



TOTAL PERVIOUS AREA	=	425.0m ²	(28%)
TOTAL IMPERVIOUS AREA	=	1068.5m ²	(72%)
TOTAL CATCHMENT AREA	=	1493.5m ²	



TOTAL PERVIOUS AREA	=	663.0m ²	(44%)
TOTAL IMPERVIOUS AREA	=	830.5m ²	(56%)
TOTAL CATCHMENT AREA	=	1493.5m ²	

[illegible]

Civil Engineer

TTW **Taylor
Thomson
Whitting**

612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Scale : A1	Drawn	Authorised
1:200	DM	
Job No	Drawing No	Revision
181202	SKC203	P2
Plot File Created: Jan 11, 2019 - 5:35pm		

BOARDING HOUSE

LORETO NORMANHURST, 91-93 PENNANT HILLS ROAD, NORMANHURST

GENERAL NOTES

- Contractor must verify all dimensions and existing levels on site prior to commencement of works. Any discrepancies to be reported to the Engineer.
- Strip all topsoil from the construction area. All stripped topsoil shall be disposed of off-site unless directed otherwise.
- Make smooth connection with all existing works.
- Compact subgrade under buildings and pavements to minimum 98% standard maximum dry density in accordance with AS 1289 5.1.1. Compaction under buildings to extend 2m minimum beyond building footprint.
- All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority, the Contractor is to ensure that the drawings used for construction have been approved by all relevant authorities prior to commencement site.
- All work on public property, property which is to become public property, or any work which is to come under the control of the Statutory Authority is to be carried out in accordance with the requirements of the relevant Authority. The Contractor shall obtain these requirements from the Authority. Where the requirements of the Authority are different to the drawings and specifications, the requirements of the Authority shall be applicable.
- For all temporary batters refer to geotechnical recommendations.

REFERENCE DRAWINGS

- These drawings have been based from, and to be read in conjunction with the following Consultants drawings. Any conflict to the drawings must be notified immediately to the Engineer.

Consultant	Dwg Title	Dwg No	Rev	Date
OCULUS	GF LANDSCAPE	L-105	B	30.09.20
AJ+C	BASEMENT PLAN	DA2000	2	20.11.20
AJ+C	LEVEL 1 PLAN	DA2001	2	20.11.20
AJ+C	LEVEL 2 PLAN	DA2002	2	20.11.20
AJ+C	LEVEL 3 PLAN	DA2003	2	20.11.20

SURVEY AND SERVICES INFORMATION

SURVEY
Origin of levels : SSM46458, RL189.789
Datum of levels : A.H.D. AUSTRALIAN HEIGHT DATUM
Coordinate system : MGA
Survey prepared by : LTS LOCKLEY
Setout Points : CONTACT THE SURVEYOR

Taylor Thomson Whitting does not guarantee that the survey information shown on these drawings is accurate and will accept no liability for any inaccuracies in the survey information provided to us from any cause whatsoever.

UNDERGROUND SERVICES - WARNING
The locations of underground services shown on Taylor Thomson Whittings drawings have been plotted from diagrams provided by service authorities. This information has been prepared solely for the authorities own use and may not necessarily be updated or accurate.

The position of services as recorded by the authority at the time of installation may not reflect changes in the physical environment subsequent to installation.

Taylor Thomson Whitting does not guarantee that the services information shown on these drawings shows more than the presence or absence of services, and will accept no liability for inaccuracies in the services information shown from any cause whatsoever.

The Contractor must confirm the exact location and extent of services prior to construction and notify any conflict with the drawings immediately to the Engineer/Superintendent.

The contractor is to get approval from the relevant state survey department, to remove/adjust any survey mark. This includes but is not limited to; State Survey Marks (SSM), Permanent Marks (PM), cadastral reference marks or any other survey mark which is to be removed or adjusted in any way.
Taylor Thomson Whitting plans do not indicate the presence of any survey mark. The contractor is to undertake their own search.

SAFETY IN DESIGN

Contractor to refer to Appendix B of the Civil Specification for the Civil Risk and Solutions Register.

EXISTING SERVICES

Contractor to be aware existing services are located within the site. Location of all services to be verified by the Contractor prior to commencing works. Contractor to confirm with relevant authority regarding measures to be taken to ensure services are protected or procedures are in place to demolish and/or relocate.

EXISTING STRUCTURES

Contractor to be aware existing structures may exist within the site. To prevent damage to existing structure(s) and/or personnel, site works to be carried out as far as practicably possible from existing structure(s).

EXISTING TREES

Contractor to be aware existing trees exist within the site which need to be protected. To prevent damage to trees and/or personnel, site works to be carried out as far as practicably possible from existing trees. Advice needs to be sought from Arborist and/or Landscape Architect on measures required to protect trees.

GROUNDWATER

Contractor to be aware ground water levels are close to existing surface level. Temporary de-watering may be required during construction works.

EXCAVATIONS

Deep excavations due to stormwater drainage works is required. Contractor to ensure safe working procedures are in place for works. All excavations to be fenced off and batters adequately supported to approval of Geotechnical Engineer.

GROUND CONDITIONS

Contractor to be aware of the site geotechnical conditions. Refer to geotechnical report by (insert report details) for details.

HAZARDOUS MATERIALS

Existing asbestos products & contaminated material may be present on site. Contractor to ensure all hazardous materials are identified prior to commencing works. Safe working practices as per relevant authority to be adopted and appropriate PPE to be used when handling all hazardous materials. Refer to geotechnical/environmental report by (insert report details) for details.

CONFINED SPACES

Contractor to be aware of potential hazards due to working in confined spaces such as stormwater pits, trenches and/or tanks. Contractor to provide safe working methods and use appropriate PPE when entering confined spaces.

MANUAL HANDLING

Contractor to be aware manual handling may be required during construction. Contractor to take appropriate measures to ensure manual handling procedures and assessments are in place prior to commencing works.

WATER POLLUTION

Contractor to ensure appropriate measures are taken to prevent pollutants from construction works contaminating the surrounding environment.

SITE ACCESS/EGRESS

Contractor to be aware site works occur in close proximity to footpaths and roadways. Contractor to erect appropriate barriers and signage to protect site personnel and public.

VEHICLE MOVEMENT

Contractor to supply and comply with traffic management plan and provide adequate site traffic control including a certified traffic marshal to supervise vehicle movements where necessary.

BOUNDARY AND EASEMENT NOTE

The property boundary and easement locations shown on Taylor Thomson Whitting drawing's have been based from information received from : **No boundary information received.**
Refer architect for boundary information and locations
Taylor Thomson Whitting makes no guarantees that the boundary or easement information shown is correct.
Taylor Thomson Whitting will accept no liabilities for boundary inaccuracies. The contractor/builder is advised to check/confirm all boundaries in relation to all proposed work prior to the commencement of construction. Boundary inaccuracies found are to be reported to the superintendent prior to construction starting.

KERBING NOTES

Includes all kerbs, gutters, dish drains, crossings and edges.

- All kerbs, gutters, dish drains and crossings to be constructed on minimum 75mm granular basecourse compacted to minimum 98% modified maximum dry density in accordance with AS 1289 5.2.1.
- Expansion joints (EJ) to be formed from 10mm compressible cork filler board for the full depth of the section and cut to profile. Expansion joints to be located at drainage pits, on tangent points of curves and elsewhere at 12m centres except for integral kerbs where the expansion joints are to match the joint locations in slabs.
- Weakened plane joints to be min 3mm wide and located at 3m centres except for integral kerbs where weakened plane joints are to match the joint locations in slabs.
- Broomed finished to all ramped and vehicular crossings, all other kerbing or dish drains to be steel float finished.
- In the replacement of kerbs – Existing road pavement is to be sawcut 900mm from lip of gutter. Upon completion of new kerbs, new basecourse and surface is to be laid 900mm wide to match existing materials and thicknesses. Existing allotment drainage pipes are to be built into the new kerb with a 100mm dia hole. Existing kerbs are to be completely removed where new kerbs are shown.

SURVEY LEGEND

	Surface level
	Contour
	Kerb line
	Batter
	Retaining wall
	Stormwater drainage line
	Telecommunications line
	Gas line
	Water main
	Sewer line
	Electrical line
	Easement
	Fence
	Tree to be removed/be retained
	Boundary
	Sign
	Hydrant
	Manhole
	Gas
	Stop Valve
	Water
	Telecommunications
	Trap
	Gully
	Grate
	Sewer Manhole
	Electricity
	Electric Light Pole
	Traffic Light
	Traffic Light Lid
	Traffic Light Box
	Telephone Box
	Parking Meter
	Permanent Mark
	Bench Mark
	Borehole
	Test Pit

STORMWATER DRAINAGE NOTES

- Stormwater Design Criteria :
 - Average exceedance probability –
1% AEP for roof drainage to first external pit
5% AEP for paved and landscaped areas
 - Rainfall intensities –
Time of concentration: 5 minutes
1% AEP = 21.7 mm
5% AEP = 16.1 mm
 - Rainfall losses –
Impervious areas: IL = 1.5 mm , CL = 0 mm/hr
Pervious areas: IL =26.6 mm , CL = 2 mm/hr
- Pipes 300 dia and larger to be reinforced concrete Class "2" approved spigot and socket with rubber ring joints U.N.O.
- Pipes up to 300 dia may be sewer grade uPVC with solvent welded joints, subject to approval by the engineer
- Equivalent strength VCP or FRP pipes may be used subject to approval.
- Precast pits may be used external to the building subject to approval by Engineer
- Enlargers, connections and junctions to be manufactured fittings where pipes are less than 300 dia.
- Where subsoil drains pass under floor slabs and vehicular pavements, unslotted uPVC sewer grade pipe is to be used.
- Grates and covers shall conform with AS 3996–2006, and AS 1428.1 for access requirements.
- Pipes are to be installed in accordance with AS 3725. All bedding to be type H2 U.N.O.
- Care is to be taken with invert levels of stormwater lines. Grades shown are not to be reduced without approval.
- All stormwater pipes to be 150 dia at 1.0% min fall U.N.O.
- Subsoil drains to be slotted flexible uPVC U.N.O.
- Adopt invert levels for pipe installation (grades shown are only nominal).

RETAINING WALLS

- Drainage shall be provided as shown on the drainage drawings.
- Backfilling shall be carried out after grout or concrete has reached a minimum strength of 0.85 f.c. Backfilling shall be approved granular material compacted in layers not exceeding 200mm to 95% Standard compaction unless noted otherwise.
- Provide waterproofing to back of walls as specified or noted.
- Where retaining walls rely on connecting structural elements for stability, do not backfill against the wall unless it is adequately propped or the elements have been constructed and have sufficient strength to withstand the loads.
- For all temporary batters obtain geotechnical engineers recommendations.

EXISTING SERVICES LEGEND

	Existing sewer
	Existing water
	Existing underground electrical
	Existing aerial electrical
	Existing communications
	Existing gas
	Existing stormwater



SITE LOCALITY PLAN
NOT TO SCALE – IMAGE COURTESY OF NSW SPATIAL INFORMATION EXCHANGE

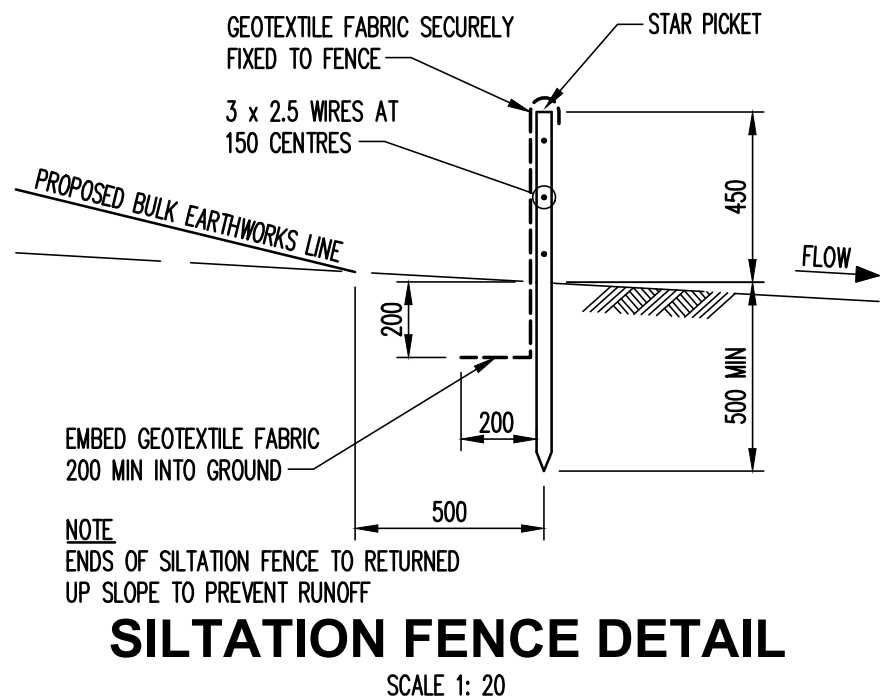
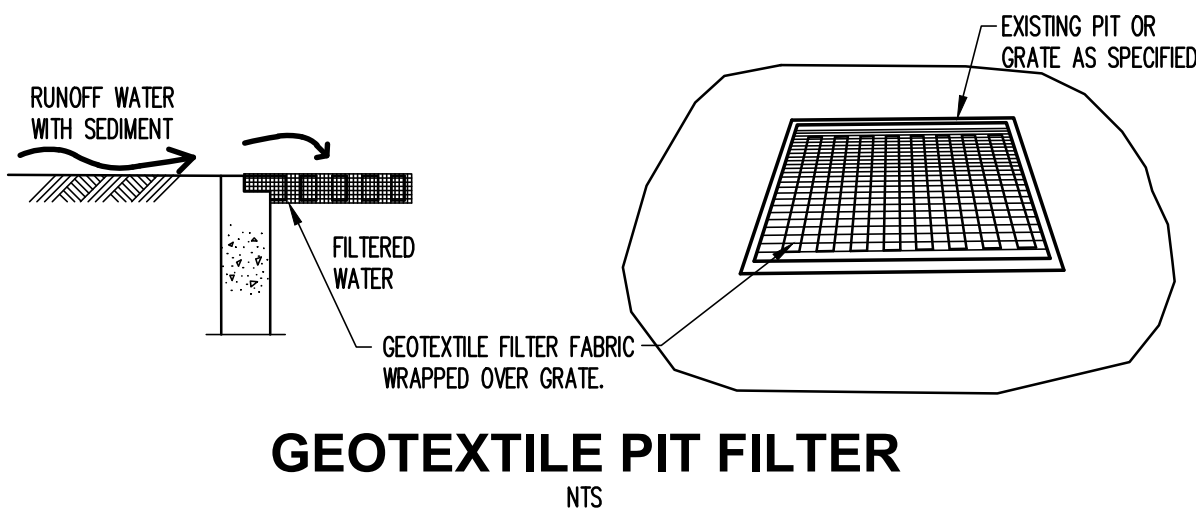
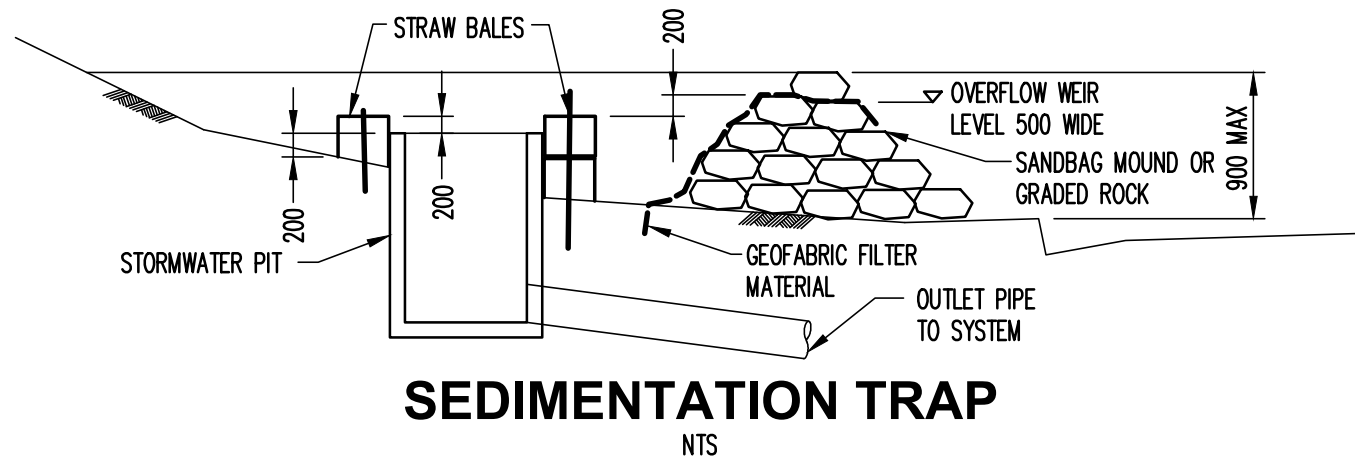
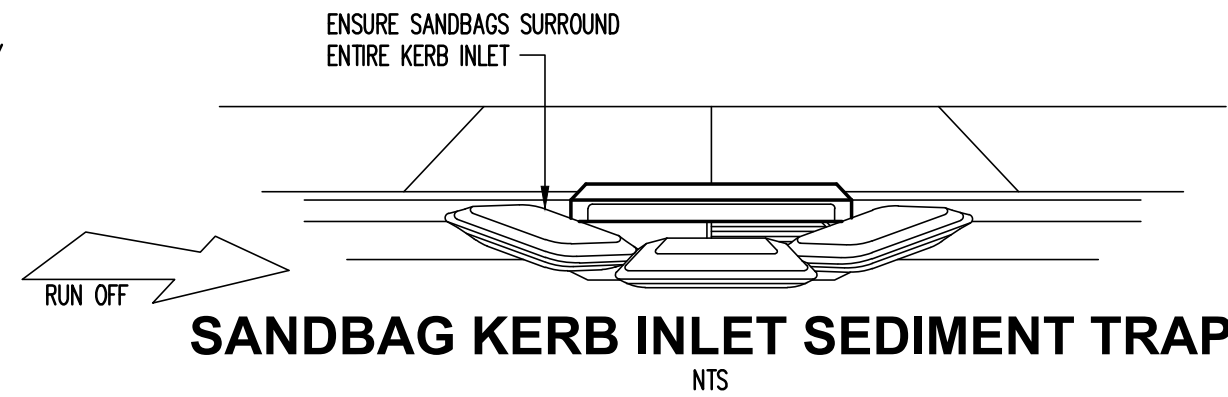
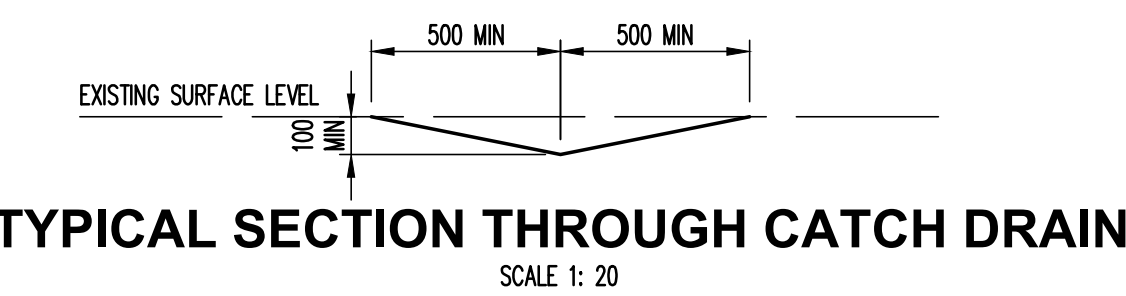
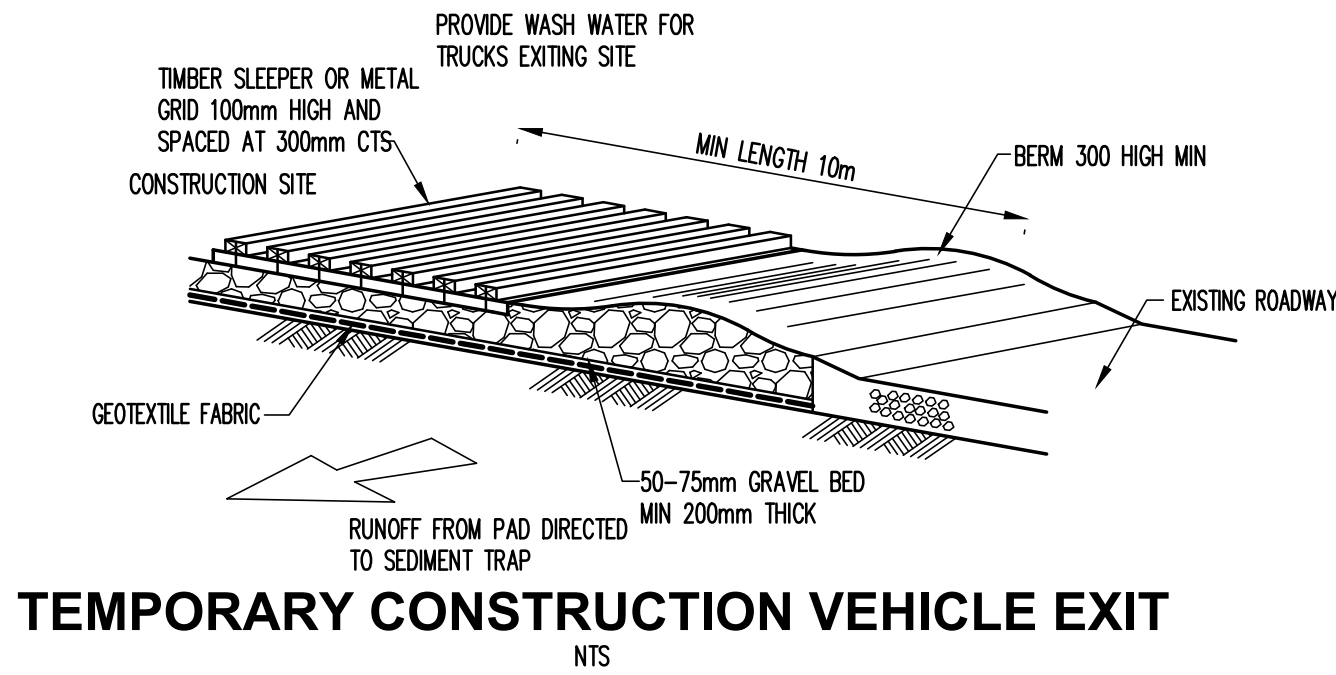
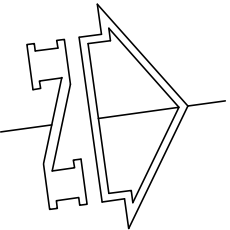
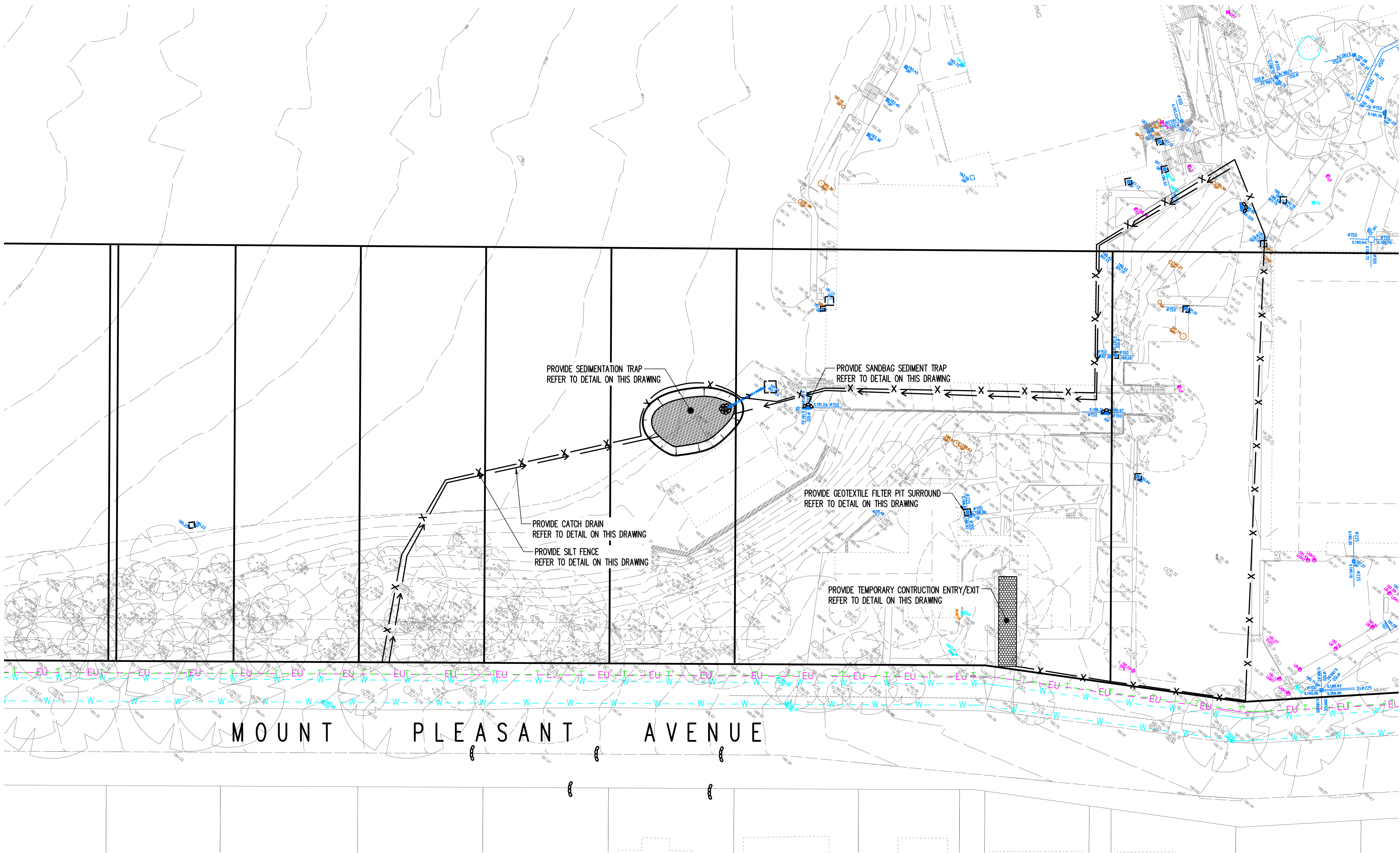
DRAWING SCHEDULE

Drawing No	Drawing Title
SKC000	NOTES AND LEGENDS SHEET
SKC101	EROSION & SEDIMENT PLAN AND DETAILS
SKC102	OVERALL SITEWORKS PLAN
SKC103	SITEWORKS PLAN SHEET 1 (BASEMENT 1&2 AND LEVEL 01)
SKC104	SITEWORKS PLAN SHEET 2 (LEVEL 02 AND 03)
SKC105	SITEWORKS PLAN SHEET 3 (LEVEL 02 AND 03)
SKC110	OSD TANK DETAILS SHEET

A12 1 2 3 4 5 6 7 8 9 10																			
P6	ISSUE FOR SSDA	GC	JH	17.12.20								Architect							
P5	ISSUE FOR DRAFT SSDA	GC	JH	30.11.20								AJ+C ARCHITECTS							
P4	ISSUE FOR APPROVAL	GC	JH	11.01.19								LEVEL 2/79 MYRTLE ST, CHIPPENDALE NSW 2008							
P3	ISSUE FOR APPROVAL	GC	JH	20.11.18								P) 02 9311 8222							
P2	ISSUE FOR REVIEW	GC	JH	26.10.18								http://architectsajc.com/							
P1	ISSUE FOR DEVELOPMENT APPROVAL	GC	JH	09.10.18															
Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date

Civil Engineer		Project		Sheet Subject		Scale : A1		Drawn		Authorised	
		LORETO NORMANHURST, 91-93 PENNANT HILLS ROAD SITE A, BOARDING HOUSE		NOTES AND LEGEND SHEET		-		JH			
612 9439 7288 48 Chandos Street St Leonards NSW 2065						Job No		Drawing No		Revision	
						181202		SKC000		P6	
						Plot File Created:		Dec 17, 2020 - 3:39pm			

Filename: SKC101.dwg - User: jhark - Plot File Created: Dec 17, 2020 - 3:42pm



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EROSION AND SEDIMENT CONTROL NOTES

- All work shall be generally carried out in accordance with
(A) Local authority requirements,
(B) EPA - Pollution control manual for urban stormwater,
(C) LANDCOM NSW - Managing Urban Stormwater: Soils and Construction ("Blue Book").
- Erosion and sediment control **drawings and notes** are provided for the whole of the works. Should the Contractor stage these works then the design may be required to be modified. Variation to these details may require approval by the relevant authorities.
The erosion and sediment control **plan** shall be implemented and adapted to meet the varying situations as work on site progresses.
- Maintain all erosion and sediment control devices to the satisfaction of the superintendent and the local authority.
- When stormwater pits are constructed prevent site runoff entering the pits unless silt fences are erected around pits.
- Minimise the area of site being disturbed at any one time.
- Protect all stockpiles of materials from scour and erosion. Do not stockpile loose material in roadways, near drainage pits or in watercourses.
- All soil and water control measures are to be put back in place at the end of each working day, and modified to best suit site conditions.
- Control water from upstream of the site such that it does not enter the disturbed site.
- All construction vehicles shall enter and exit the site via the temporary construction entry/exit.
- All vehicles leaving the site shall be cleaned and inspected before leaving.
- Maintain all stormwater pipes and pits clear of debris and sediment. Inspect stormwater system and clean out after each storm event.
- Clean out all erosion and sediment control devices after each storm event.

Sequence Of Works

- Prior to commencement of excavation the following soil management devices must be installed.
- Construct silt fences below the site and across all potential runoff sites.
- Construct temporary construction entry/exit and divert runoff to suitable control systems.
- Construct measures to divert upstream flows into existing stormwater system.
- Construct sedimentation traps/basin including outlet control and overflow.
- Construct turf lined swales.
- Provide sandbag sediment traps upstream of existing pits.
- Construct geotextile filter pit surround around all proposed pits as they are constructed.
- On completion of pavement provide sand bag kerb inlet sediment traps around pits.
- Provide and maintain a strip of turf on both sides of all roads after the construction of kerbs.

WATER QUALITY TESTING REQUIREMENTS

Prior to discharge of site stormwater, groundwater and seepage water into council's stormwater system, contractors must undertake water quality tests in conjunction with a suitably qualified environment consultant outlining the following:

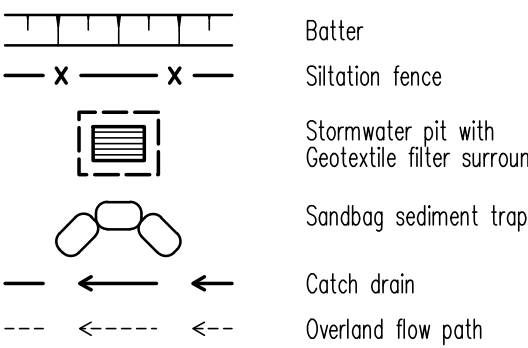
- Compliance with the criteria of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000)
- If required subject to the environmental consultants advice, provide remedial measures to improve the quality of water that is to be discharged into Councils storm water drainage system. This should include comments from a suitably qualified environmental consultant confirming the suitability of these remedial measures to manage the water discharged from the site into Councils storm water drainage system. Outlining the proposed, ongoing monitoring, contingency plans and validation program that will be in place to continually monitor the quality of water discharged from this site. This should outline the frequency of water quality testing that will be undertaken by a suitably qualified environmental consultant.

EROSION AND SEDIMENT CONTROL PUMP OUT NOTES

Any accumulated water contaminated with sediment, from a sediment basin or excavation pit, is to be flocculated or filtered in order to lower the suspended solid load to less than 50mg per litre. gypsum or other approved flocculant should be applied within 24 hours of the end of the storm event. The gypsum must be spread evenly over the entire water surface. Pumping is not to occur for at least 36 hours and preferably 48 hours after application. Clean water is to be discharged to the water table via a hole bail sediment filter in a way that does not pick up sediment that has dropped to the bottom.

Note: gypsum is a hydrated form of calcium sulphate and is available at many swimming pool shops and hardware stores.

EROSION AND SEDIMENT CONTROL LEGEND



A12 1 2 3 4 5 6 7 8 9 10

Rev	Description	Eng	Draft	Date	Rev	Description	Eng	Draft	Date
P5	ISSUE FOR SSDA	GC	JH	17.12.20					
P4	ISSUE FOR DRAFT SSDA	GC	JH	30.11.20					
P3	ISSUE FOR APPROVAL	GC	JH	20.12.18					
P2	ISSUE FOR COORDINATION	GC	JH	12.12.18					
P1	ISSUE FOR DEVELOPMENT APPROVAL	KH	JH	31.08.18					

Architect
AJ+C ARCHITECTS
LEVEL 2/79 MYRTLE ST, CHIPPENDALE NSW 2008
P) 02 9311 8222
<http://architectsajc.com/>

Civil Engineer
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project
**LORETO NORMANHURST,
91-93 PENNANT HILLS ROAD
SITE A, BOARDING HOUSE**

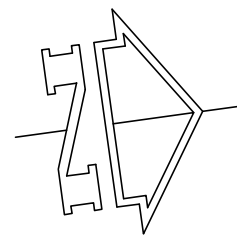
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**EROSION & SEDIMENT
CONTROL PLAN AND DETAILS**

Scale : A1
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Job No
181202
Drawing No
SKC101
Revision
P5
Plot File Created: Dec 17, 2020 - 3:42pm

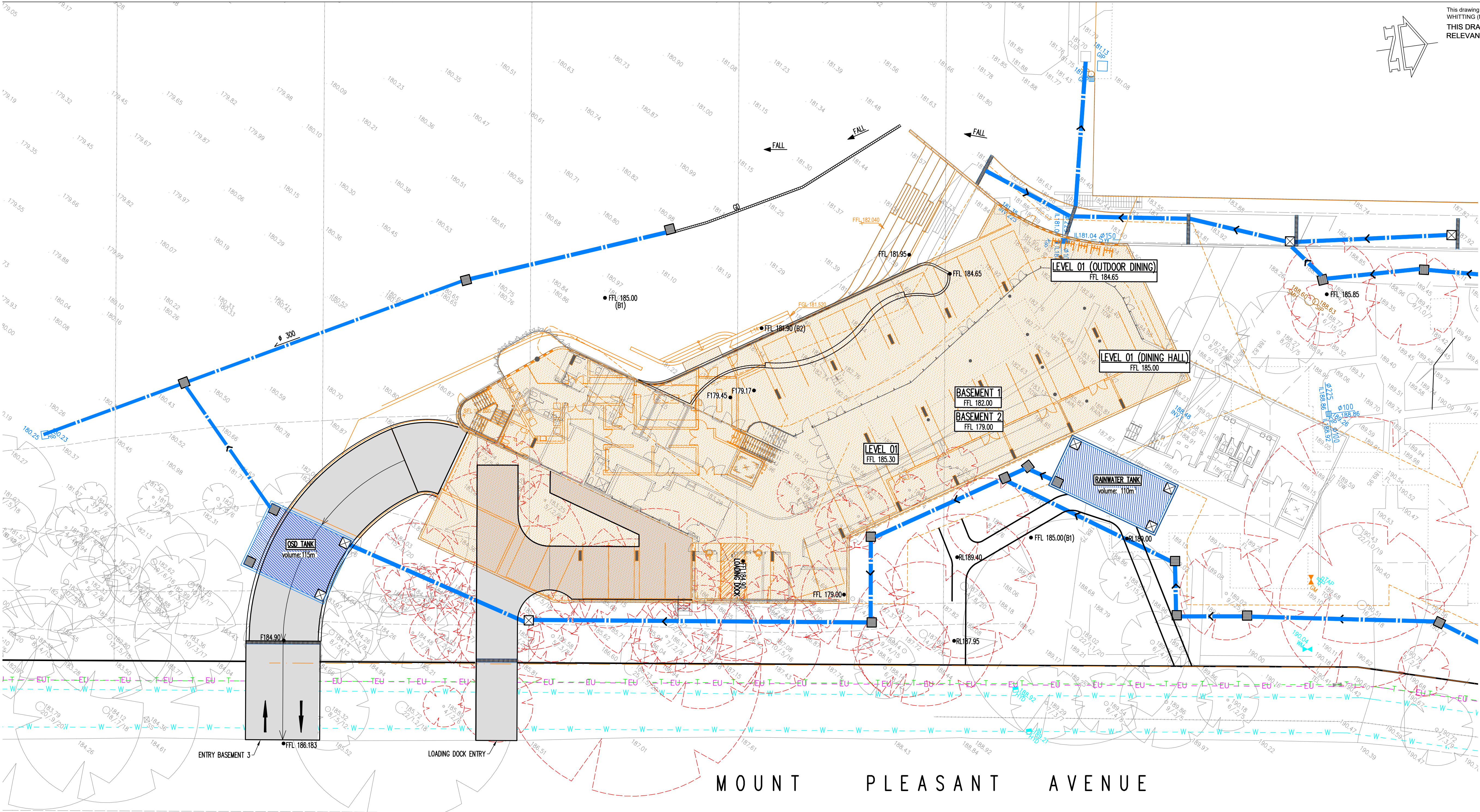


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MOUNT PLEASANT AVENUE

SITeworks LEGEND

- F22.20 Finished surface level
- K&G Kerb and gutter
- KO Kerb only
- Stormwater pit, flow direction and line with
Invert level upstream
Pipe size and class
Pipe grade
Flow (Litres per second)
Invert level downstream
- Grated drain

ARCHITECTURAL LEGEND

- LEVEL 01
- Basement
- Existing tree to be removed

* NOTE: CONTRACTOR TO CLEAN AND INVESTIGATE VIA CCTV EXISTING STORMWATER INFRASTRUCTURE TO BE CONNECTED INTO.

Filename: SKC103.dwg - User: jhwh - Plot File Created: Dec 17, 2020 - 3:43pm

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P5	ISSUE FOR APPROVAL	GC	JH	17.01.19										
P4	ISSUE FOR APPROVAL	GC	JH	11.01.19										
P3	ISSUE FOR APPROVAL	GC	JH	20.12.18										
P2	ISSUE FOR COORDINATION	GC	JH	12.12.18										
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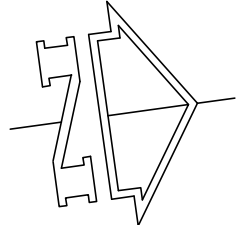
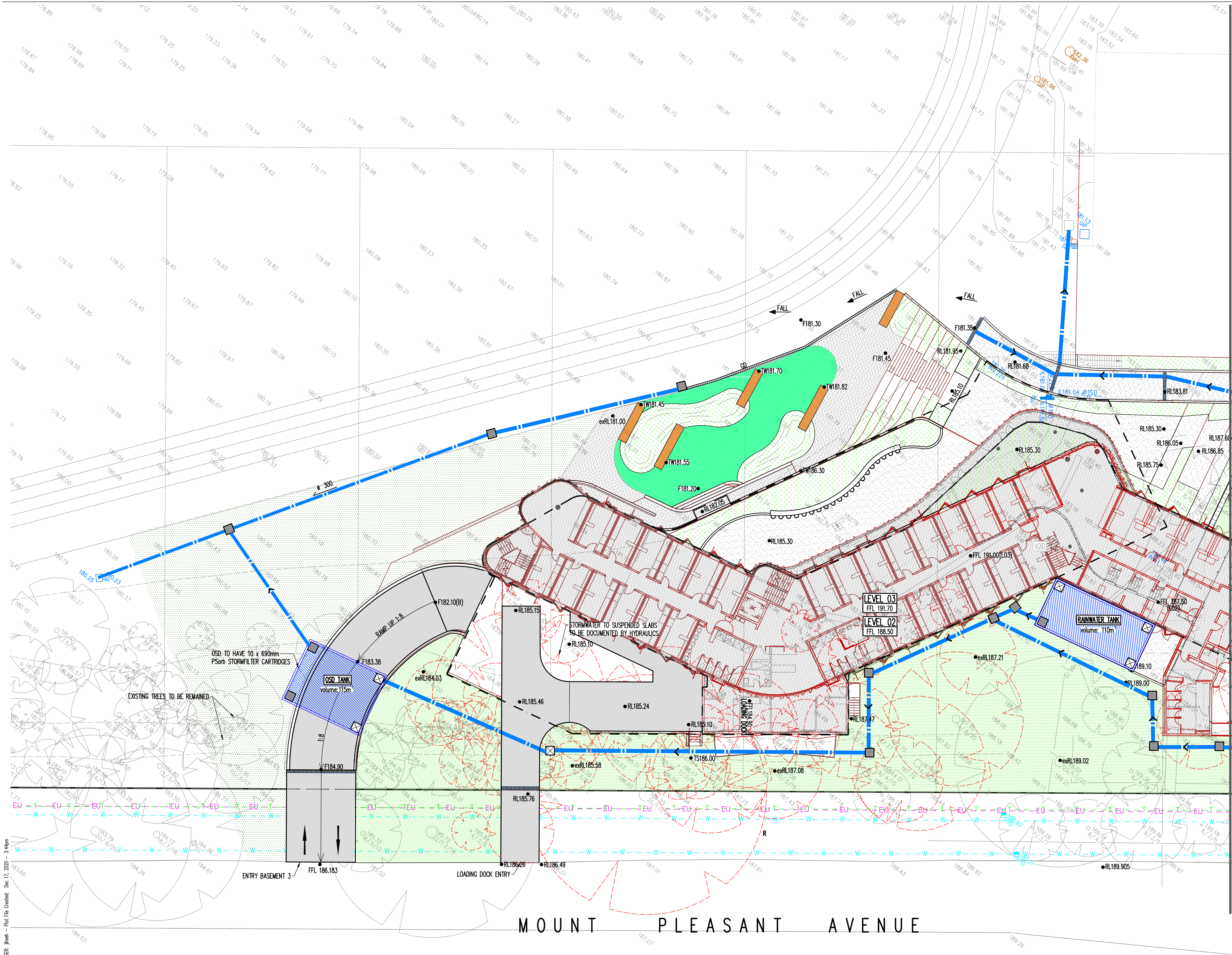
Architect
AJ+C ARCHITECTS
LEVEL 2/79 MYRTLE ST, CHIPPENDALE NSW 2008
P) 02 9311 8222
<http://architectsajc.com/>

Civil Engineer
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project
LORETO NORMANHURST,
91-93 PENNANT HILLS ROAD
SITE A, BOARDING HOUSE

Sheet Subject
SITeworks PLAN SHEET 1
(BASEMENT AND LEVEL 01)

Scale : A1
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Authorised
Job No
181202
Drawing No
SKC103
Revision
P7
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SITWORKS LEGEND

- F22.20 Finished surface level
- K&G Kerb and gutter
- KO Kerb only
- Stormwater pit, flow direction and line with Invert level upstream
Pipe size and class
Flow (Litres per second)
Invert level downstream
- Grated drain

ARCHITECTURAL LEGEND

- LEVEL 2
- LEVEL 3
- BASEMENT / LEVEL 01 BELOW

- Existing tree to be removed

PAVEMENT LEGEND

- Refer to Landscape

* NOTE: CONTRACTOR TO CLEAN AND INVESTIGATE VIA CCTV EXISTING STORMWATER INFRASTRUCTURE TO BE CONNECTED INTO.

Filename: SKC104.dwg - User: jhwh - Plot File Created: Dec 17, 2020 - 3:44pm

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P4	ISSUE FOR DRAFT SSDA	GC	JH	30.11.20
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P2	ISSUE FOR APPROVAL	GC	JH	11.01.19
P1	ISSUE FOR APPROVAL	GC	JH	20.12.18

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Architect
AJ+C ARCHITECTS
LEVEL 2/79 MYRTLE ST, CHIPPENDALE NSW 2008
P) 02 9311 8222
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Civil Engineer
TTW Taylor Thomson Whitting
612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project
LORETO NORMANHURST,
91-93 PENNANT HILLS ROAD
SITE A, BOARDING HOUSE

Sheet Subject
SITWORKS PLAN SHEET 2
(LEVEL 02 AND 03)

Scale: A1
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Job No
181202
Drawing No
SKC104
Revision
P5
Plot File Created: Dec 17, 2020 - 3:44pm

-
- F22.20 Finished surface level
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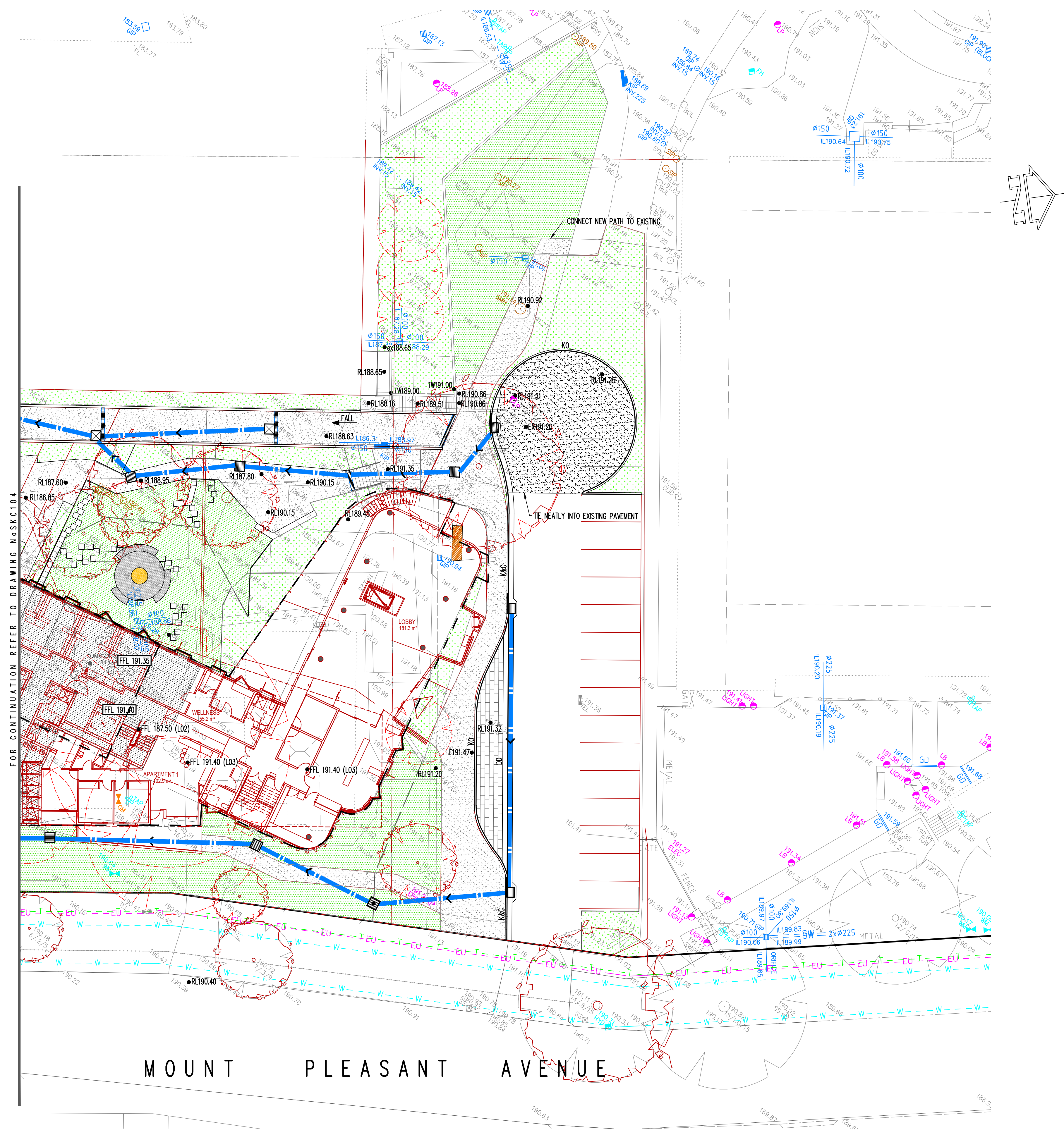
ARCHITECTURAL LEGEND

-
- Existing tree to be removed

PAVEMENT LEGEND

- Refer to Landscape

* NOTE: CONTRACTOR TO CLEAN AND INVESTIGATE VIA CCTV EXISTING STORMWATER INFRASTRUCTURE TO BE CONNECTED INTO.



FOR CONTINUATION REFER TO DRAWING NO SKC104

MOUNT PLEASANT AVENUE

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Architect

AJ+C ARCHITECTS
LEVEL 2/79 MYRTLE ST, CHIPPENDALE NSW 2008
P) 02 9311 8222
<http://architectsajc.com/>

Civil Engineer

TTW **Taylor
Thomson
Whitting**

612 9439 7288 | 48 Chandos Street St Leonards NSW 2065

Project
LORETO NORMANHURST,
91-93 PENNANT HILLS ROAD
SITE A, BOARDING HOUSE

Sheet Subject

SITEWORKS PLAN SHEET 3
(LEVEL 02 AND 03)

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181202	SKC105	P5
Plot File Created: Dec 17, 2020 - 3:45pm		