



DEVELOPMENT PERMIT NO. DP001029

VISTA VIEW DEVELOPMENT CORP.

Name of Owner(s) of Land (Permittee)

4957 DENFORD PLACE

Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 1, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN EPP62212

PID No. 029-898-684

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Site Plan

Schedule C Landscape Plan

Schedule D Building Elevations & Floor Plans

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by deHoog and Kierulf Architects, dated 2016-DEC-05.
2. The development is general compliance with the Building Elevations prepared by deHoog and Architects, dated 2016-DEC-05.
3. The development is in general compliance with the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect, dated 2016-DEC-01.

REVIEWED AND APPROVED ON

2017-FEB-8
Date

[Signature]
D. Lindsay
Director

Community Development

Pursuant to Section 154 (1)(b) of the Community Charter

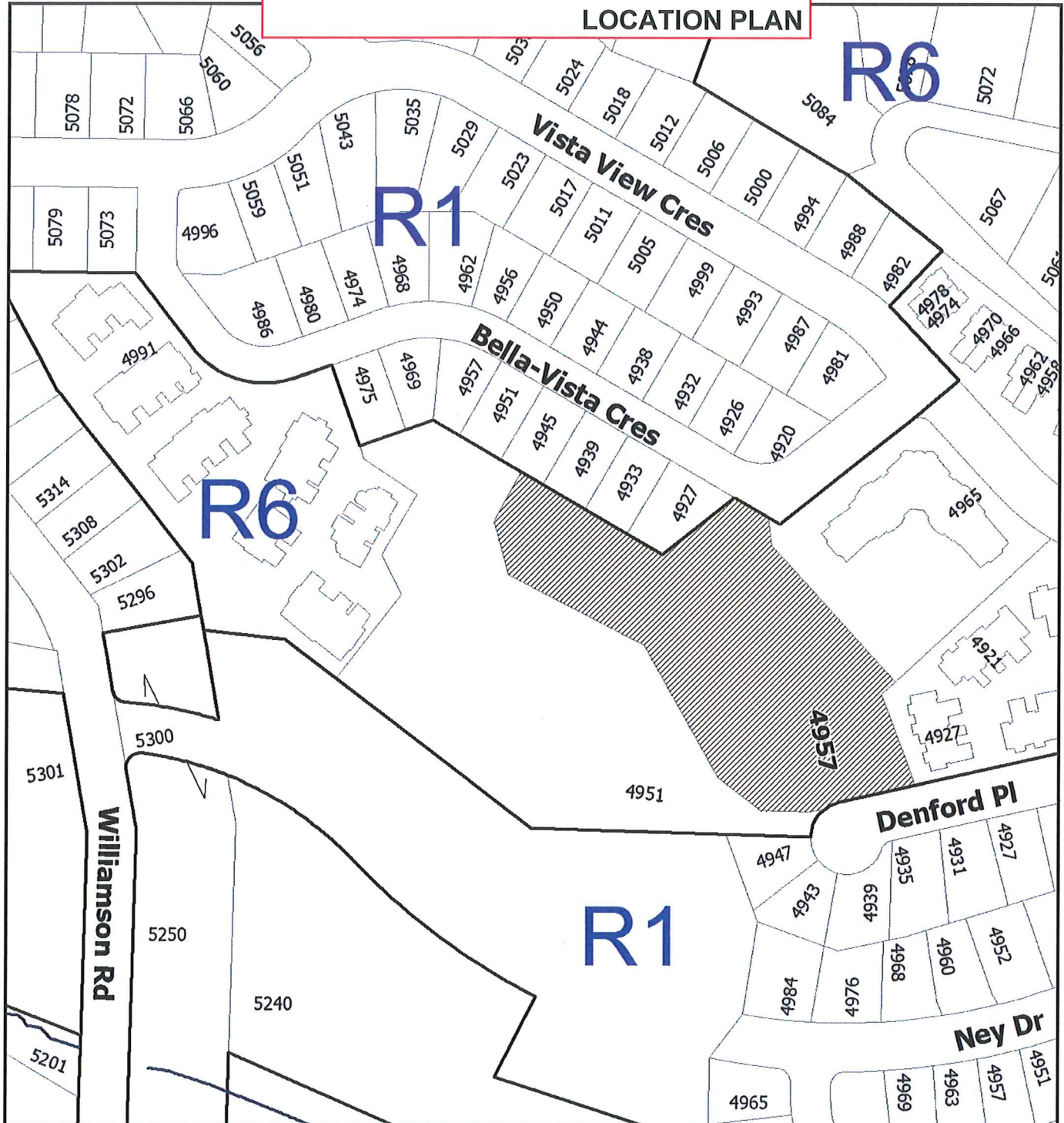
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Prospero attachment: DP001029

Development Permit DP001029
4957 Denford Place

Schedule A

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001029

LOCATION PLAN

Civic: 4957 Denford Place
Lot 1, District Lot 54, Wellington District,
Plan EPP62212



**Subject
Property**

Development Permit DP001029
4957 Denford Place

Schedule B

SITE PLAN

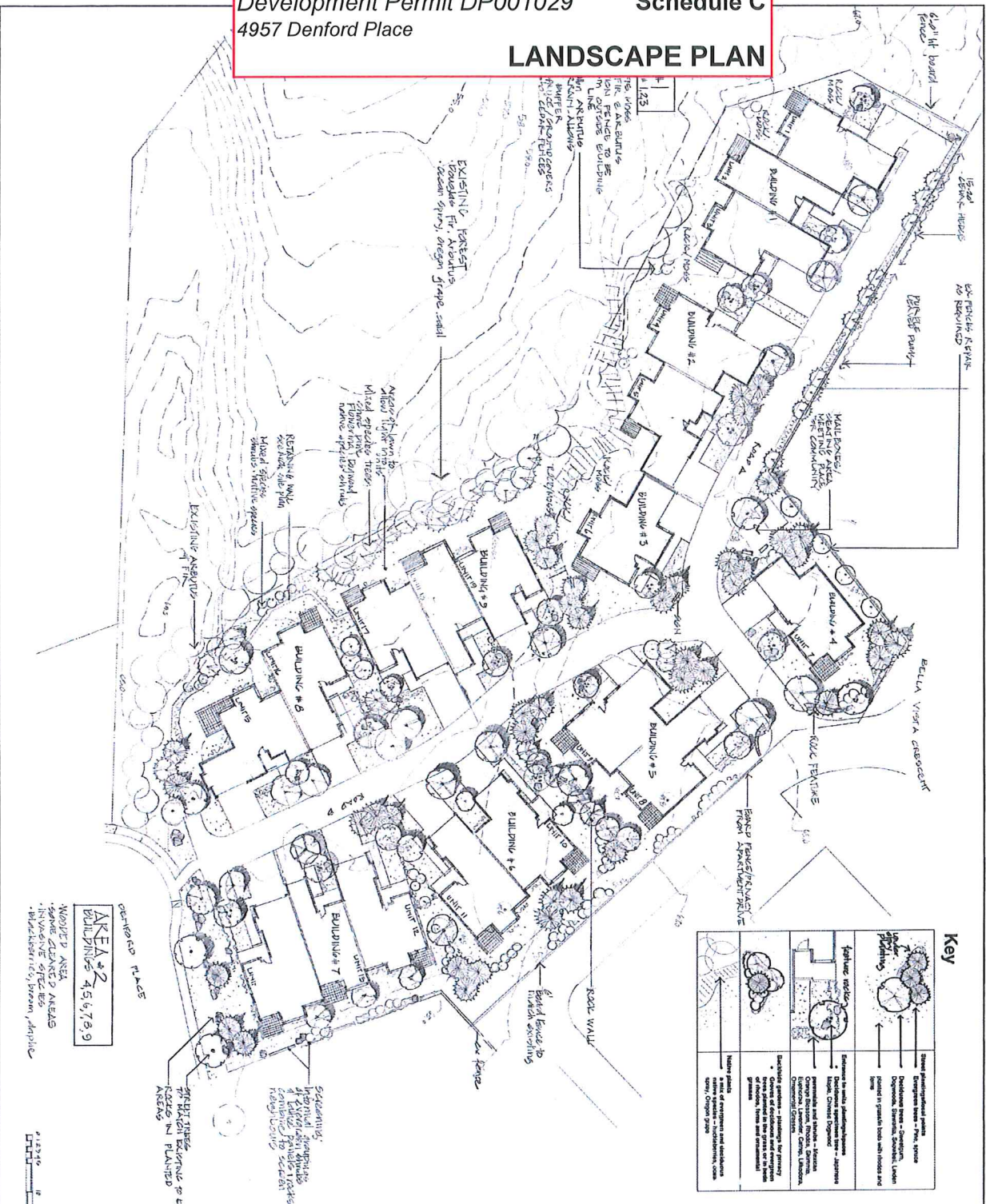


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2017-JAN-13

de Hong & Kienul architects	
The Plaza 2	
Residential DCP	
Site Plan	
A101	
3	

NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
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LANDSCAPE PLAN



Key

Symbol	Description
[Tree symbol]	Tree
[Shrub symbol]	Shrub
[Ground Cover symbol]	Ground Cover
[Water Feature symbol]	Water Feature

PLANT PALETTE

Key	Plant Name	Common Name	Height
1	Acacia saligna	Black Wattle	3-4m
2	Adiantum species	Maids Rites	1-2m
3	Agave attenuata	Century Plant	1-2m
4	Agave vivipara	Century Plant	1-2m
5	Agave attenuata	Century Plant	1-2m
6	Agave attenuata	Century Plant	1-2m
7	Agave attenuata	Century Plant	1-2m
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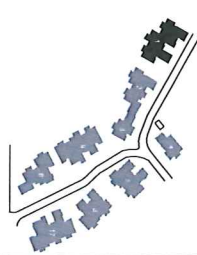
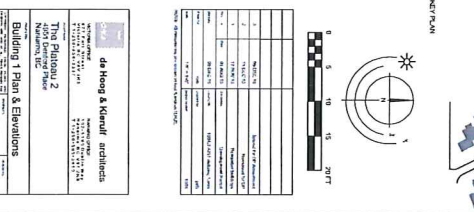
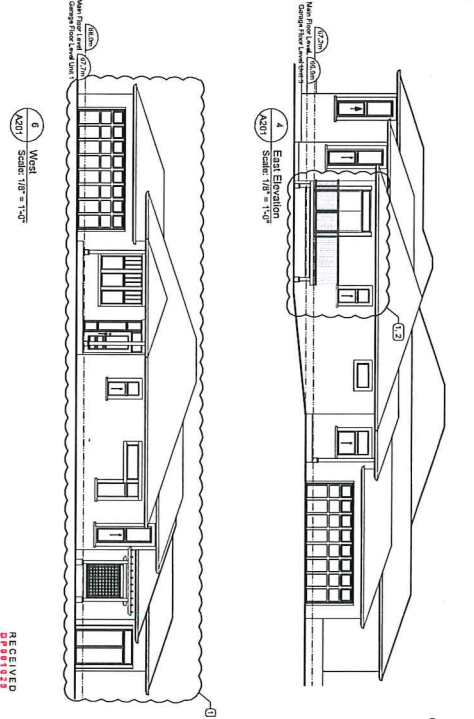
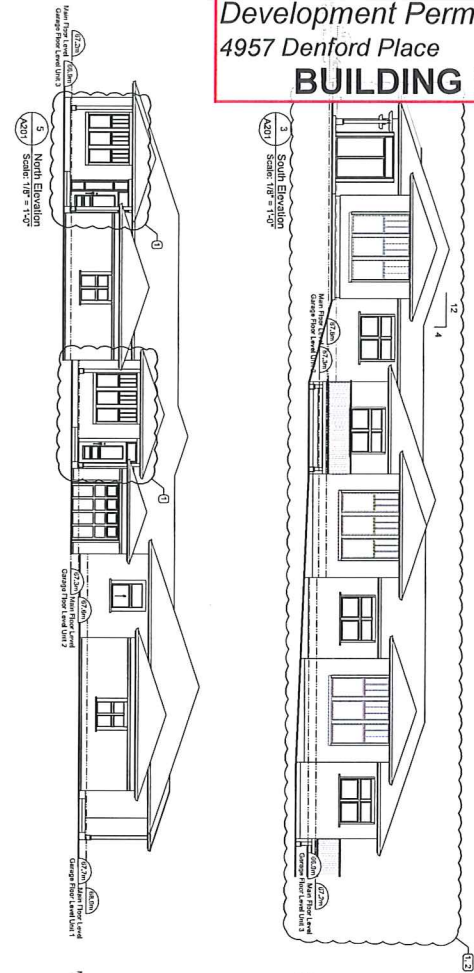
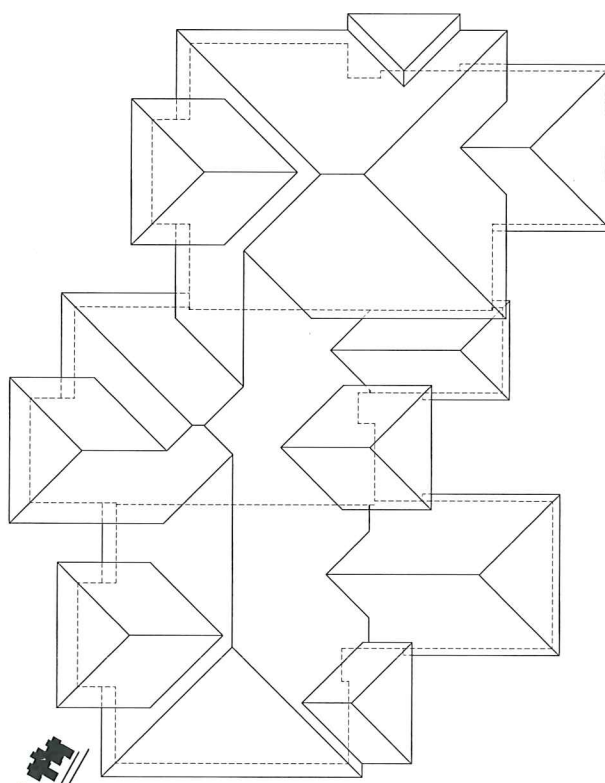
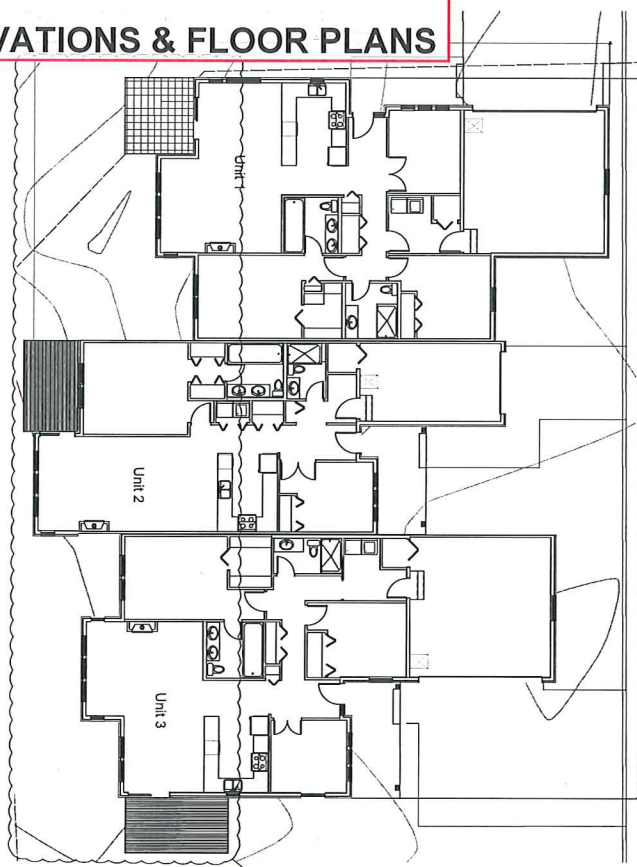
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THE PLANTAU 2
4957 BELLA VISTA CRESCENT
NANAIMO
BC

DATE: 2017-01-13
SCALE: 1:200
PROJECT: PLANTAU 2

4957 Denford Place

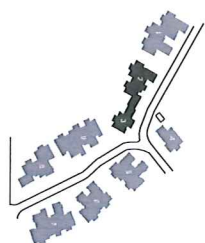
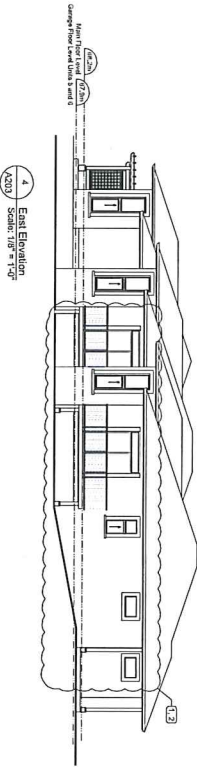
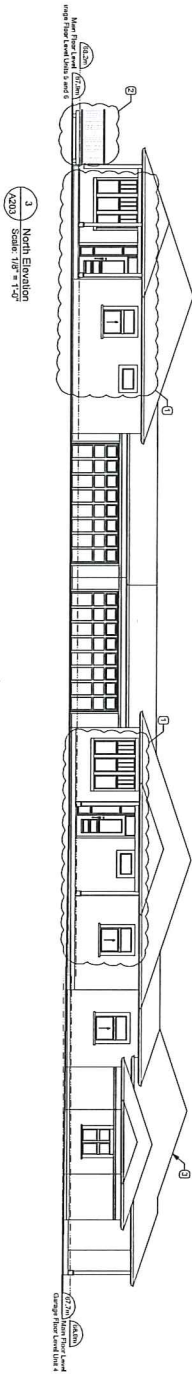
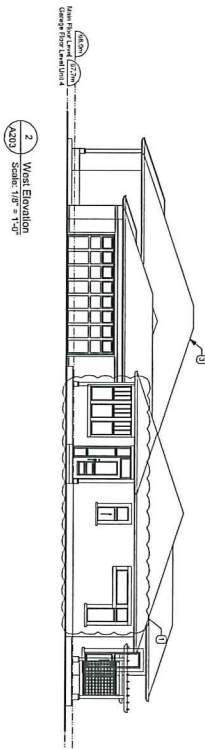
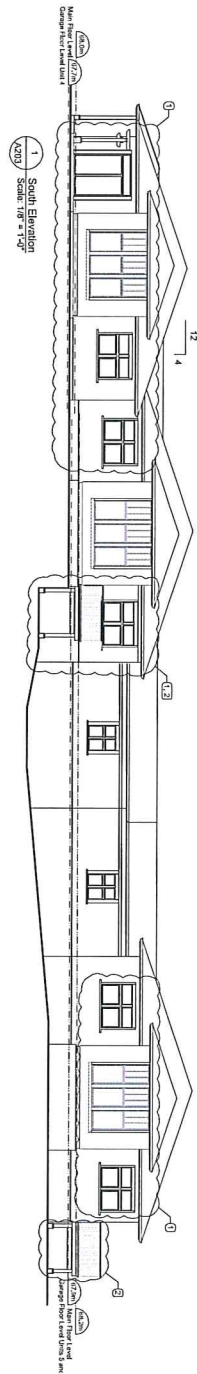
BUILDING ELEVATIONS & FLOOR PLANS



Key Notes
☐ General wall construction
☐ Additional notes & information from
☐ Owner and/or other stakeholders

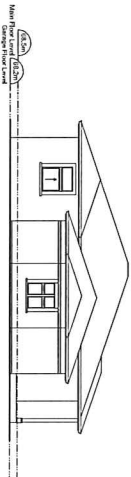
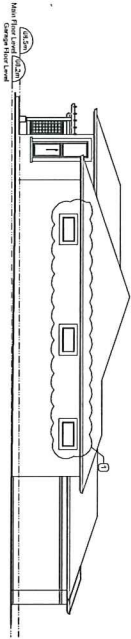
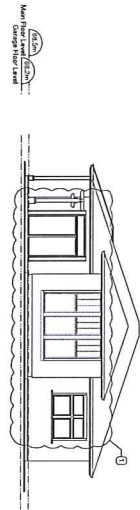
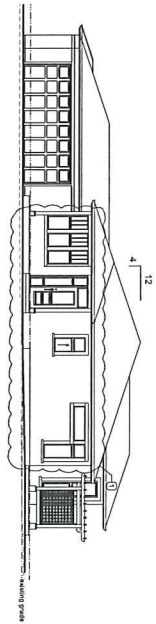
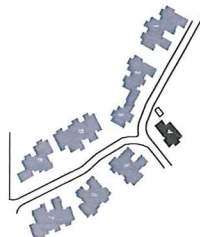
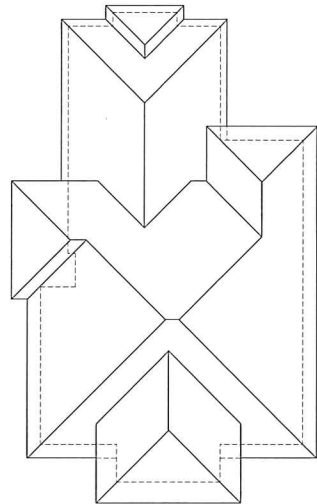
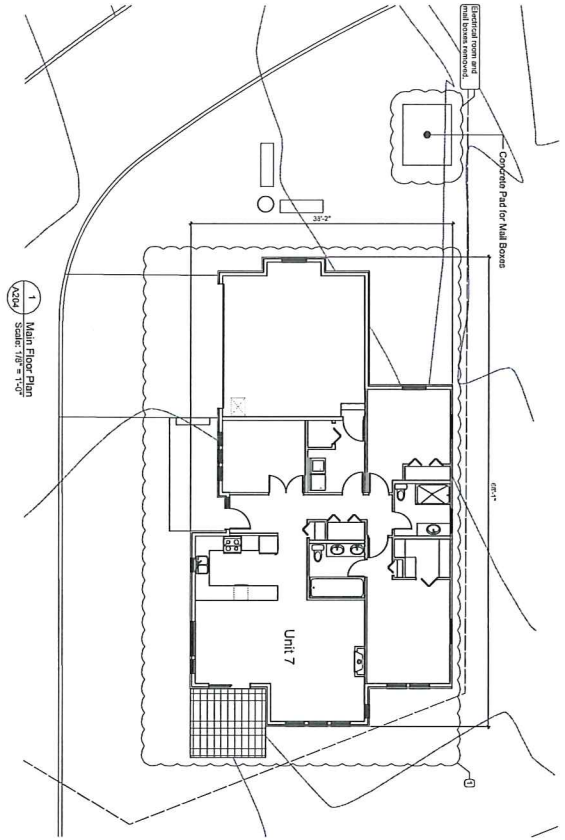
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 Building 1 Plan & Elevations
 A201 3

1	Project Name	4957 Denford Place
2	Project Address	4957 Denford Place
3	Project City	Richmond, BC
4	Project Country	Canada
5	Project State	British Columbia
6	Project Zip	V6X 1A1
7	Project Phone	(604) 273-1234
8	Project Email	info@1234.com
9	Project Website	www.1234.com
10	Project Notes	See attached drawings for details.

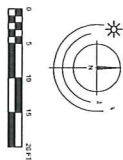


Year	Number of students	Number of students who completed the program	Number of students who did not complete the program
2000	100	80	20
2001	120	90	30
2002	150	110	40
2003	180	130	50
2004	200	150	50
2005	220	160	60
2006	250	180	70
2007	280	200	80
2008	300	220	80
2009	320	240	80
2010	350	260	90
2011	380	280	100
2012	400	300	100
2013	420	320	100
2014	450	340	110
2015	480	360	120
2016	500	380	120
2017	520	400	120
2018	550	420	130
2019	580	440	140
2020	600	460	140
2021	620	480	140
2022	650	500	150
2023	680	520	160
2024	700	540	160
2025	720	560	160
2026	750	580	170
2027	780	600	180
2028	800	620	180
2029	820	640	180
2030	850	660	190
2031	880	680	200
2032	900	700	200
2033	920	720	200
2034	950	740	210
2035	980	760	220
2036	1000	780	220
2037	1020	800	220
2038	1050	820	230
2039	1080	840	240
2040	1100	860	240
2041	1120	880	240
2042	1150	900	250
2043	1180	920	260
2044	1200	940	260
2045	1220	960	260
2046	1250	980	270
2047	1280	1000	280
2048	1300	1020	280
2049	1320	1040	280
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2052	1400	1100	300
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2082	2150	1700	450
2083	2180	1720	460
2084	2200	1740	460
2085	2220	1760	460
2086	2250	1780	470
2087	2280	1800	480
2088	2300	1820	480
2089	2320	1840	480
2090	2350	1860	490
2091	2380	1880	500
2092	2400	1900	500
2093	2420	1920	500
2094	2450	1940	510
2095	2480	1960	520
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2099	2580	2040	540
2100	2600	2060	540

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de Hoog & Kinnif architects 10000 15th Avenue S.E. Suite 100 Bellevue, WA 98004 206.468.1100 www.dehoogkinnif.com	
Title: 2017 Building 2 Location: 401 Durand Road City: Nashua, NH	
Building 20 Elevations	
Date: 1/10/17 Drawn by: J203 Checked by: J203 Project No: 17-001	Scale: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0" 1 1/4" = 1'-0" 1 1/2" = 1'-0" 1 3/4" = 1'-0" 2" = 1'-0" 2 1/4" = 1'-0" 2 1/2" = 1'-0" 2 3/4" = 1'-0" 3" = 1'-0" 3 1/4" = 1'-0" 3 1/2" = 1'-0" 3 3/4" = 1'-0" 4" = 1'-0" 4 1/4" = 1'-0" 4 1/2" = 1'-0" 4 3/4" = 1'-0" 5" = 1'-0" 5 1/4" = 1'-0" 5 1/2" = 1'-0" 5 3/4" = 1'-0" 6" = 1'-0" 6 1/4" = 1'-0" 6 1/2" = 1'-0" 6 3/4" = 1'-0" 7" = 1'-0" 7 1/4" = 1'-0" 7 1/2" = 1'-0" 7 3/4" = 1'-0" 8" = 1'-0" 8 1/4" = 1'-0" 8 1/2" = 1'-0" 8 3/4" = 1'-0" 9" = 1'-0" 9 1/4" = 1'-0" 9 1/2" = 1'-0" 9 3/4" = 1'-0" 10" = 1'-0" 10 1/4" = 1'-0" 10 1/2" = 1'-0" 10 3/4" = 1'-0" 11" = 1'-0" 11 1/4" = 1'-0" 11 1/2" = 1'-0" 11 3/4" = 1'-0" 12" = 1'-0" 12 1/4" = 1'-0" 12 1/2" = 1'-0" 12 3/4" = 1'-0" 13" = 1'-0" 13 1/4" = 1'-0" 13 1/2" = 1'-0" 13 3/4" = 1'-0" 14" = 1'-0" 14 1/4" = 1'-0" 14 1/2" = 1'-0" 14 3/4" = 1'-0" 15" = 1'-0" 15 1/4" = 1'-0" 15 1/2" = 1'-0" 15 3/4" = 1'-0" 16" = 1'-0" 16 1/4" = 1'-0" 16 1/2" = 1'-0" 16 3/4" = 1'-0" 17" = 1'-0" 17 1/4" = 1'-0" 17 1/2" = 1'-0" 17 3/4" = 1'-0" 18" = 1'-0" 18 1/4" = 1'-0" 18 1/2" = 1'-0" 18 3/4" = 1'-0" 19" = 1'-0" 19 1/4" = 1'-0" 19 1/2" = 1'-0" 19 3/4" = 1'-0" 20" = 1'-0" 20 1/4" = 1'-0" 20 1/2" = 1'-0" 20 3/4" = 1'-0" 21" = 1'-0" 21 1/4" = 1'-0" 21 1/2" = 1'-0" 21 3/4" = 1'-0" 22" = 1'-0" 22 1/4" = 1'-0" 22 1/2" = 1'-0" 22 3/4" = 1'-0" 23" = 1'-0" 23 1/4" = 1'-0" 23 1/2" = 1'-0" 23 3/4" = 1'-0" 24" = 1'-0" 24 1/4" = 1'-0" 24 1/2" = 1'-0" 24 3/4" = 1'-0" 25" = 1'-0" 25 1/4" = 1'-0" 25 1/2" = 1'-0" 25 3/4" = 1'-0" 26" = 1'-0" 26 1/4" = 1'-0" 26 1/2" = 1'-0" 26 3/4" = 1'-0" 27" = 1'-0" 27 1/4" = 1'-0" 27 1/2" = 1'-0" 27 3/4" = 1'-0" 28" = 1'-0" 28 1/4" = 1'-0" 28 1/2" = 1'-0" 28 3/4" = 1'-0" 29" = 1'-0" 29 1/4" = 1'-0" 29 1/2" = 1'-0" 29 3/4" = 1'-0" 30" = 1'-0" 30 1/4" = 1'-0" 30 1/2" = 1'-0" 30 3/4" = 1'-0" 31" = 1'-0" 31 1/4" = 1'-0" 31 1/2" = 1'-0" 31 3/4" = 1'-0" 32" = 1'-0" 32 1/4" = 1'-0" 32 1/2" = 1'-0" 32 3/4" = 1'-0" 33" = 1'-0" 33 1/4" = 1'-0" 33 1/2" = 1'-0" 33 3/4" = 1'-0" 34" = 1'-0" 34 1/4" = 1'-0" 34 1/2" = 1'-0" 34 3/4" = 1'-0" 35" = 1'-0" 35 1/4" = 1'-0" 35 1/2" = 1'-0" 35 3/4" = 1'-0" 36" = 1'-0" 36 1/4" = 1'-0" 36 1/2" = 1'-0" 36 3/4" = 1'-0" 37" = 1'-0" 37 1/4" = 1'-0" 37 1/2" = 1'-0" 37 3/4" = 1'-0" 38" = 1'-0" 38 1/4" = 1'-0" 38 1/2" = 1'-0" 38 3/4" = 1'-0" 39" = 1'-0" 39 1/4" = 1'-0" 39 1/2" = 1'-0" 39 3/4" = 1'-0" 40" = 1'-0" 40 1/4" = 1'-0" 40 1/2" = 1'-0" 40 3/4" = 1'-0" 41" = 1'-0" 41 1/4" = 1'-0" 41 1/2" = 1'-0" 41 3/4" = 1'-0" 42" = 1'-0" 42 1/4" = 1'-0" 42 1/2" = 1'-0" 42 3/4" = 1'-0" 43" = 1'-0" 43 1/4" = 1'-0" 43 1/2" = 1'-0" 43 3/4" = 1'-0" 44" = 1'-0" 44 1/4" = 1'-0" 44 1/2" = 1'-0" 44 3/4" = 1'-0" 45" = 1'-0" 45 1/4" = 1'-0" 45 1/2" = 1'-0" 45 3/4" = 1'-0" 46" = 1'-0" 46 1/4" = 1'-0" 46 1/2" = 1'-0" 46 3/4" = 1'-0" 47" = 1'-0" 47 1/4" = 1'-0" 47 1/2" = 1'-0" 47 3/4" = 1'-0" 48" = 1'-0" 48 1/4" = 1'-0" 48 1/2" = 1'-0" 48 3/4" = 1'-0" 49" = 1'-0" 49 1/4" = 1'-0" 49 1/2" = 1'-0" 49 3/4" = 1'-0" 50" = 1'-0" 50 1/4" = 1'-0" 50 1/2" = 1'-0" 50 3/4" = 1'-0" 51" = 1'-0" 51 1/4" = 1'-0" 51 1/2" = 1'-0" 51 3/4" = 1'-0" 52" = 1'-0" 52 1/4" = 1'-0" 52 1/2" = 1'-0" 52 3/4" = 1'-0" 53" = 1'-0" 53 1/4" = 1'-0" 53 1/2" = 1'-0" 53 3/4" = 1'-0" 54" = 1'-0" 54 1/4" = 1'-0" 54 1/2" = 1'-0" 54 3/4" = 1'-0" 55" = 1'-0" 55 1/4" = 1'-0" 55 1/2" = 1'-0" 55 3/4" = 1



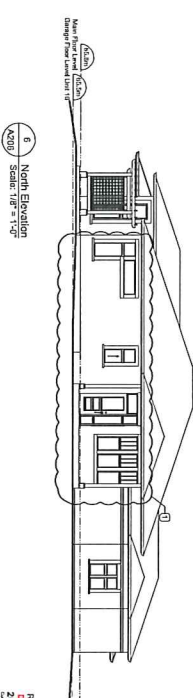
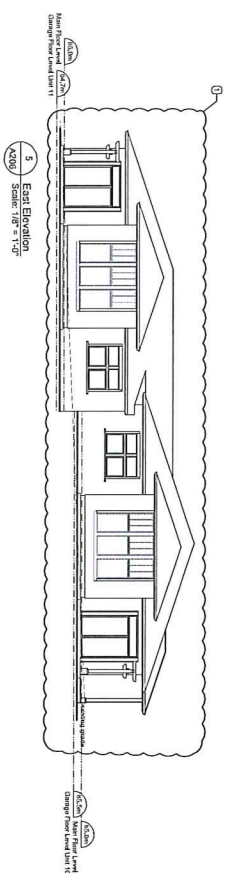
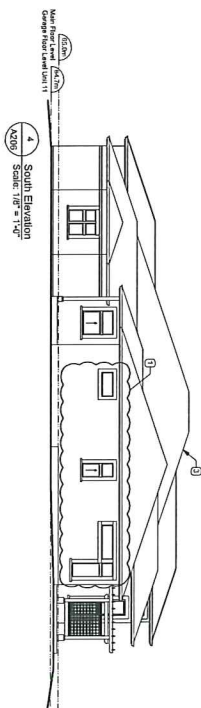
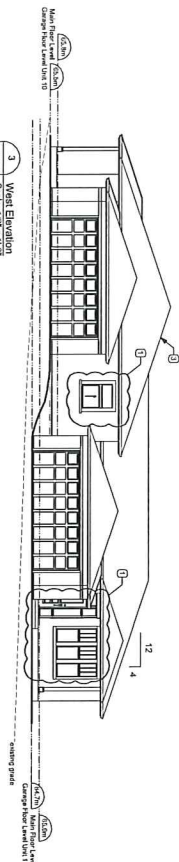
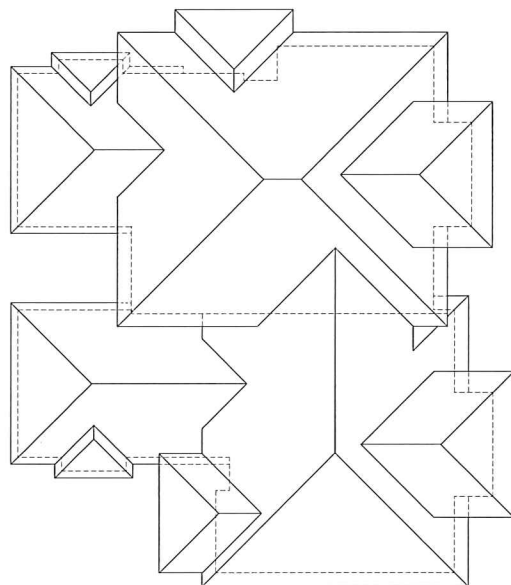
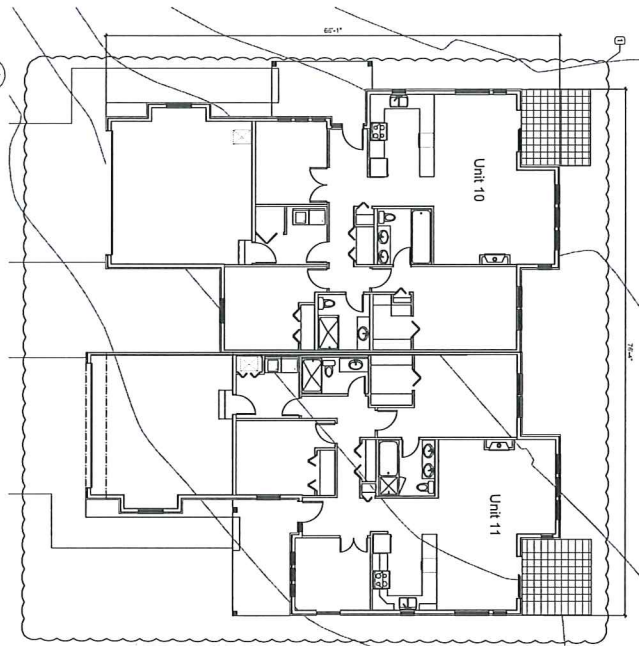
Key Notes
1. See all notes on drawings.
2. All dimensions are to the centerline of walls.
3. All dimensions are to the centerline of walls.



Project Name	Building 4 Plans & Elevations
Project Number	A204
Project Location	10000 1st Avenue, Suite 100, San Diego, CA 92121
Project Date	2017.11.14
Project Status	Final
Project Owner	City of San Diego
Project Architect	de la Hoya & Kierulff architects
Project Engineer	de la Hoya & Kierulff architects
Project Designer	de la Hoya & Kierulff architects
Project Draftsman	de la Hoya & Kierulff architects
Project Checker	de la Hoya & Kierulff architects
Project Approver	de la Hoya & Kierulff architects

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2017.11.14
City of San Diego

Project Name	Building 4 Plans & Elevations
Project Number	A204
Project Location	10000 1st Avenue, Suite 100, San Diego, CA 92121
Project Date	2017.11.14
Project Status	Final
Project Owner	City of San Diego
Project Architect	de la Hoya & Kierulff architects
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Project Designer	de la Hoya & Kierulff architects
Project Draftsman	de la Hoya & Kierulff architects
Project Checker	de la Hoya & Kierulff architects
Project Approver	de la Hoya & Kierulff architects



Key Notes

- 1 General window updates.
- 2 Additional device information shown.
- 3 General profile updates.

[illegible]



de Hoog & Kienulf architects

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 Northridge, CA 91321
 Tel: 818.708.1111
 Fax: 818.708.1112
 Email: info@dehoog.com

The Platoon 2
 4801 Denmore Place
 Northridge, CA

Building 6 Plans & Elevations

Architect: de Hoog & Kienulf
 Date: 01/10/2010
 Project No: 10000

Project No:	10000	Revision:	1
Project Name:	The Platoon 2	Project Location:	4801 Denmore Place, Northridge, CA
Project Type:	Commercial	Project Status:	Design
Project Owner:	Platoon 2 LLC	Project Manager:	John Doe
Project Architect:	de Hoog & Kienulf	Project Engineer:	John Doe
Project Designer:	John Doe	Project Draftsman:	John Doe
Project Checker:	John Doe	Project Approver:	John Doe
Project Date:	01/10/2010	Project Version:	1.0



ASSEMBLY LEGEND
(HUE, ABBOT FOR ABBOT OR ORATION)

R1	TPR, ABBOT
F1	TPR, FLOOR
W1	CONC, FOUNDATION ASSEMBLY
W1A	CONC, FOUNDATION ASSEMBLY
W1B	CONC, FOUNDATION ASSEMBLY
W2	STRUCTURE ASSEMBLY
W4	UNIT SEPARATION
W5	UNIT SEPARATION
W6	TPR, PLUMBING WALL
W7	GARAGE SEPARATION
B1	SLAB ON GRADE (GARAGE)
B2	SLAB ON GRADE (HEATED GARAGE)
B3	SLAB ON GRADE (HEATED SPACE)



- | | | | |
|---|--|----|---|
| 1 | ACTIVATED SLUDGE - dark green | 6 | PREFORMED METAL GLITTER AND D.F. - white glaze to match sludge |
| 2 | 4X4 WOOD BOARD WRAPPING GARAGES - natural stain | 7 | WOOD WINDOW TRIM - light cream |
| 3 | WOOD DECK AND WOOD COLUMNS - natural stain | 8 | VINYL WINDOWS - white |
| 4 | WOODEN DECK | 9 | GLASS DOOR - dark spines with white trim, and translucent glass |
| 5 | ASPHALT SHINGLE ROOF - 41/2" slope, weathered grey | 10 | GLASS DOOR - natural stain |
| | | 11 | CEMENT ROBOUR - natural stain |

- PREFINISHED METAL GUTTER AND D.P. - dark green to match stucco
WOOD WINDOW TRIM - light cream
VINYL WINDOWS - white
GARAGE DOOR - drk green with white trim, and translucent glass
ENTRY DOOR - solid wood, natural stain
CEDAR ARBOUR - natural stain

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Current Planning & Values are 14

de Hoog & Kleruif architects

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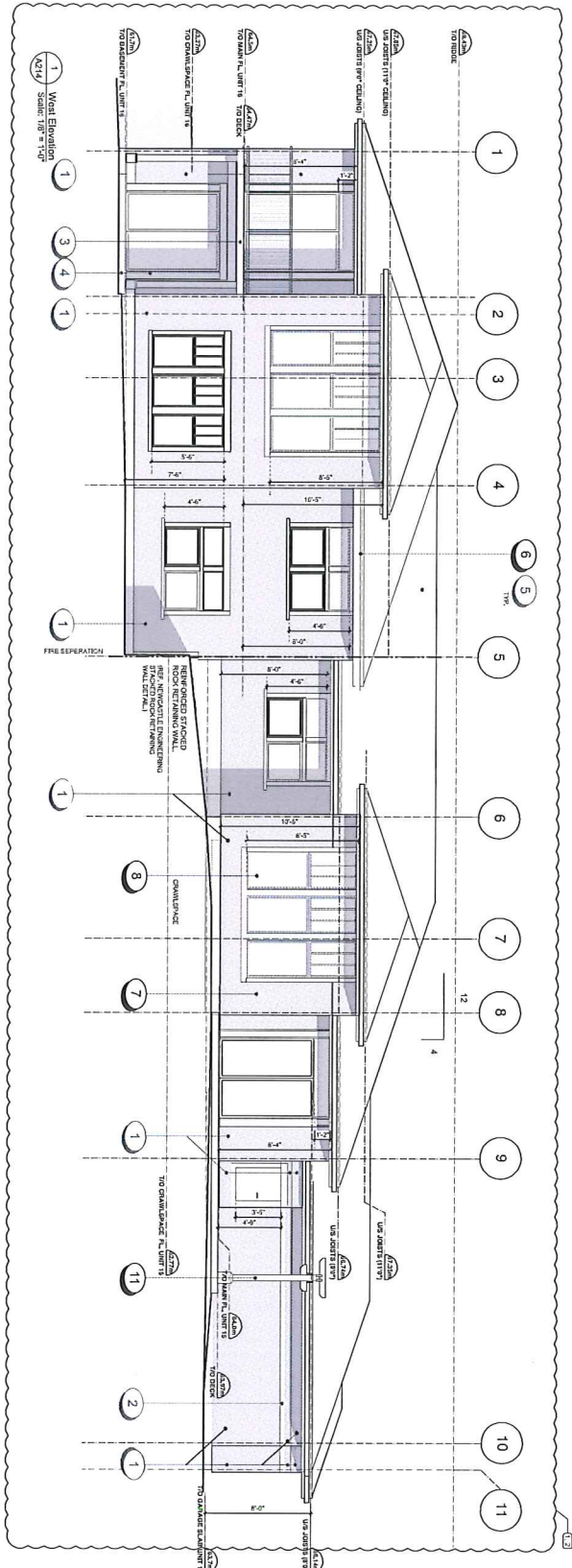
Building 7 SW Elevations

A240

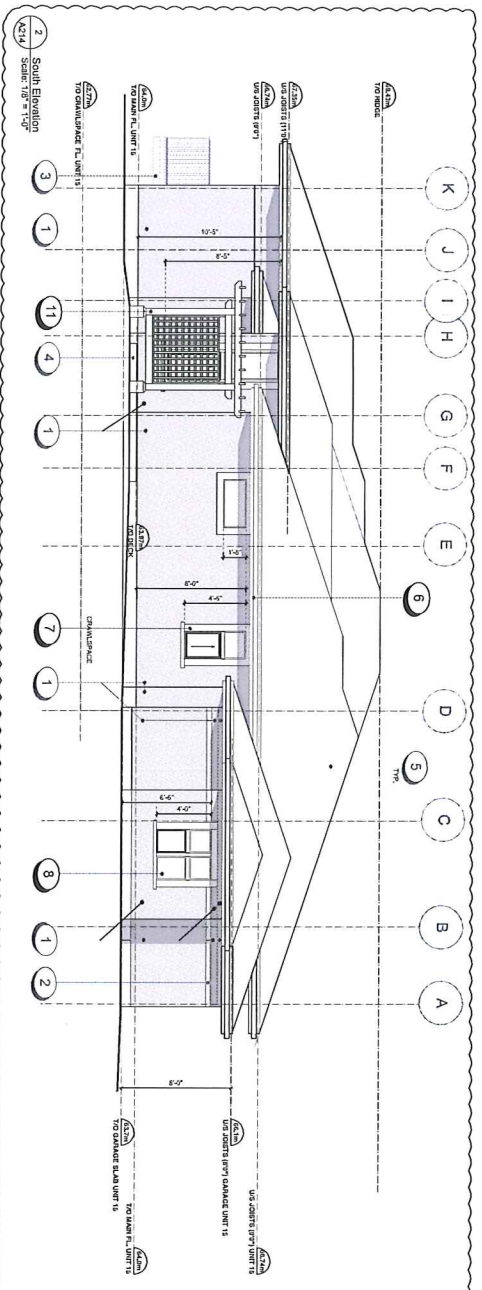
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ASSEMBLY LEGEND
(REF. AREA FOR MORE INFORMATION)

R1	TYP. ROOF
F1	TYP. FLOOR
W1	CONC. FOUNDATION ASSEMBLY
W4	CONC. FOUNDATION ASSEMBLY
WID	CONC. FOUNDATION ASSEMBLY
W2	STRUCT. ASSEMBLY
M1	MECH. ASSEMBLY
W5	TYP. INTERIOR WALL
W6	TYP. PLUMBING WALL
W7	CARAGE SEPARATION
SLAB ON GRADE (GARAGE)	
SLAB ON GRADE (HEATED CRAWLSPACE)	
SLAB ON GRADE (HEATED SPACE)	
S2	
S3	



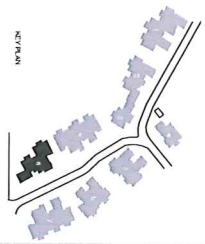
- Key Notes**
- 1. General exterior elevation.
 - 2. General exterior elevation.
 - 3. General exterior elevation.
 - 4. General exterior elevation.
 - 5. General exterior elevation.
 - 6. General exterior elevation.
 - 7. General exterior elevation.
 - 8. General exterior elevation.
 - 9. General exterior elevation.
 - 10. General exterior elevation.
 - 11. General exterior elevation.
- NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS.
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 3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS.
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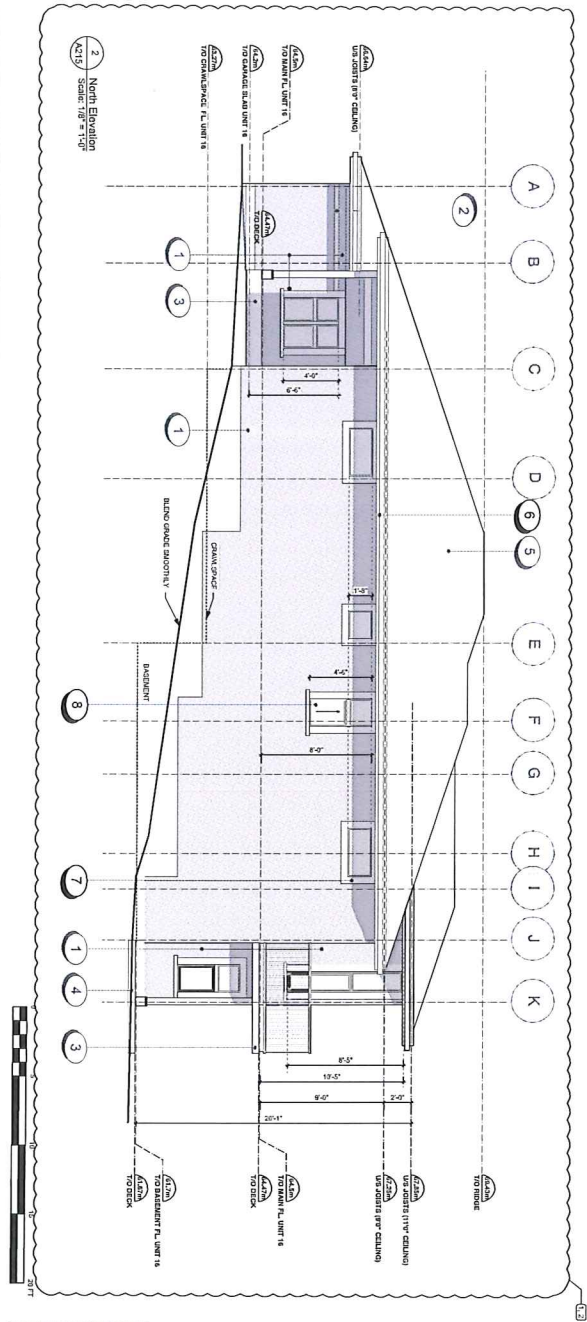
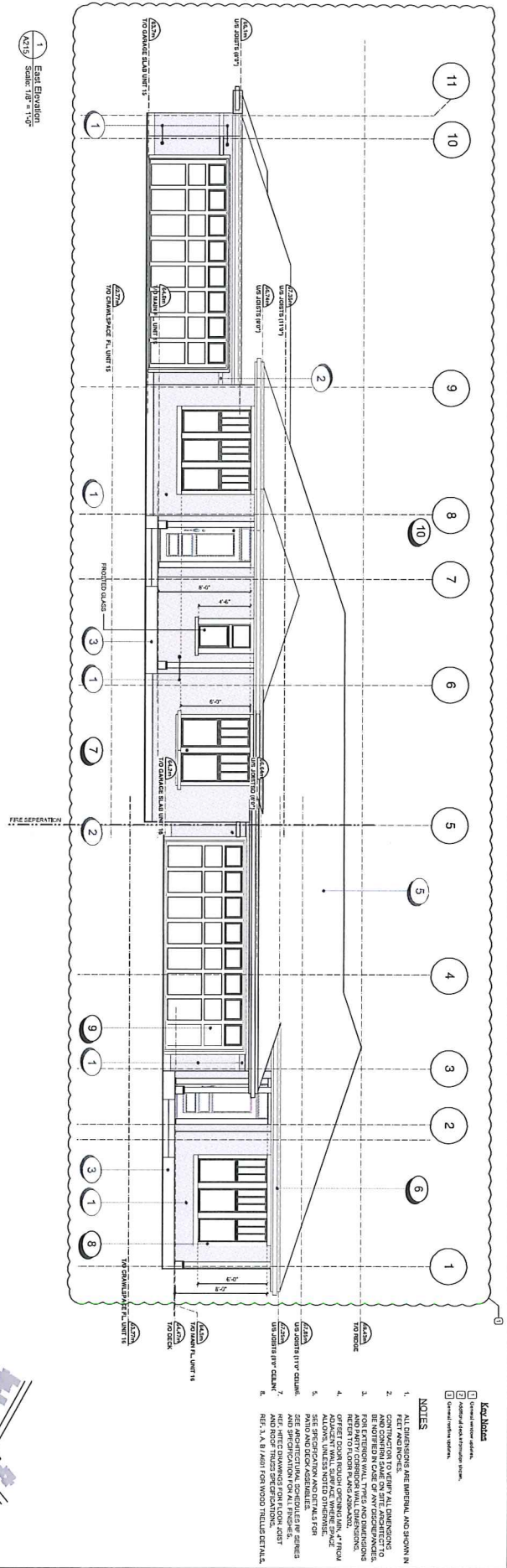


- EXTERIOR FINISHES**
- 1. ROOF - 24" WOOD SHAKES - natural stain
 - 2. ROOF - 24" WOOD SHAKES - natural stain
 - 3. ROOF - 24" WOOD SHAKES - natural stain
 - 4. ROOF - 24" WOOD SHAKES - natural stain
 - 5. ROOF - 24" WOOD SHAKES - natural stain
 - 6. ROOF - 24" WOOD SHAKES - natural stain
 - 7. ROOF - 24" WOOD SHAKES - natural stain
 - 8. ROOF - 24" WOOD SHAKES - natural stain
 - 9. ROOF - 24" WOOD SHAKES - natural stain
 - 10. ROOF - 24" WOOD SHAKES - natural stain
 - 11. ROOF - 24" WOOD SHAKES - natural stain
- RECEIVED**
09/18/22
09/18/22
09/18/22

de Hoog & Mierik architects
244 WOODLAND AVENUE, SUITE 200
ANN ARBOR, MI 48106
734.769.1234
www.dehoogandmierik.com

The Physical 2
Building 8 SW Elevations
A214





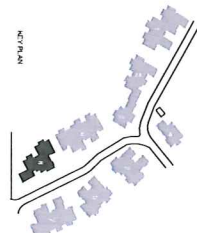
- EXTERIOR FINISHES**
- 1 ASPHALT SHINGLE - dark grey
 - 2 2x4 WOOD BATT WRAPPING CAPABLES - natural stain
 - 3 WOOD TRIM AND WOOD COLUMNS - natural stain
 - 4 ASPHALT SHINGLE ROOF - 417 black, weathered grey
 - 5 WOOD WINDOW TRIM - light cream
 - 6 WOOD WINDOW TRIM - light cream
 - 7 WOOD WINDOW TRIM - light cream
 - 8 WOOD WINDOW TRIM - light cream
 - 9 WOOD WINDOW TRIM - light cream
 - 10 WOOD WINDOW TRIM - light cream
 - 11 CEDAR SHEDDING - natural stain

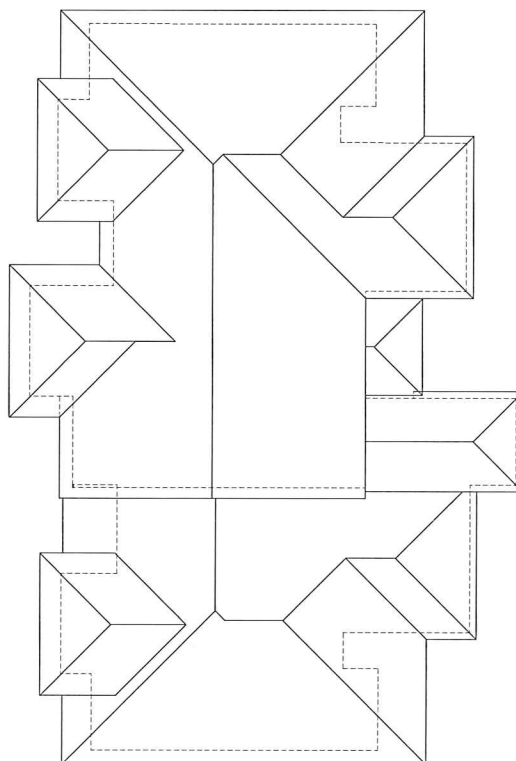
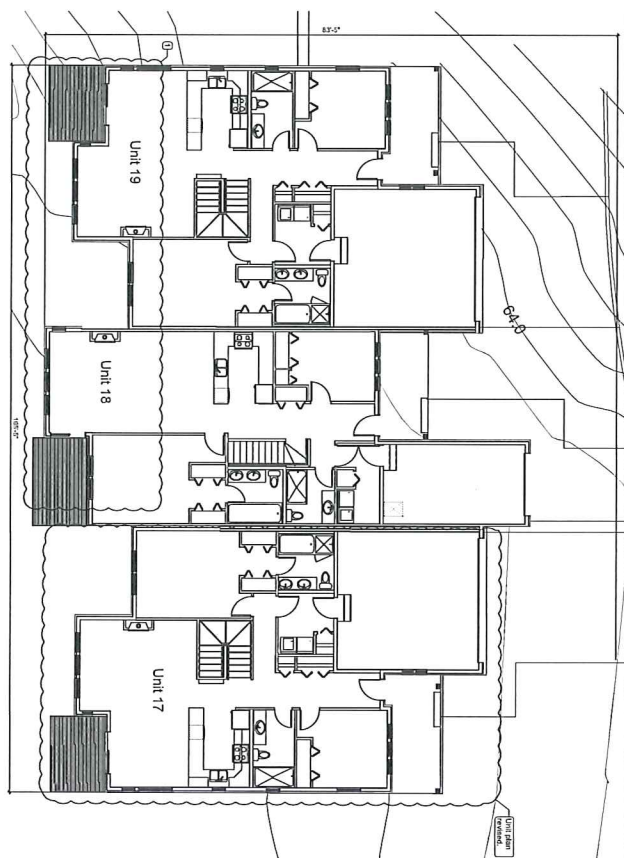
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2017 JAN 13
City of Seattle, Department of Planning & Development

de Hoog & Murrell architects
The Philadel 2
1111 1st Avenue, Suite 1000
Seattle, WA 98101
206.461.1111
www.dehoogmurrell.com

Building 8 NE Elevations
A215

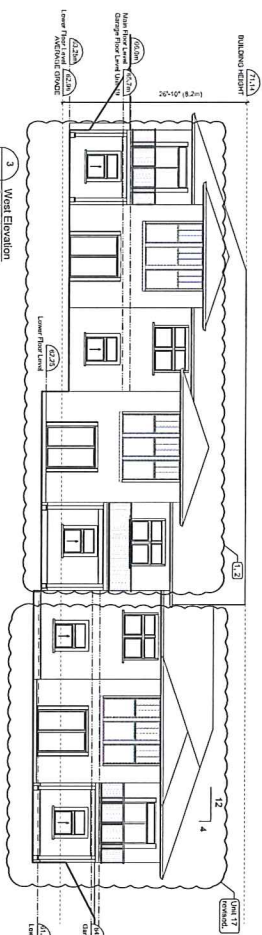
NO.	DATE	DESCRIPTION	BY	CHKD
1	10/10/16	Initial Design	de Hoog	Murrell
2	11/10/16	Final Design	de Hoog	Murrell
3	12/10/16	Final Design	de Hoog	Murrell
4	1/10/17	Final Design	de Hoog	Murrell



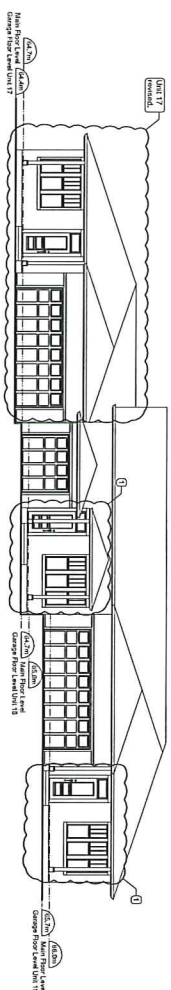


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A216

Main Floor Plan
Scale: 1/8" = 1'-0"



3
West Elevation
Scale: 1/8" = 1'-0"

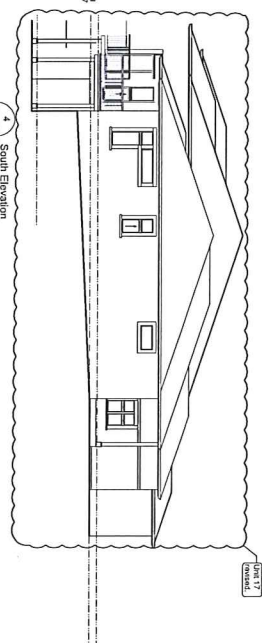


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East Elevation
Scale: 1/8" = 1'-0"

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A216

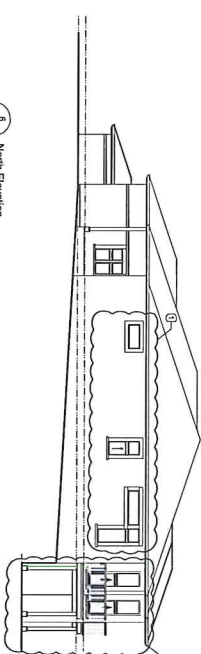
Roof Plan

Scale: 1/8" = 1'-0"

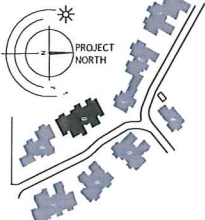


4
A216

South Elevation
Scale: 1/8" = 1'-0"



6
North Elevation
Scale: 1/8" = 1'-0"
A216

[illegible]



de Hoog & Kienulf architects
interior design

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Vancouver, BC V6H 1A1
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Tel: 604.681.2227
Fax: 604.681.2228
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BUILDING 9 PLANS & ELEVATIONS

A216 3