BALCONIES/TERRACES. NOT TO BE DIRECTED ON TO ROOF SURFACES.
- S19 BUILDER TO ENSURE ALL DRAINAGE AREAS INCLUDING EXPOSED BALCONIES TO HAVE OVERFLOW MECHANISM IN PLACE IN THE EVENT OF BLOCKAGE WITH ADEQUATE OVERFLOW SECTION THROUGH PLANTERS, PARAPETS ETC.
- S20 ALL RETAINING WALLS SHALL BE CONSTRUCTED COMPLETELY WITHIN THE PROPERTY BOUNDARY LIMITS TO DETAILS PREPARED BY THE STRUCTURAL ENGINEER.
- S21 RISING MAINS (PRESSURE PIPE) TO BE IN ACCORDANCE WITH AS3500.3.2:2.7 AND AS3500.3.2
- S22 NO SEWER VENTS, GULLY PITS OR SIMILAR TO BE LOCATED BELOW THE MAXIMUM WATER SURFACE LEVEL IN DETENTION BASINS. ALL BASIN WALLS TO BE WATERTIGHT AND DESIGNED BY A STRUCTURAL ENGINEER.
- S23 ALL MULCHING TO BE USED WITHIN THE AREA DESIGNATED AS ON-SITE DETENTION STORAGE SHALL BE OF A NON-FLOATABLE MATERIAL SUCH AS DECORATIVE RIVER GRAVEL. PINE PARK MULCHING SHALL NOT BE USED WITHIN THE DETENTION STORAGE AREA.
- S24 ALL EXTERIOR FINISHED GROUND LEVELS TO BE SLOPNG AWAY FROM PERIMETER WALLS IN ALL CASES.
- S25 CONFINED SPACE SIGNAGE TO BE INSTALLED IN ACCESSIBLE UNDERGROUND TANKS TO WORK COVER SPECIFICATIONS. ALL PITS EXCEEDING 600mm DEPTH TO HAVE 'J' BOLTS INSTALLED TO GRATES.
- S26 MAINTENANCE DEVICES REQUIRED BY AUTHORITIES ARE NOT TO BE ASSUMED SHOWN ON DRAWINGS.
- S27 ALL PITS IN ROADWAYS ARE TO BE FITTED HEAVY DUTY GRATES WITH LOCKING BOLTS AND CONTINUOUS HINGE. PITS TO BE PRECAST CONCRETE OR CEMENT RENDERED BRICK WITH HEAVY DUTY GRATES. LIGHT DUTY PITS AND GRATES MAY BE USED ONLY IN LIGHT/FOOT TRAFFICABLE AREAS.
- S28 ALL PITS WITHIN THE PROPERTY ARE TO BE FITTED WITH 'WEDLOK' OR APPROVED EQUIVALENT GRATES
- LIGHT DUTY FOR LANDSCAPED AREAS
 - HEAVY DUTY WHERE SUBJECTED TO VEHICULAR TRAFFIC




EROSION AND SEDIMENT NOTES

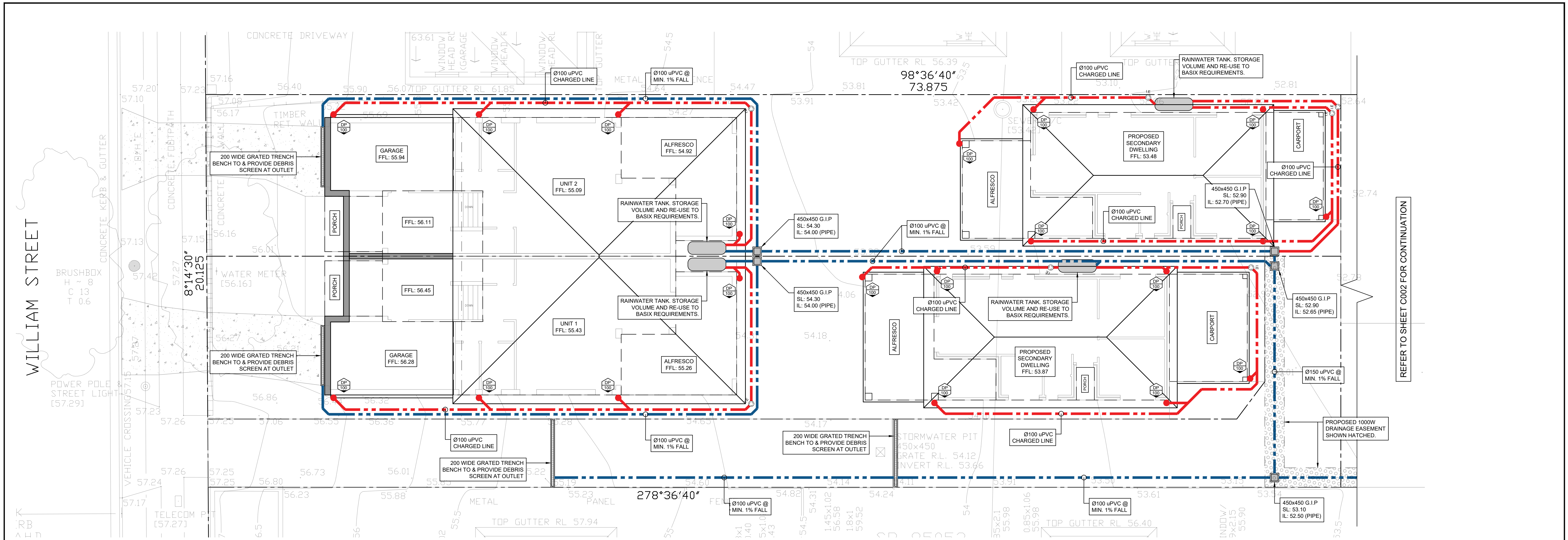
- E1 THESE PLANS SHALL BE READ IN CONJUNCTION WITH EROSION AND SEDIMENT CONTROL DETAILS AS ATTACHED.
- E2 EROSION AND SEDIMENT CONTROLS TO BE INSTALLED IN ACCORDANCE WITH COUNCILS SPECIFICATION AND THE NSW DEPARTMENT OF HOUSING "BLUE BOOK" - SOILS AND CONSTRUCTION - MANAGING URBAN STORMWATER, 2004. REFER TO THE BLUE BOOK FOR STANDARD DRAWINGS "SD"
- E3 SEDIMENT AND EROSION CONTROLS MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS OR DEMOLITION ACTIVITY. THE LOCATION OF SUCH DEVICES IS INDICATIVE ONLY AND FINAL POSITION SHOULD BE DETERMINED ON SITE.
- E4 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL MEASURES ARE TAKEN DURING THE COURSE OF CONSTRUCTION TO PREVENT SEDIMENT EROSION AND POLLUTION OF THE DOWNSTREAM SYSTEM. SUPERVISING ENGINEER SHOULD BE CONTACTED IF IN DOUBT. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.
- E5 RETAIN ALL EXISTING GRASS COVER WHEREVER POSSIBLE. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AT THE NOMINATED SITE. A SEDIMENT FENCE TO BE PLACED DOWNSTREAM OF THE STOCKPILE.
- E6 AREAS OF SITE REGRADING ARE TO BE COMPLETED PROGRESSIVELY DURING THE WORKS AND STABILISED AS EARLY AS POSSIBLE. THE SUPERVISING ENGINEER MAY DIRECT THE CONTRACTOR TO HAVE AREAS OF DISTURBANCE COMPLETED AND STABILISED DURING THE COURSE OF THE WORKS.
- E7 ALL DISTURBED AREAS ARE TO BE TURFED AT COMPLETION OF CONSTRUCTION.
- E8 ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:
- DOWNPIPES ARE CONNECTED
 - PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER
- E9 ALL EXISTING TREES TO BE RETAINED UNLESS SHOWN OTHERWISE ON APPROVED DRAWINGS. TREES RETAINED ARE TO BE PROTECTED WITH A HIGH VISIBILITY FENCE, PLUS FLAGGING TO INDIVIDUAL TREES AS NECESSARY.
- E10 INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, UNTIL SURROUNDING AREAS ARE PAVED OR REGRASSED. GRAVEL OR GEOTEXTILE INLET FILTERS TO SD6-11 AND SD6-12.
- E11 ALL SILT FENCES AND BARRIERS ARE TO BE MAINTAINED IN GOOD ORDER AND REGULARLY DESILTED DURING THE CONSTRUCTION PERIOD. SILT FENCES TO SD6-8 OR SD6-9.
- E12 STOCKPILES OF LOOSE MATERIALS SUCH AS SAND, SOIL, GRAVEL AND TOPSOIL MUST BE COVERED WITH GEOTEXTILE SILT FENCE MATERIAL. PLASTIC SHEETING OR MEMBRANE MUST NOT BE USED. SAFETY BARRICADING SHOULD BE USED TO ISOLATE STOCKPILES OF SOLID MATERIALS SUCH AS STEEL REINFORCING, FORMWORK AND SCAFFOLDING.
- E13 WASTE MATERIALS ARE TO BE STOCKPILED OR LOADED INTO SKIP-BINS LOCATED ON SITE AS SHOWN ON PLAN.
- E14 NO MORE THAN 150mm OF TRENCHING TO BE OPEN AT ANY ONE TIME. IMMEDIATELY AFTER TRENCH BACKFILLING, PROVIDE SANDBAGS OR SAUSAGE FILTERS ACROSS EACH TRENCH AT MAXIMUM 20m SPACING. FILTERS TO REMAIN IN PLACE UNTIL REVEGETATION HAS OCCURRED.
- E15 THE HEAD CONTRACTOR IS TO INFORM ALL SITE STAFF AND SUB-CONTRACTORS OF THEIR OBLIGATIONS UNDER THE EROSION AND SEDIMENT CONTROL PLAN.
- E16 ANY SEDIMENT DEPOSITED ON THE PUBLIC WAY, INCLUDING FOOTPATH RESERVE AND ROAD SURFACE, IS TO BE REMOVED IMMEDIATELY.
- E17 PROVIDE BARRIERS AROUND ALL CONSTRUCTION WORKS WITHIN THE FOOTPATH AREA TO PROVIDE SAFE ACCESS FOR PEDESTRIANS. TRUCKS REMOVING EXCAVATED/DEMOLISHED MATERIAL SHOULD TRAVEL ON STABILISED CONSTRUCTION PATHS. MATERIAL TO BE TAKEN TO THE TRUCK TO REDUCE TRUCK MOVEMENT ON SITE. TRUCKS TO BE LIMITED TO SINGLE UNIT HEAVY RIGID VEHICLES. (NO SEMITRAILERS)
- E19 ANY EXCAVATION WORK ADJACENT TO ADJOINING PROPERTIES OR THE PUBLIC ROADWAY IS NOT TO BE COMMENCED UNTIL THE STRUCTURAL ENGINEER IS CONSULTED AND SPECIFIC INSTRUCTION RECEIVED FROM THE ENGINEER.

- E20 TOILET FACILITIES MUST BE EITHER A FLUSHING TYPE OR APPROVED PORTABLE CHEMICAL CLOSET. CHEMICAL CLOSETS ARE TO BE MAINTAINED AND SERVICED ON A REGULAR BASIS SO THAT OFFENSIVE ODOUR IS NOT EMITTED.
- E21 DURING TRENCH EXCAVATION ALL SPOIL SHALL BE MOUNDED ON THE UPHILL SIDE OF TRENCHES AND PLACEMENT IS TO COMPLY WITH THE SUPERINTENDENTS REQUIREMENT.
- E22 DIVERSION BANKS SHOULD BE CONSTRUCTED BY MOUNDING STRIPPEDTOPSOIL (MIN. HEIGHT 600mm) WHERE DIRECTED. MATERIAL TO BE RESPREAD ON FOOTWAYS AFTER FINAL TRIMMING.
- E23 TRAFFIC MANAGEMENT MEASURES ARE REQUIRED TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH 'R.T.A TRAFFIC CONTROL AT WORK SITES - CURRENT EDITIONS' AND AS1742 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.'
- E24 PEDESTRIAN CONTROL MEASURES ARE REQUIRED TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH AS1742 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

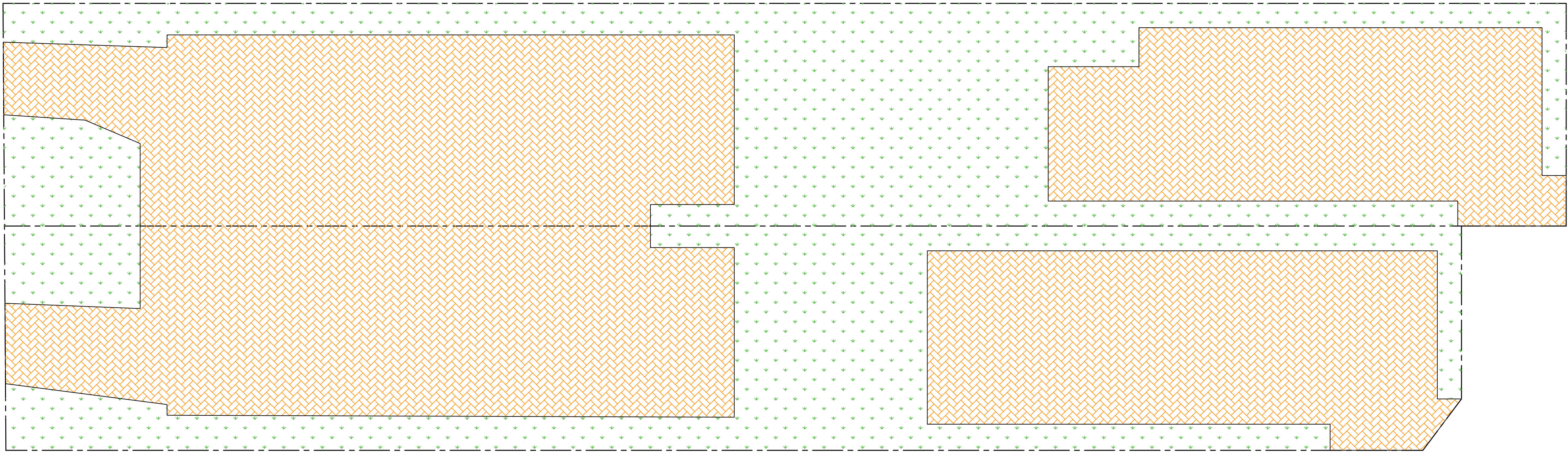
LEGEND

PRESSURE PIPE (CHARGED LINE).	
GRAVITY PIPE AT MIN. 1% SLOPE U.N.O.	
AG. LINE AT MIN. 1% SLOPE.	
DOWNPIPE MIN. Ø100 U.N.O.	
DOWPIPE SPREADER MIN. Ø100 U.N.O.	
RAINWATER OUTLET.	
PLANTER DRAIN.	
VERTICAL DROP.	
RAINWATER HEAD.	
SUMP WITH SIDE OVERFLOW.	
GRADED TRENCH.	
GRADED PIT.	
KERB INLET PIT.	
INSPECTION EYE.	
FLUSH POINT.	
OVERLAND FLOW PATH.	
EXISTING RL.	
DESIGN RL.	

	NOTE DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. CONTRACTOR IS TO CONFIRM ALL SETOUT, RL'S AND DIMENSIONS WITH THE CONTRACT ARCHITECTURAL PLANS PRIOR TO COMMENCING ON SITE. ANY DISCREPANCY TO THAT SHOWN ON THESE DRAWINGS SHALL BE REFERRED TO THE ENGINEER FOR RESOLUTION PRIOR TO COMMENCEMENT OF WORK.	 <small>Suite 844/25 Restwell St Banksstown, NSW 2200 E: info@maycoengineering.com.au M: 0424 661 904</small>	REV	DESCRIPTION	DATE	PROPOSED DUAL OCCUPANCY, SINGLE DWELLING AND REAR SECONDARY DWELLINGS AT: 221 WILLIAM ST, YAGOONA NSW 2199	DESIGNED BY: M.Y	ORIGINAL SIZE: A1	
	A		ISSUED FOR DA	06/05/2023					
	B		ISSUED FOR DA	10/05/2023					
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CONCEPT STORMWATER DRAINAGE PLAN
1:100



CATCHMENT PLAN - PROPOSED DUAL OCCUPANCY
1:100

POST DEVELOPMENT
IMPERVIOUS: 583.92m²

PRE DEVELOPMENT
PERVIOUS: 349.97m²

OSD WARRANT

SITE AREA = 932.9m² (EXCLUDING ACCESS HANDLE)
POST DEV IMP. AREA = 583.92m²
% OF SITE IMP. = 62.59%

THEREFORE OSD IS NOT REQUIRED IN ACCORDANCE
WITH CLAUSE 4.1 OF THE CANTERBURY-BANKSTOWN
DCP - CHAPTER 3.1.

CONCEPT ONLY
NOT FOR CONSTRUCTION



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MAYCO
ENGINEERING

Suite 844/25 Restwell St
Bankstown, NSW 2200
E: info@maycoengineering.com.au
M: 0424 661 904

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PROPOSED DUAL OCCUPANCY, SINGLE DWELLING AND REAR SECONDARY DWELLINGS
AT: 221 WILLIAM ST, YAGOONA NSW 2199

CONCEPT STORMWATER DRAINAGE PLAN - PROPOSED DUAL OCCUPANCY

DESIGNED BY: M.Y	ORIGINAL SIZE: A1	
DRAWN BY: M.Y	SCALE: AS SHOWN	
PROJECT No. 23025	DRAWING No. C001	
		REVISION No. A

