

293 HUDSON PARADE, CLAREVILLE, 2107.

MODIFICATION DOCUMENTATION TO APPROVED DA 2024/1276 [MOD. B]



1 293 Hudson Parade Clareville

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07	B	29.04.25	SECTIONS & ELEVATIONS RL KEY PLAN
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17	B	29.04.25	SECTION 6
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19	B	29.04.25	SHADOW DIAGRAM - PROPOSED
20	B	29.04.25	GROSS FLOOR AREA
21	B	29.04.25	STORMWATER CONCEPT PLAN
22	B	29.04.25	WINDOW SCHEDULE
23	B	29.04.25	IMAGES
24	B	29.04.25	NOTIFICATION

ITEMS: 24

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B	STAIRCASE 1 MOD.	STAIRCASE 1 LAYOUT MODIFIED AND VOID OVER STAIRCASE ADDED	4-5-6-8-9-11-12-13-17
C	STAIRCASE 2 RELOCATED	STAIRCASE 2 LOCATION MODIFIED - ROOF EXTENDED OVER NEW STAIRCASE LOCATION	3-4-5-6-9-10-11-14-15-17
D	MASTER BED RL MODIFIED - ENSUITE MOD.	LEVEL 2 RL MOD. TO ACCOMMODATE LEVEL 1 ROOF STRUCTURE . ENSUITE LAYOUT MODIFIED	5-6-8-9-10-11-12-13-14-15-16-17
E	RETAINING WALL MODIFIED	RETAINING WALL IN FRONT OF ENTRY DOOR MODIFIED.	2-4.
F	WINDOW SCHEDULE MOD.	WINDOWS REMOVED FROM LIST:W2 - W5 - W6 - W7 - W9- W11 - W17 - SK 1	22
		WINDOWS ADDED: W2.1 - W2.2 - W21- W22 - SK2	
		WINDOWS MODIFIED: W1 - W4 - W8 - W10 - W13 - W15 - W16 - W19 - W20	

- NOTES**
- GROSS FLOOR AREA RECALCULATED AND AMENDED
 - SHEET 07 ADDED TO ACCURATELY IDENTIFY RL POINTS ACROSS SECTIONS AND ELEVATIONS.
 - 10m NGL OFFSET AMENDED ACROSS ALL SECTIONS AND ELEVATIONS
 - NO ELEMENTS ABOVE 10m NGL OFFSET.
 - ALL SETBACKS TO SOUTH WEST BOUNDARY ARE AS PER APPROVED DA.



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Client

MEAGAN & ALEX COCKERTON

Project Address

293 HUDSON PARADE,
CLAREVILLE, 2107.

Documentation

MODIFICATION DOCUMENTATION TO
APPROVED DA 2024/1276

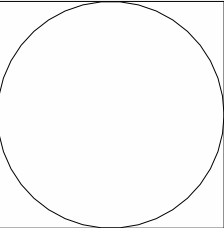
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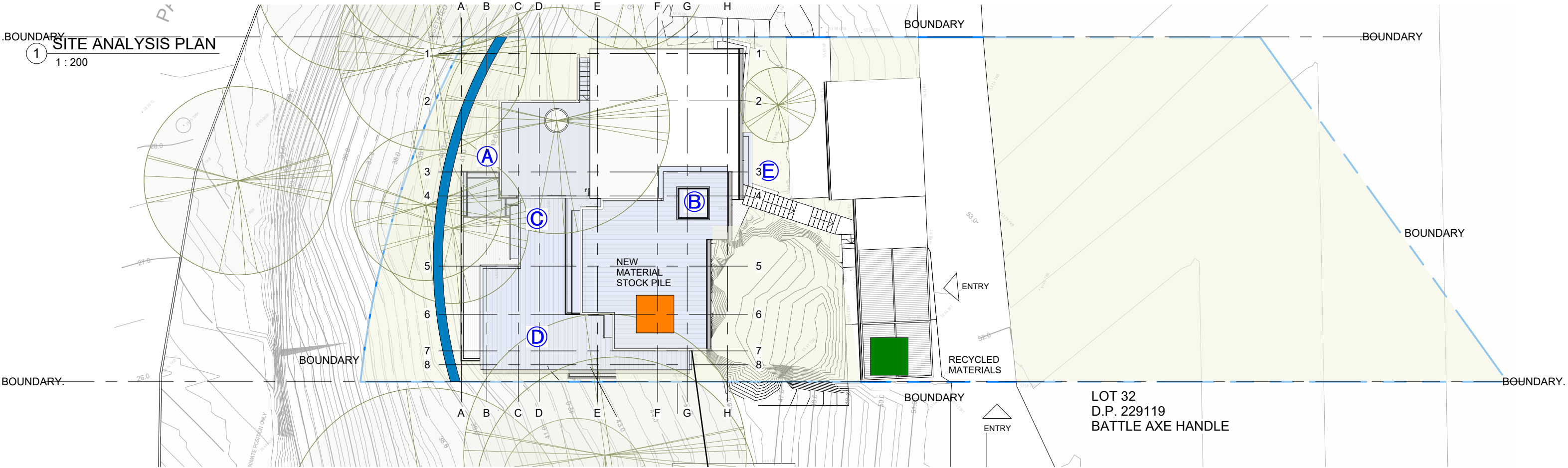
ISSUE		
ISSUE	DATE	NOTE
A	03.07.25	FOR SUBMISSION
B	29.04.25	MOD A

Job N°.	Sheet N°	Issue
0275	01	B
Scale	Sheet	Code
1 : 100	A 3	MOD DA[B]



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NOTES

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KEY



EXISTING VEGETATION TO REMAIN



CAR ENTRY POINT



BOUNDARY

PREVAILING WINDS (summer)



PREVAILING WINDS (winter)



WINDOW TO LIVING SPACE IN ADJACENT DWELLING



SEDIMENT FENCE



IMPERVIOUS AREA



PERVIOUS AREA



RECYCLED MATERIALS



NEW MATERIAL STOCK PILE



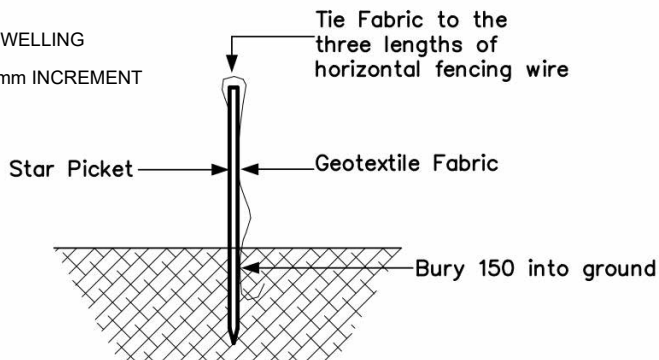
ADJACENT DWELLINGS



DEMO.

SEDIMENT CONTROL FENCE NOTE

1 : 10



1.1. Requirements

Applicants must demonstrate project management that seeks to:

- Incorporate the waste hierarchy principle of avoidance, resource recovery and disposal.



- Minimise the waste sent for disposal.
- Minimise the impact and disturbance on surrounding amenity, public safety, roadways and natural and built environment.
- Adhere to any relevant legislation not limited to hazardous waste, storage and transportation regulations.
- Send waste materials to a suitably licensed facility.
- Identify suitable locations on the site for sorting and storing of materials for re-use, recycling and disposal. Factors to consider include slopes, drainage and personnel and vehicular access.
- Maintain valid tipping tickets and receipts on site for inspection.

NORTHERN BEACHES COUNCIL Waste Management Guidelines
Effective Date: 25 October 2016

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1.2. Re-use and recycling opportunities

The table below provides guidance on re-use and recycling opportunities:

Material	Re-use and recycling opportunities
Excavated materials	Re-use for filling or levelling
Concrete	Re-use for filling, levelling or road base
Bricks / Pavers	Re-use or crush for landscaping and driveways
Roof Tiles	Re-use or crush for landscaping and driveways
Untreated Timber	Re-use as floorboards, fencing, furniture, mulch or send to second-hand timber suppliers
Treated Timber	Re-use as formwork, bridging, blocking and propping and send to second-hand timber suppliers
Doors / Windows / Fittings	Send to second-hand suppliers, or recycle
Metals	Re-use or recycle
Green Waste	Mulch or compost
Plasterboard	Re-use for landscaping, recycle or return to supplier
Carpet	Recycle or re-use in landscaping
Plastics / Rubber	Re-use or recycle

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK

SITE NOTES

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOW WATERCOURSES OR WATERWAYS ON SITE
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORIZED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

SITE AREA CALCULATIONS

Areas (existing - approved)	
Site Area:	953.3m ²
Gross floor area:	L0 - 36.1m ² , L1 - 124.2m ² , L2 - 45.6m ² = 205.9m ²
Impervious surface area:	370.4m ² - 38.9%
Pervious surface area:	nil
Landscape area:	582.9m ² - 61.1%
Areas (proposed)	
Site Area:	953.3m ²
Gross floor area:	L0 - 35.8m ² , L1 - 113m ² , L2 - 39.3m ² = 188.1m ²
Impervious surface area:	389.2m ² - 40.9%
Pervious surface area:	nil
Landscape area:	564.1m ² - 59.1%

SURVEY INFORMATION.

SURVEY INFORMATION DERIVED FROM SURVEY DRAWING NAME: 20492Adetail
293 HUDSON PARADE, CLAREVILLE, NSW, 2107 BY CMS SURVEYORS PTY LTD.



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Sheet Title

SITE ANALYSIS PLAN

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ISSUE

ISSUE	DATE	NOTE
A	03.07.25	FOR SUBMISSION
B	29.04.25	MOD A

Job N°.

0275

Scale

As indicated

Sheet N°

02

Sheet

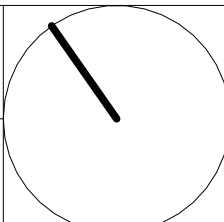
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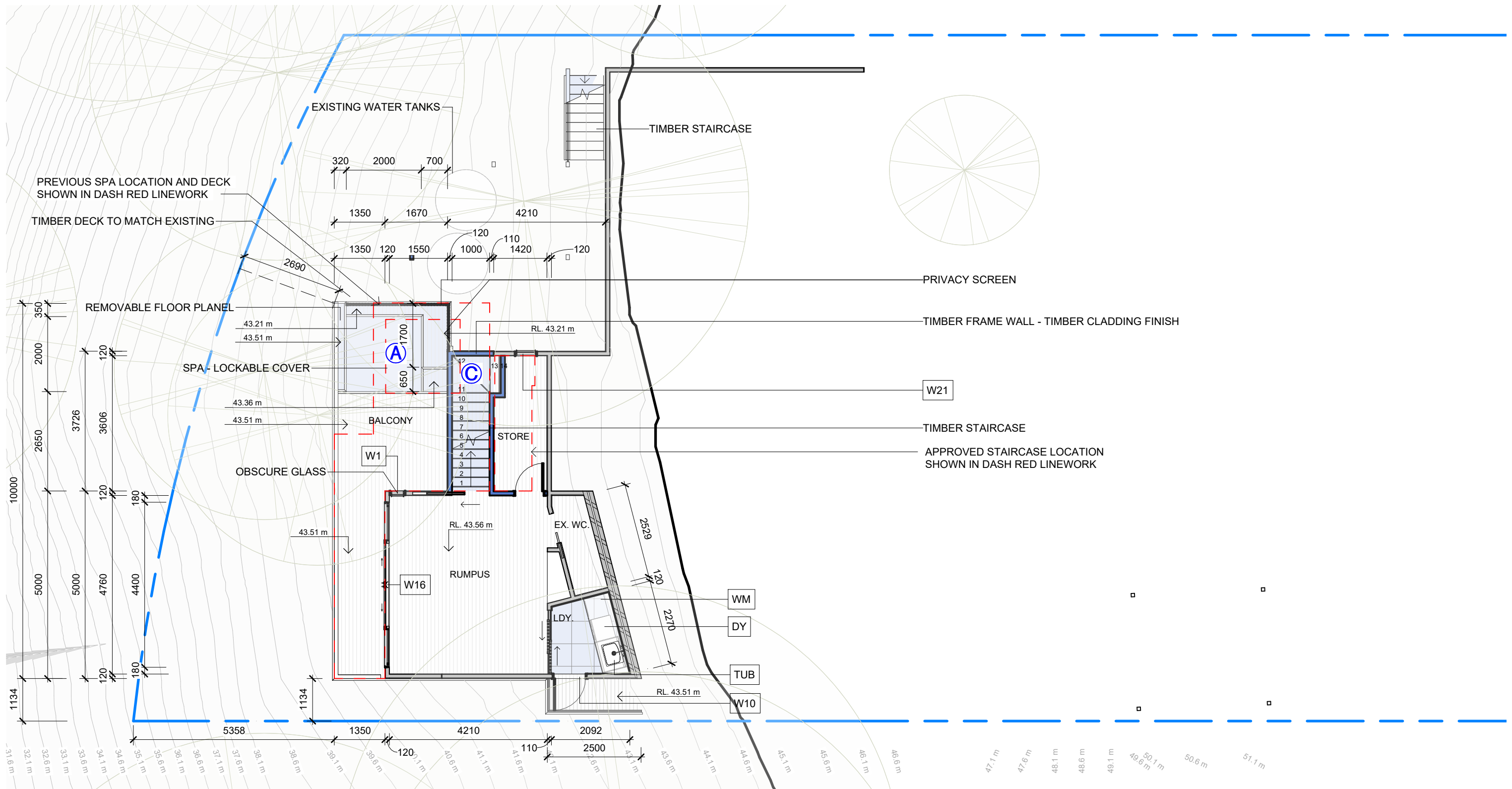
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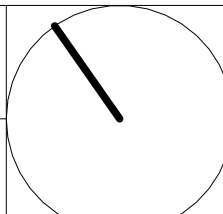
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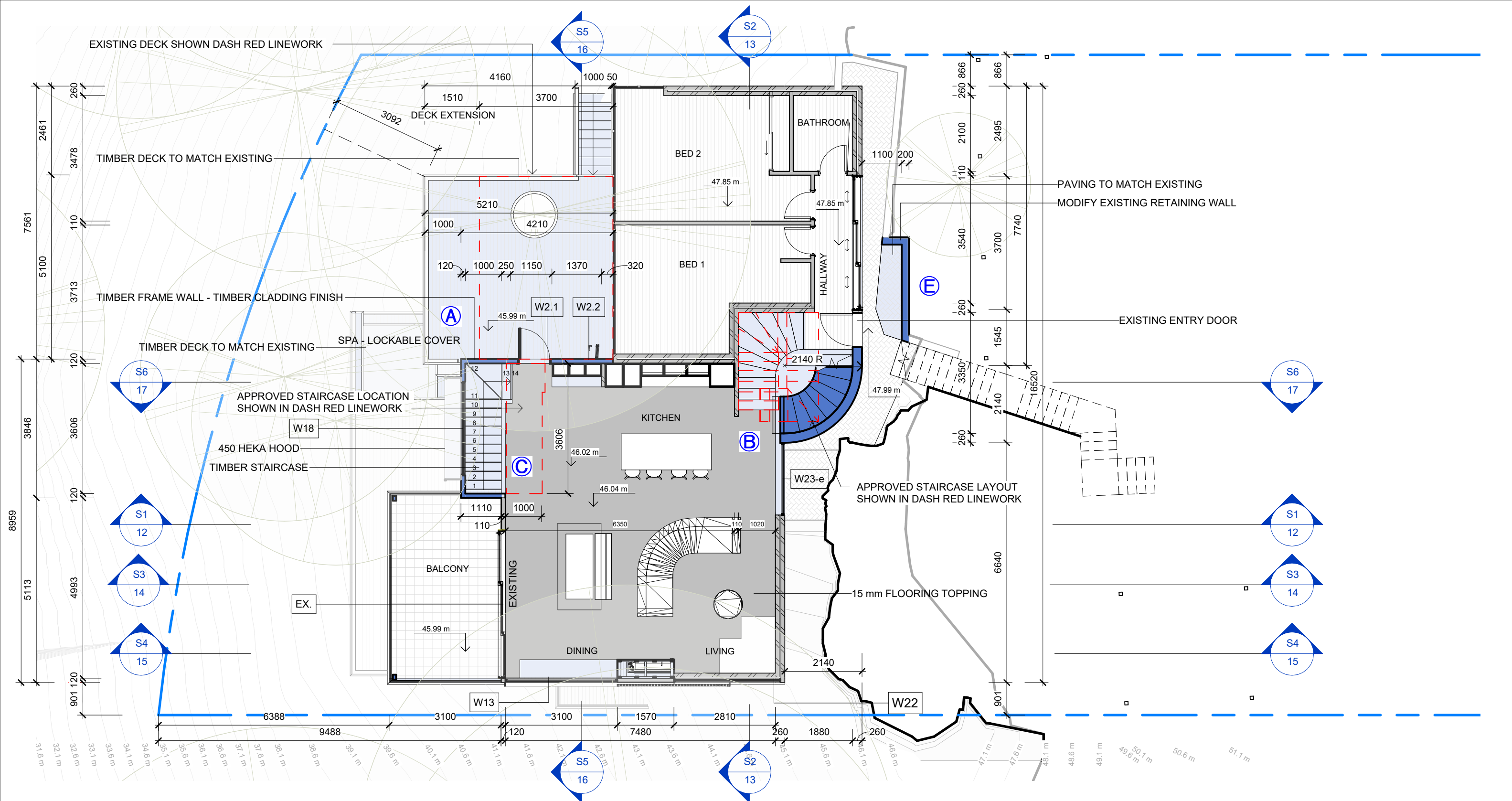


1 PROPOSED LEVEL 0
1 : 100

- A SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- B STAIRCASE 1 MODIFIED
- C STAIRCASE 2 RELOCATED
- D MASTER BED RL MODIFIED - ENSUITE MOD.
- E RETAINING WALL MODIFIED
- F WINDOW SCHEDULE MODIFIED

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK

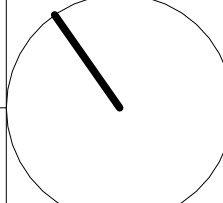
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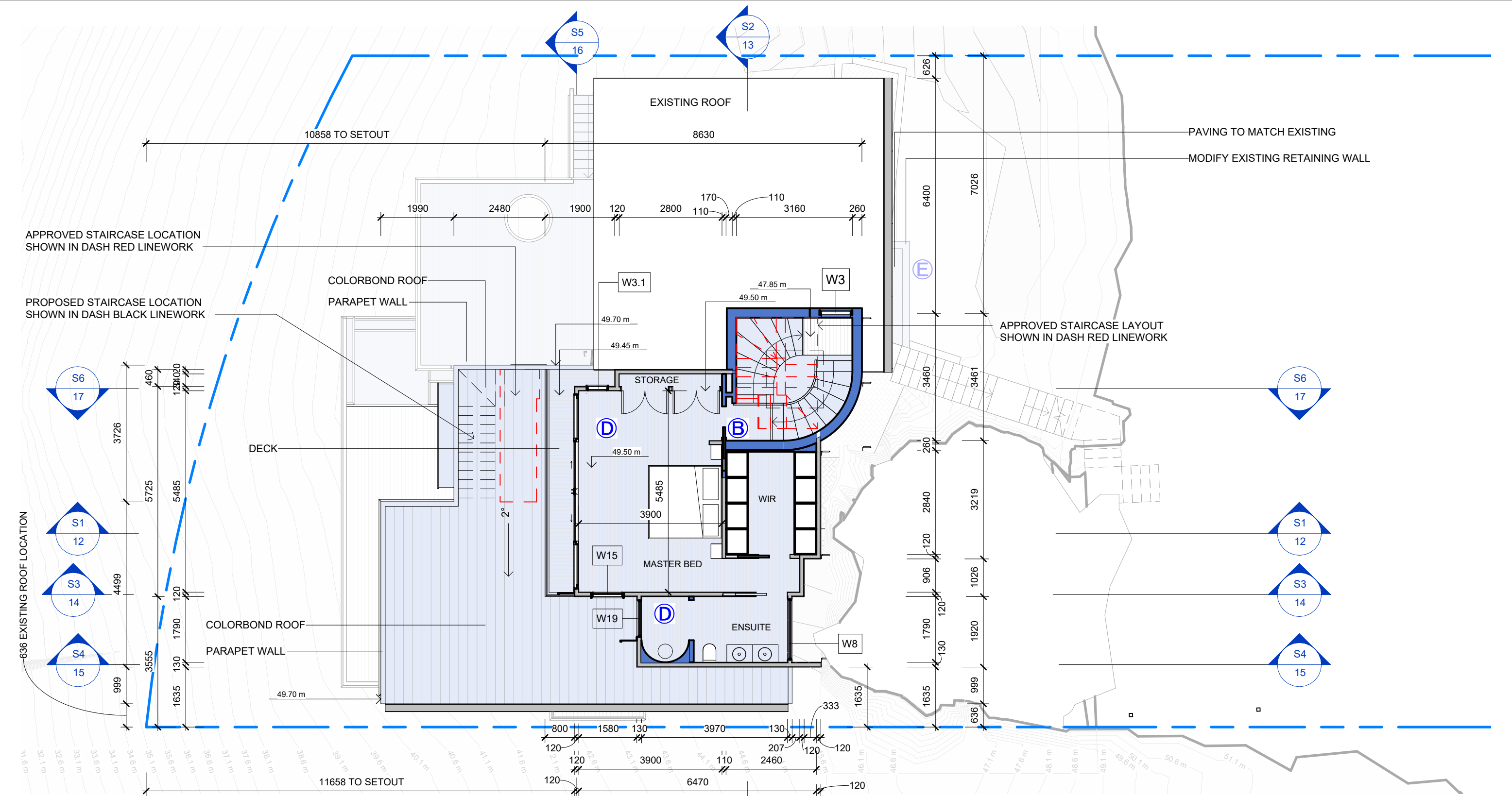


1 PROPOSED LEVEL 1
1 : 100

- (A) SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
(B) STAIRCASE 1 MODIFIED
(C) STAIRCASE 2 RELOCATED
(D) MASTER BED RL MODIFIED - ENSUITE MOD.
(E) RETAINING WALL MODIFIED
(F) WINDOW SCHEDULE MODIFIED

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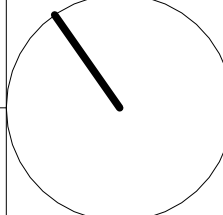
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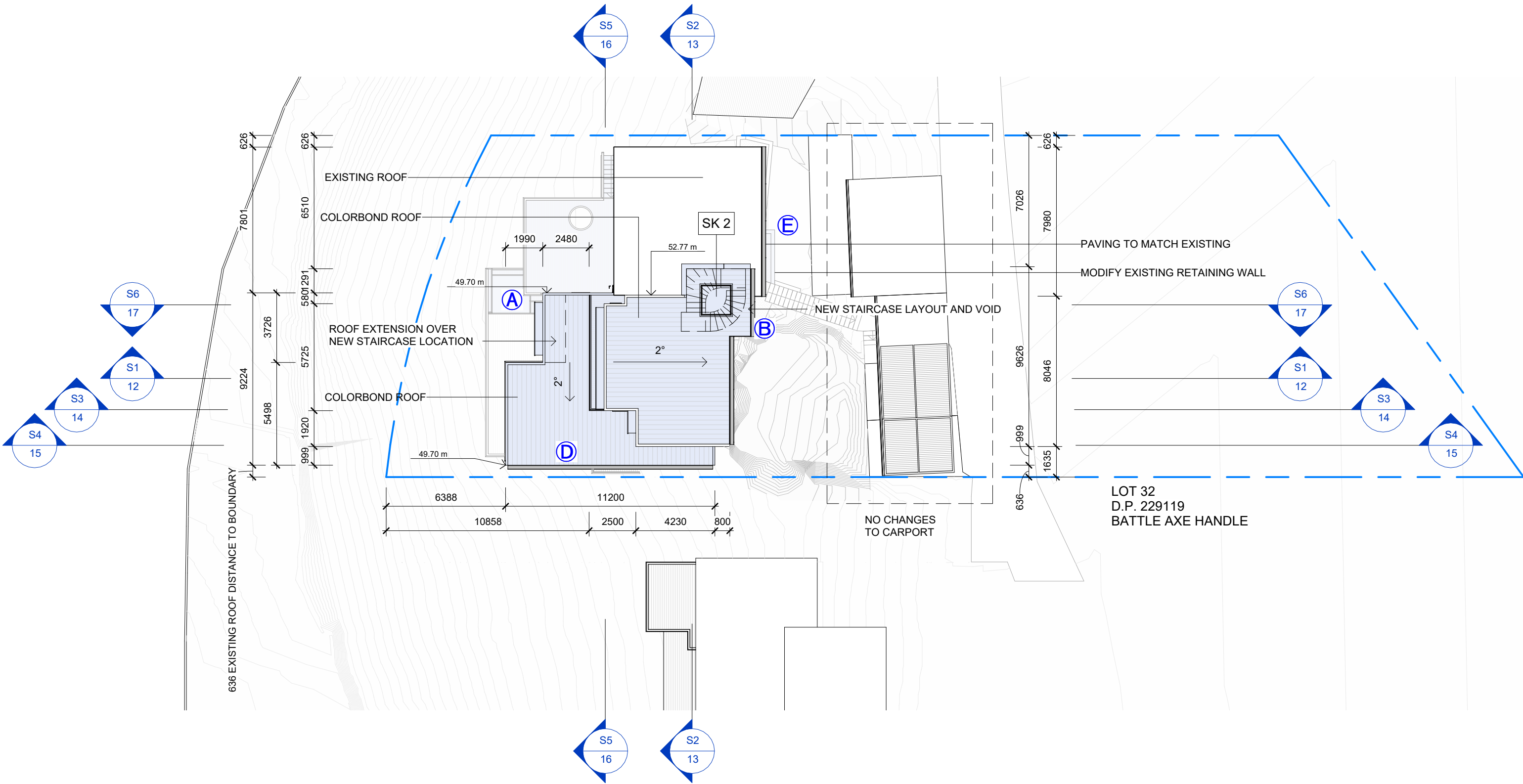


1 PROPOSED LEVEL 2
1 : 100

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- (B) STAIRCASE 1 MODIFIED
- (C) STAIRCASE 2 RELOCATED
- (D) MASTER BED RL MODIFIED - ENSUITE MOD.
- (E) RETAINING WALL MODIFIED
- (F) WINDOW SCHEDULE MODIFIED

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK

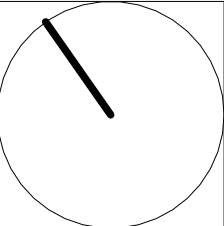
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					ISSUE B	DATE 29.04.25	NOTE MOD A				

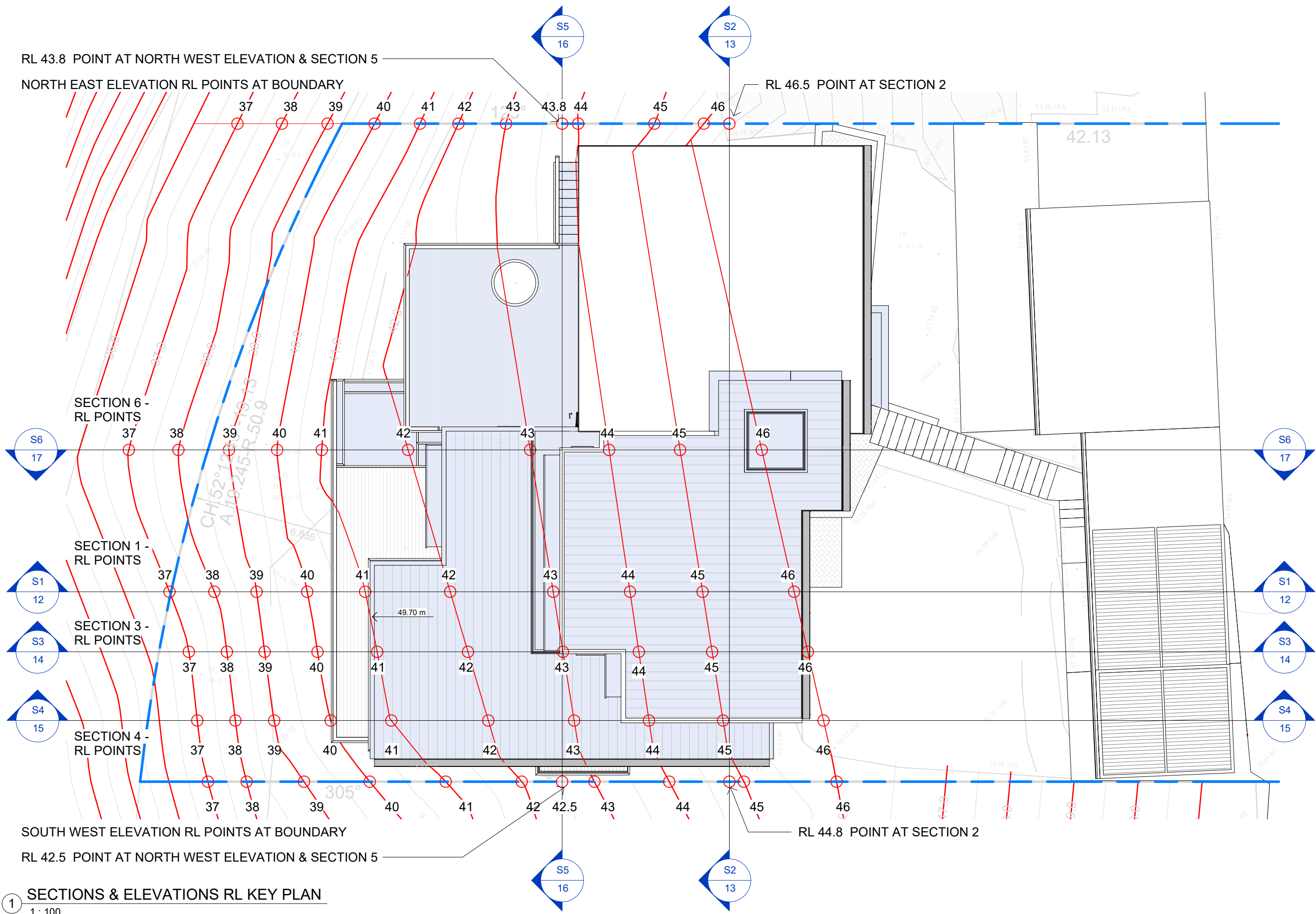


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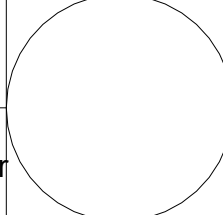
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- (B) STAIRCASE 1 MODIFIED
- (C) STAIRCASE 2 RELOCATED
- (D) MASTER BED RL MODIFIED - ENSUITE MOD.
- (E) RETAINING WALL MODIFIED
- (F) WINDOW SCHEDULE MODIFIED

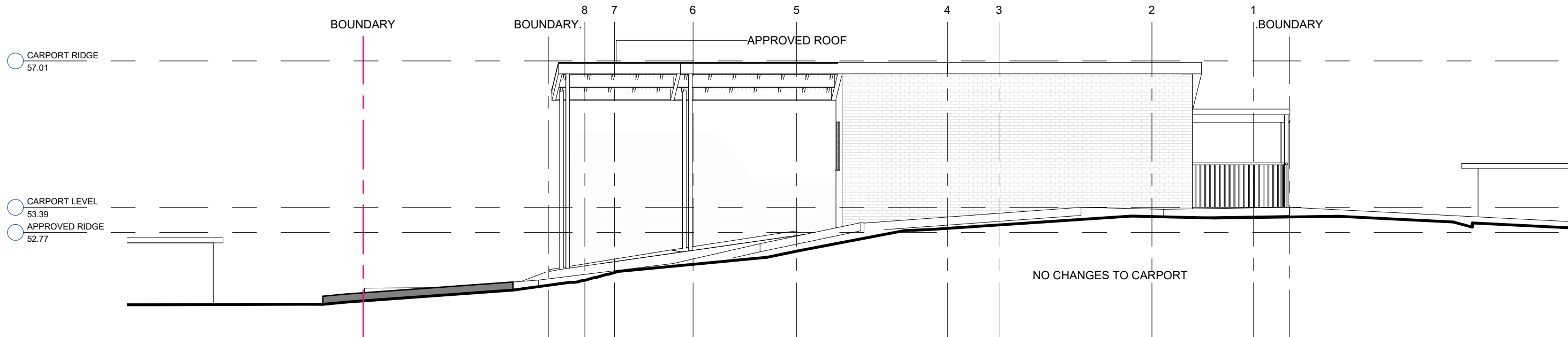
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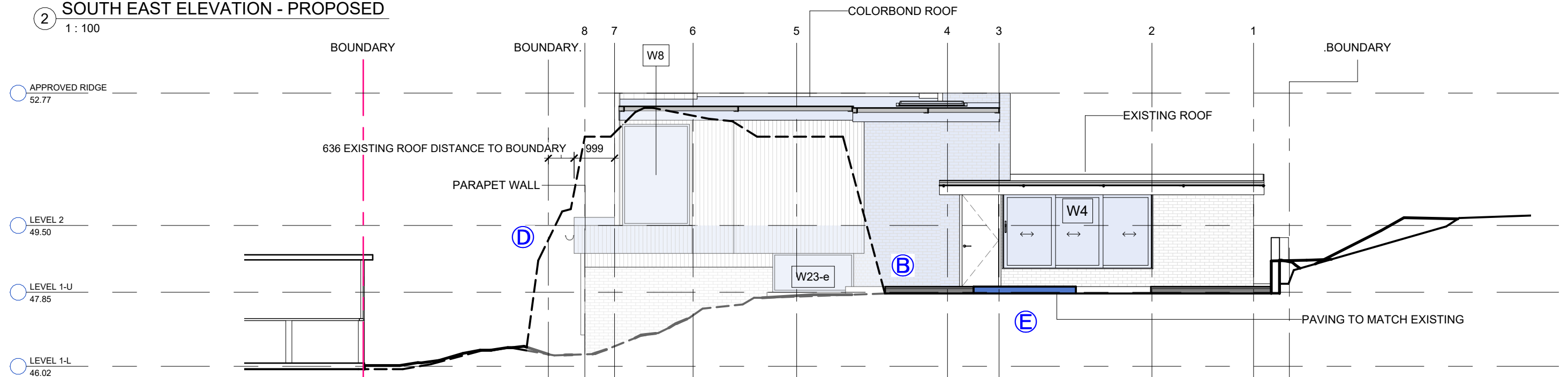


1 SECTIONS & ELEVATIONS RL KEY PLAN
1 : 100

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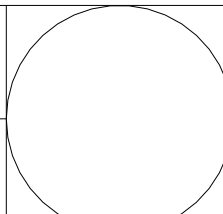
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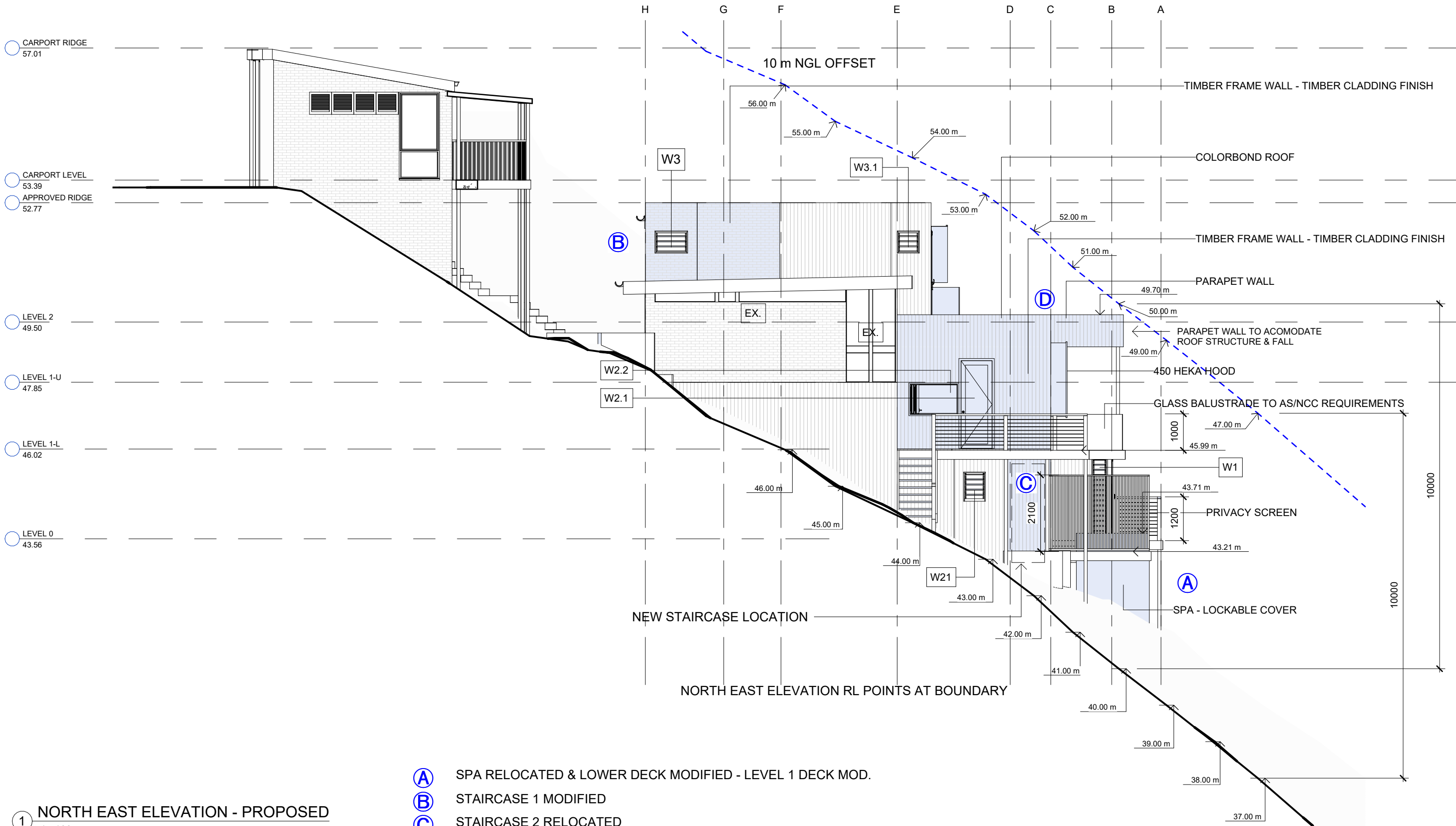


1 SOUTH EAST ELEVATION INT. - PROPOSED
1 : 100

- A SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- B STAIRCASE 1 MODIFIED
- C STAIRCASE 2 RELOCATED
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- E RETAINING WALL MODIFIED
- F WINDOW SCHEDULE MODIFIED

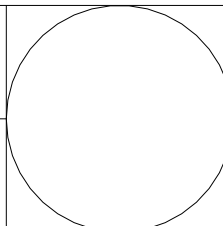
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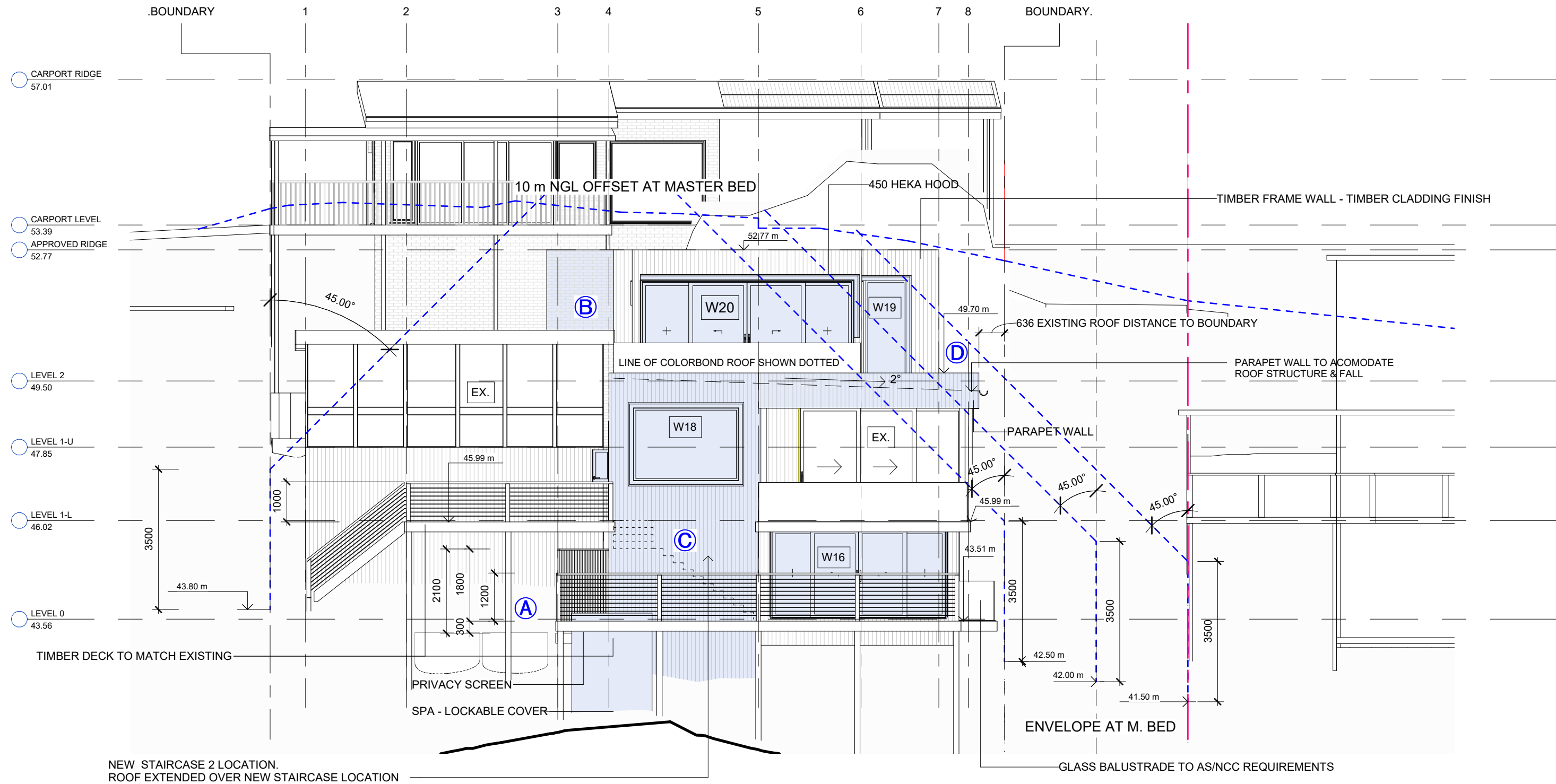
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1 NORTH EAST ELEVATION - PROPOSED
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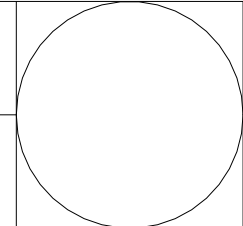
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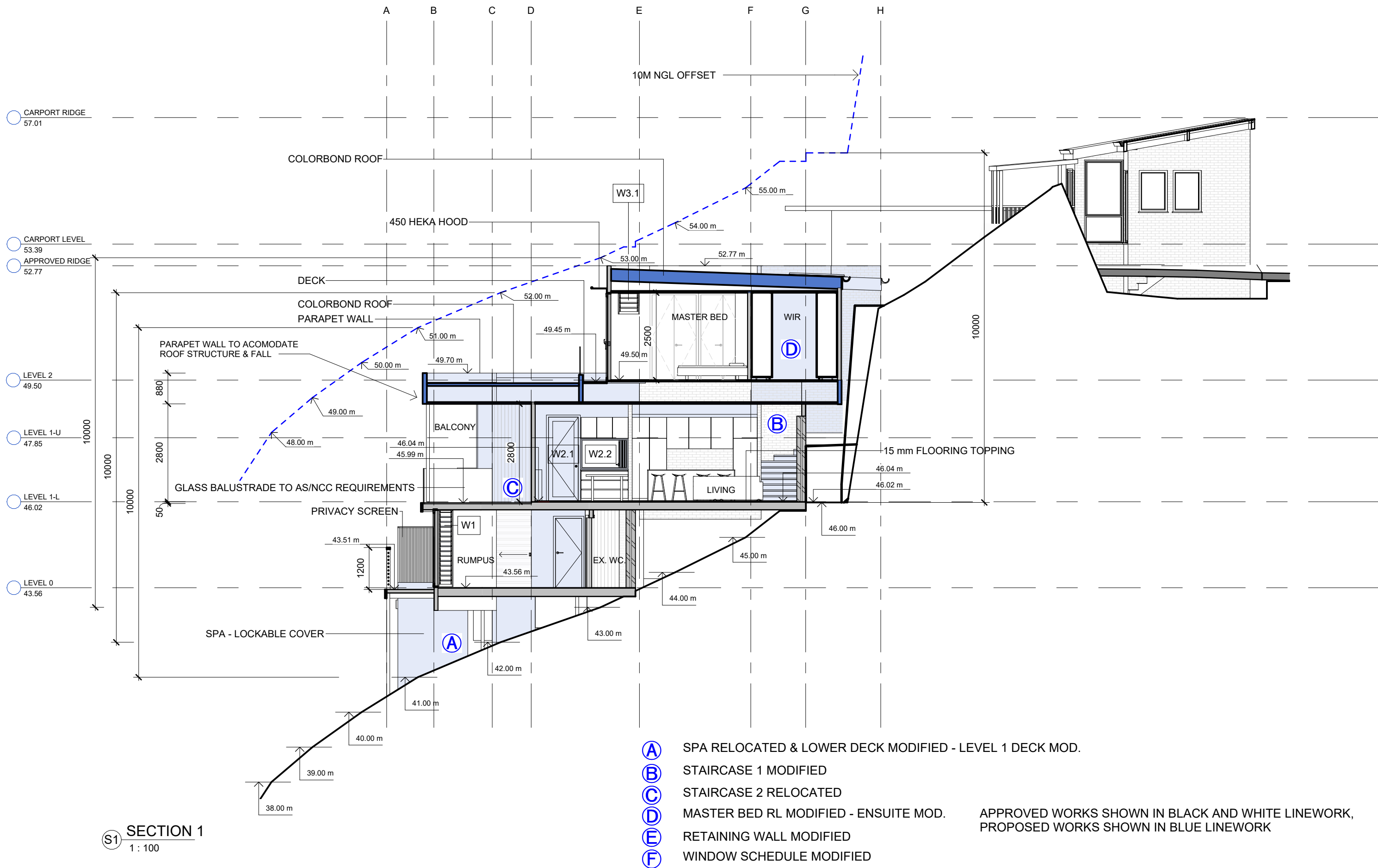


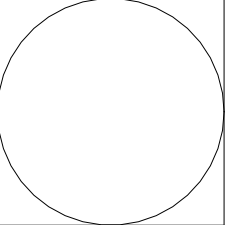
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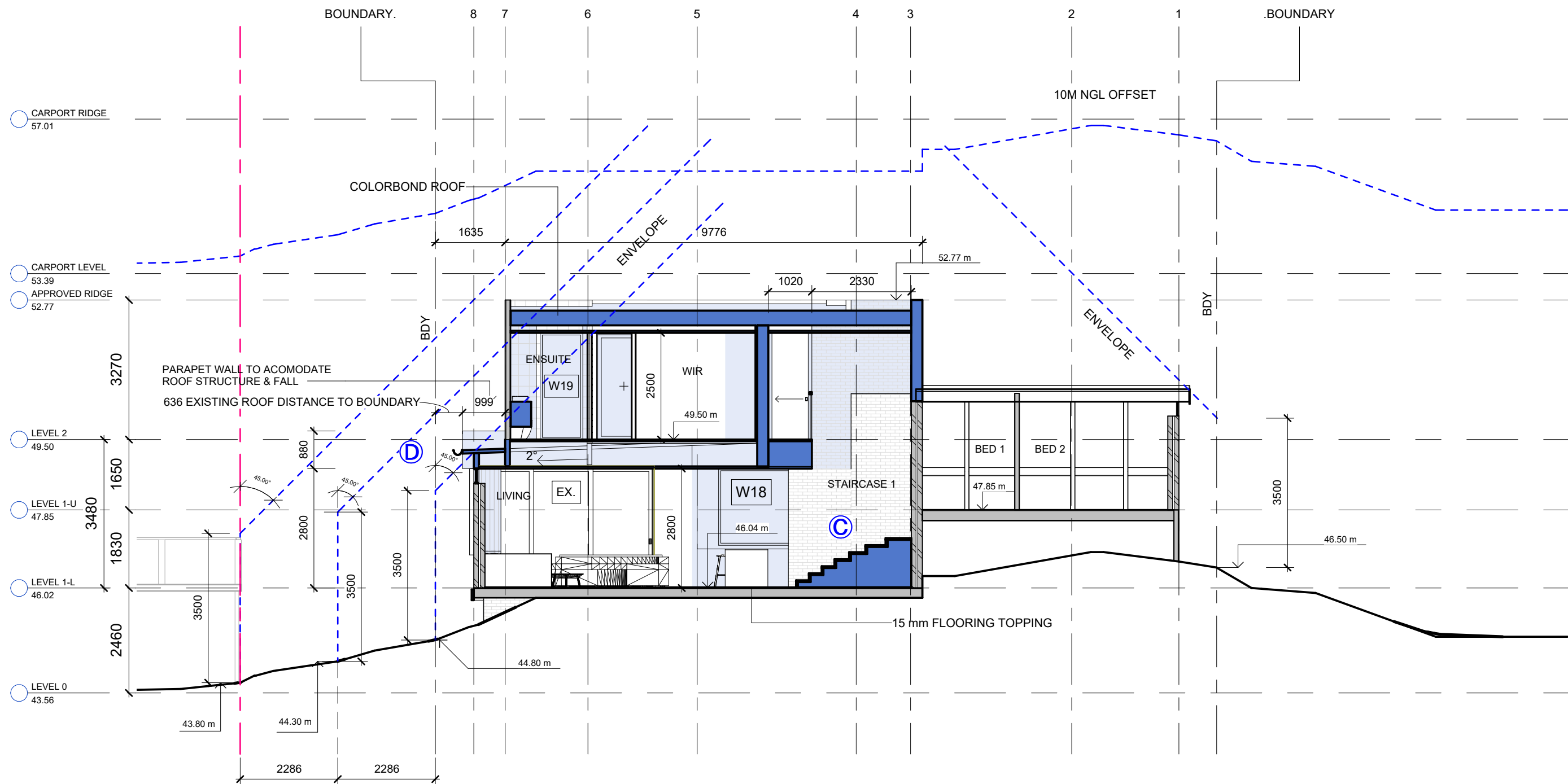
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					ISSUE	DATE	NOTE				
					A	03.07.25	FOR SUBMISSION				
					B	29.04.25	MOD A				



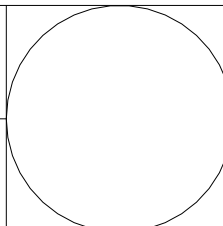
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					ISSUE B	DATE 29.04.25	NOTE MOD A				

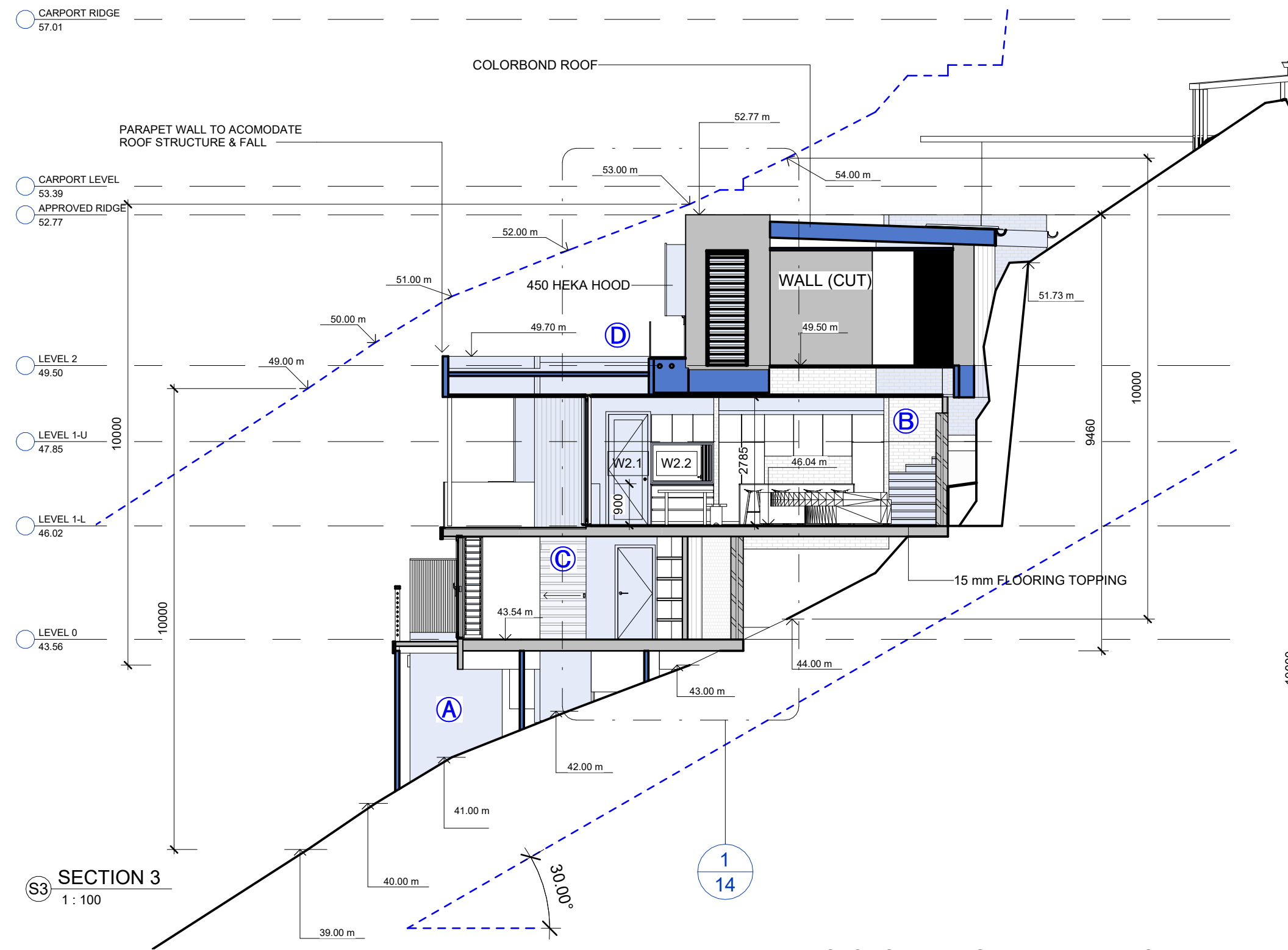


SECTION 2
1 : 100

- A** SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- B** STAIRCASE 1 MODIFIED
- C** STAIRCASE 2 RELOCATED
- D** MASTER BED RL MODIFIED - ENSUITE MOD.
- E** RETAINING WALL MODIFIED
- F** WINDOW SCHEDULE MODIFIED

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK

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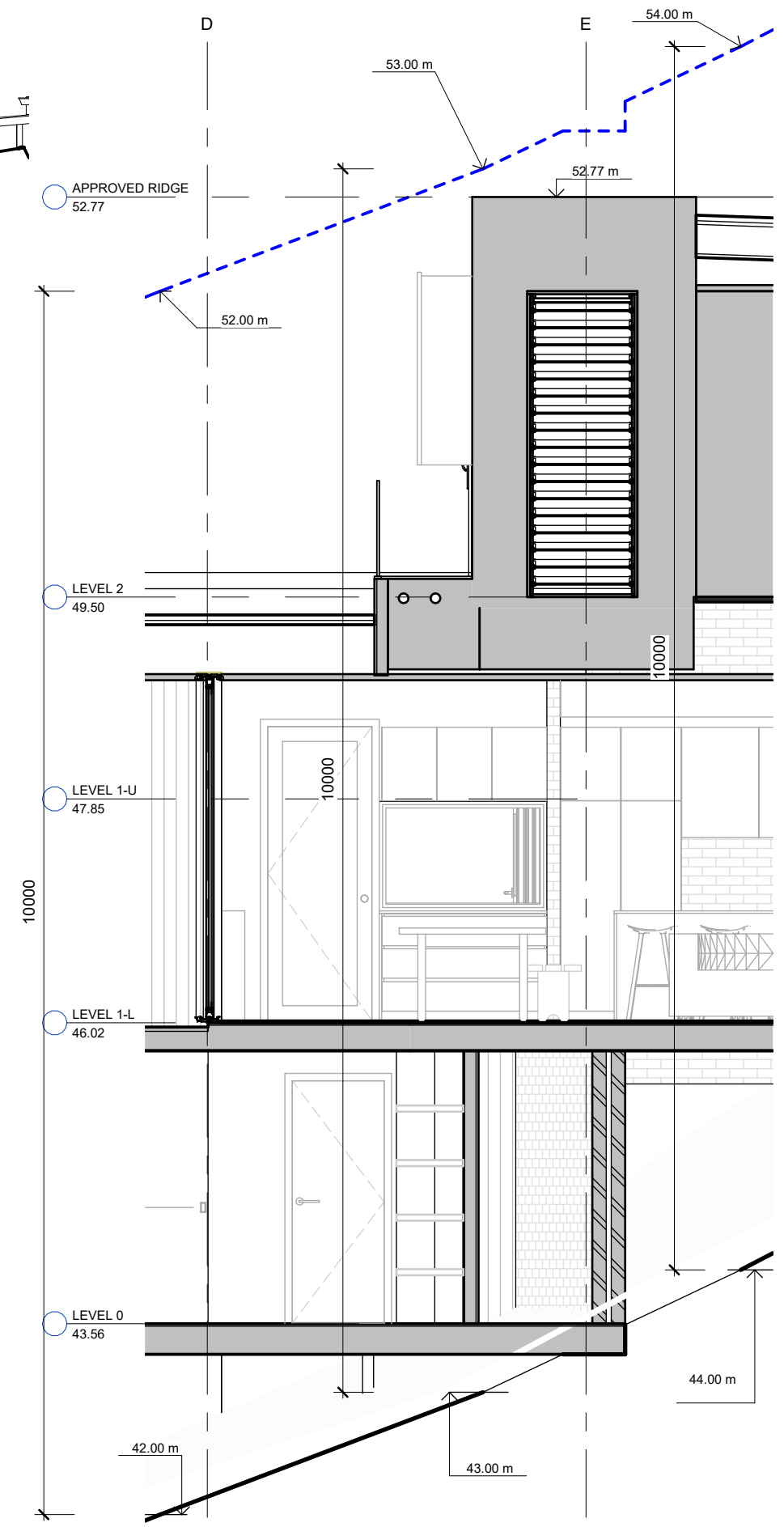


S3 SECTION 3
1 : 100

- (A) SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- (B) STAIRCASE 1 MODIFIED
- (C) STAIRCASE 2 RELOCATED
- (D) MASTER BED RL MODIFIED - ENSUITE MOD.
- (E) RETAINING WALL MODIFIED
- (F) WINDOW SCHEDULE MODIFIED

1 SECTION 3 - MASTER BED ENVELOPE DETAIL
1 : 50

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK



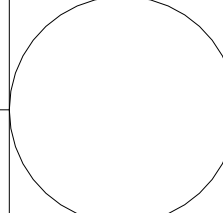
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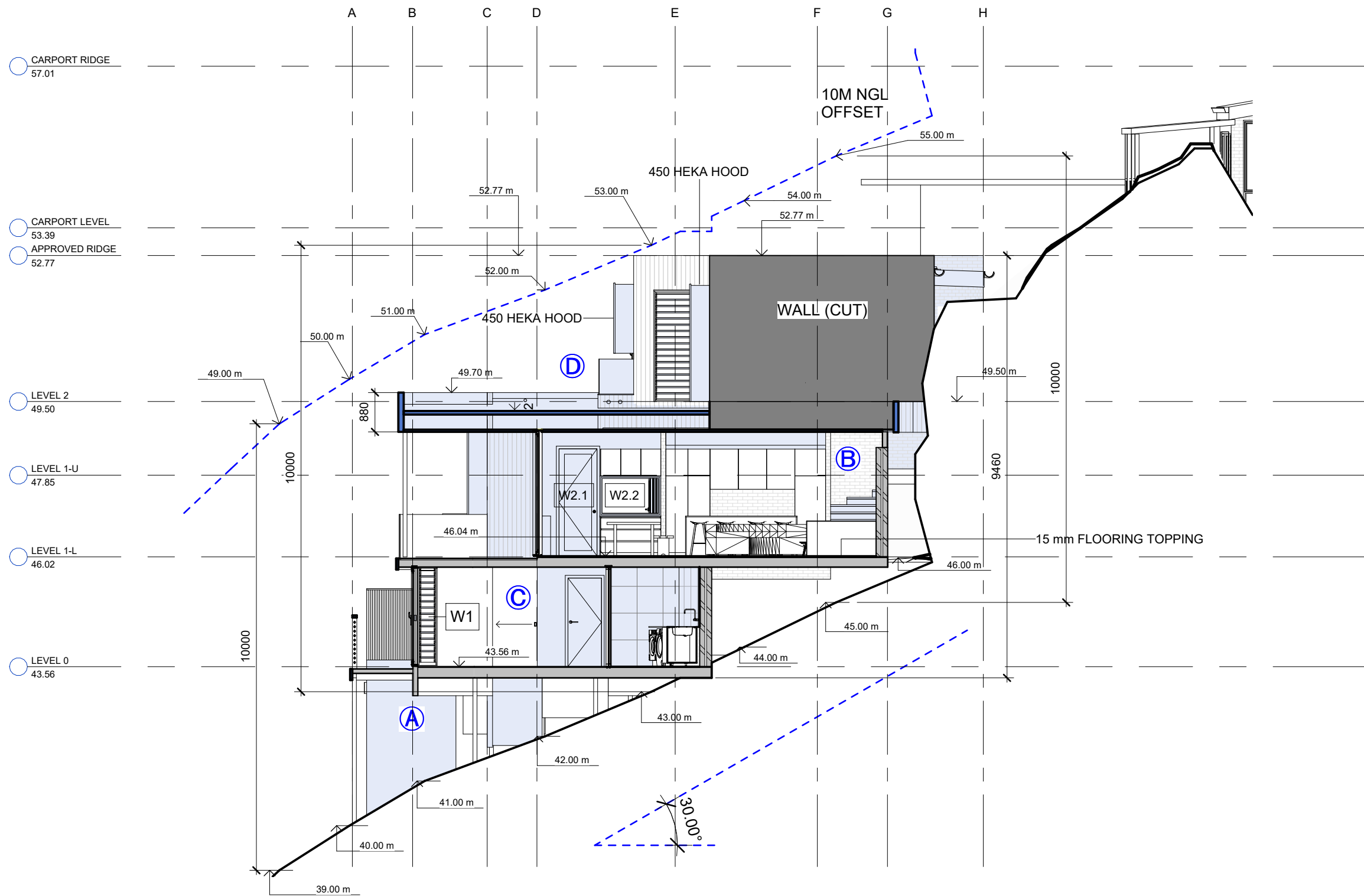
LEVEL 2
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LEVEL 1-U
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LEVEL 1-L
46.02

LEVEL 0
43.56

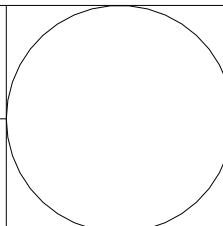
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		MEAGAN & ALEX COCKERTON	MODIFICATION DOCUMENTATION TO APPROVED DA 2024/1276		ISSUE	DATE	NOTE	0275	14	B	
		Project Address	Sheet Title		A	03.07.25	FOR SUBMISSION	Scale	Sheet	Code	
		293 HUDSON PARADE, CLAREVILLE, 2107.	SECTION 3		B	29.04.25	MOD A	As indicated	A 3	MOD DA	

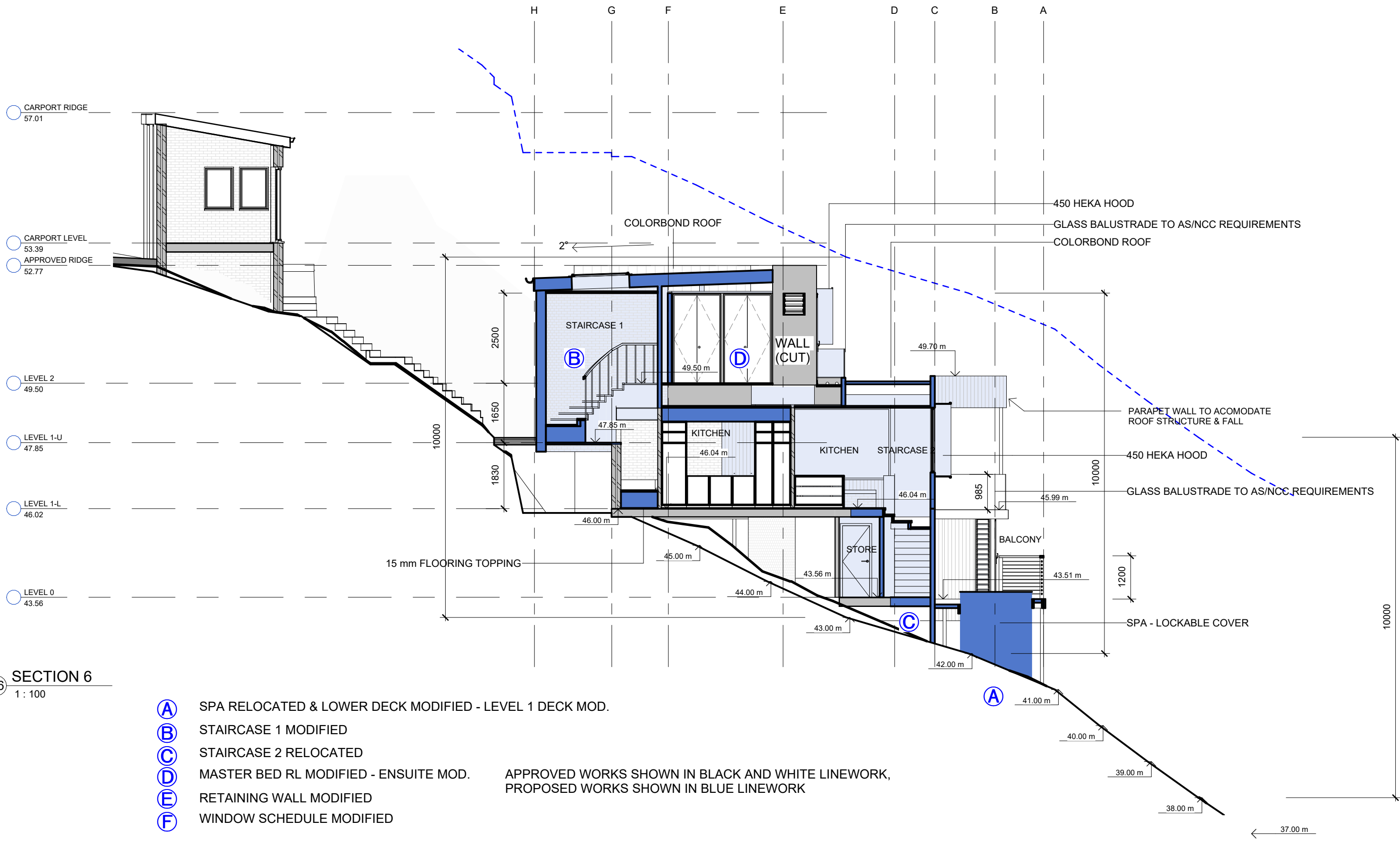


S4 SECTION 4
1 : 100

- (A) SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- (B) STAIRCASE 1 MODIFIED
- (C) STAIRCASE 2 RELOCATED
- (D) MASTER BED RL MODIFIED - ENSUITE MOD.
- (E) RETAINING WALL MODIFIED
- (F) WINDOW SCHEDULE MODIFIED

APPROVED WORKS SHOWN IN BLACK AND WHITE LINEWORK,
PROPOSED WORKS SHOWN IN BLUE LINEWORK

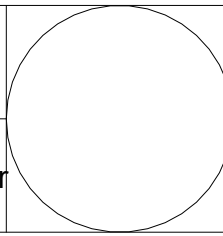
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					ISSUE A	DATE 03.07.25	NOTE FOR SUBMISSION				
					ISSUE B	DATE 29.04.25	NOTE MOD A				



S6 SECTION 6
1 : 100

- (A) SPA RELOCATED & LOWER DECK MODIFIED - LEVEL 1 DECK MOD.
- (B) STAIRCASE 1 MODIFIED
- (C) STAIRCASE 2 RELOCATED
- (D) MASTER BED RL MODIFIED - ENSUITE MOD.
- (E) RETAINING WALL MODIFIED
- (F) WINDOW SCHEDULE MODIFIED

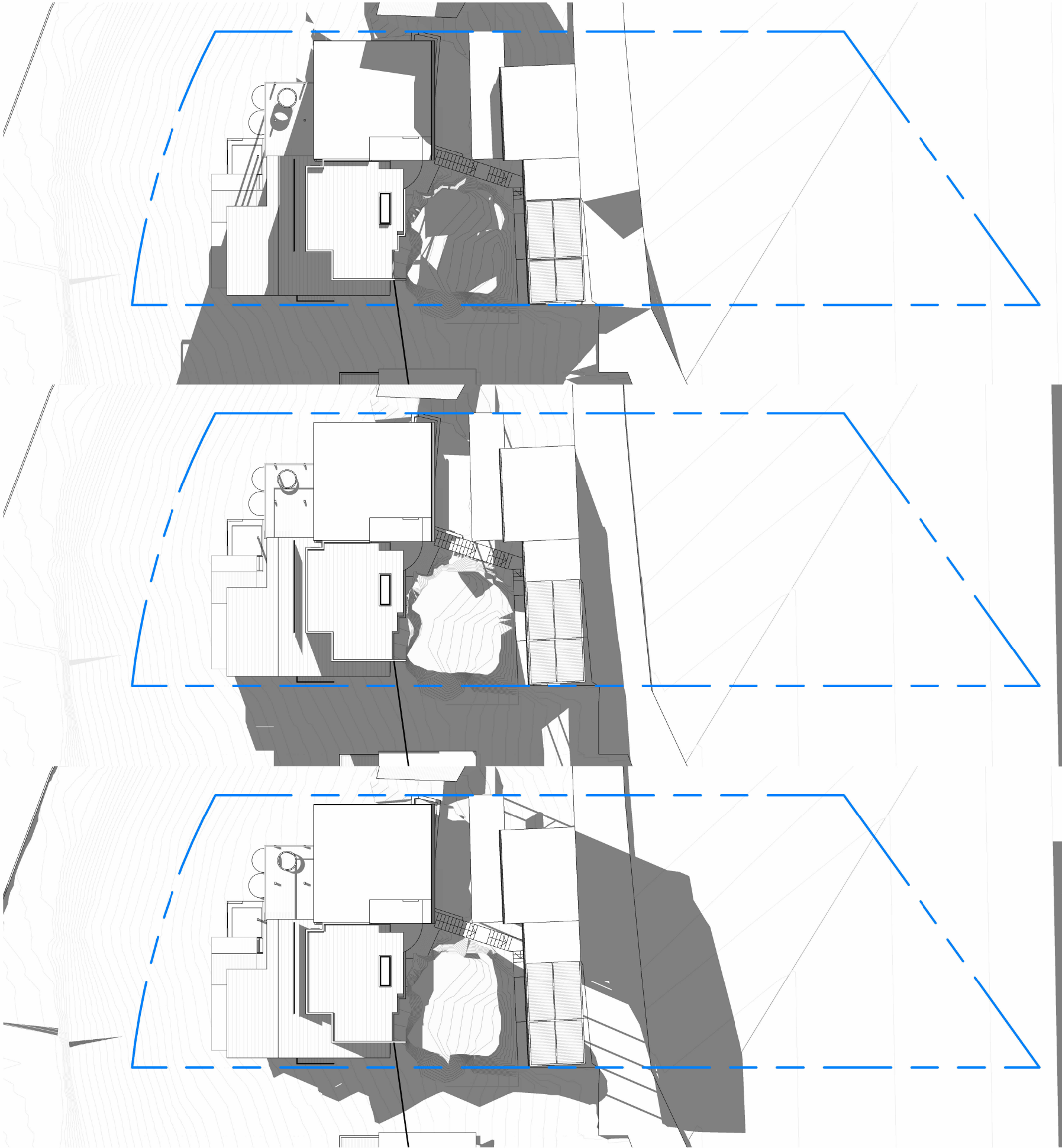
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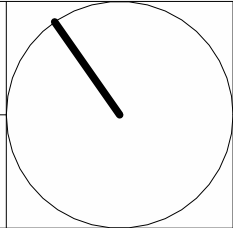
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					ISSUE	DATE	NOTE				
					A	03.07.25	FOR SUBMISSION				

1 APPROVED - JUNE 21 - 9 AM
1 : 300

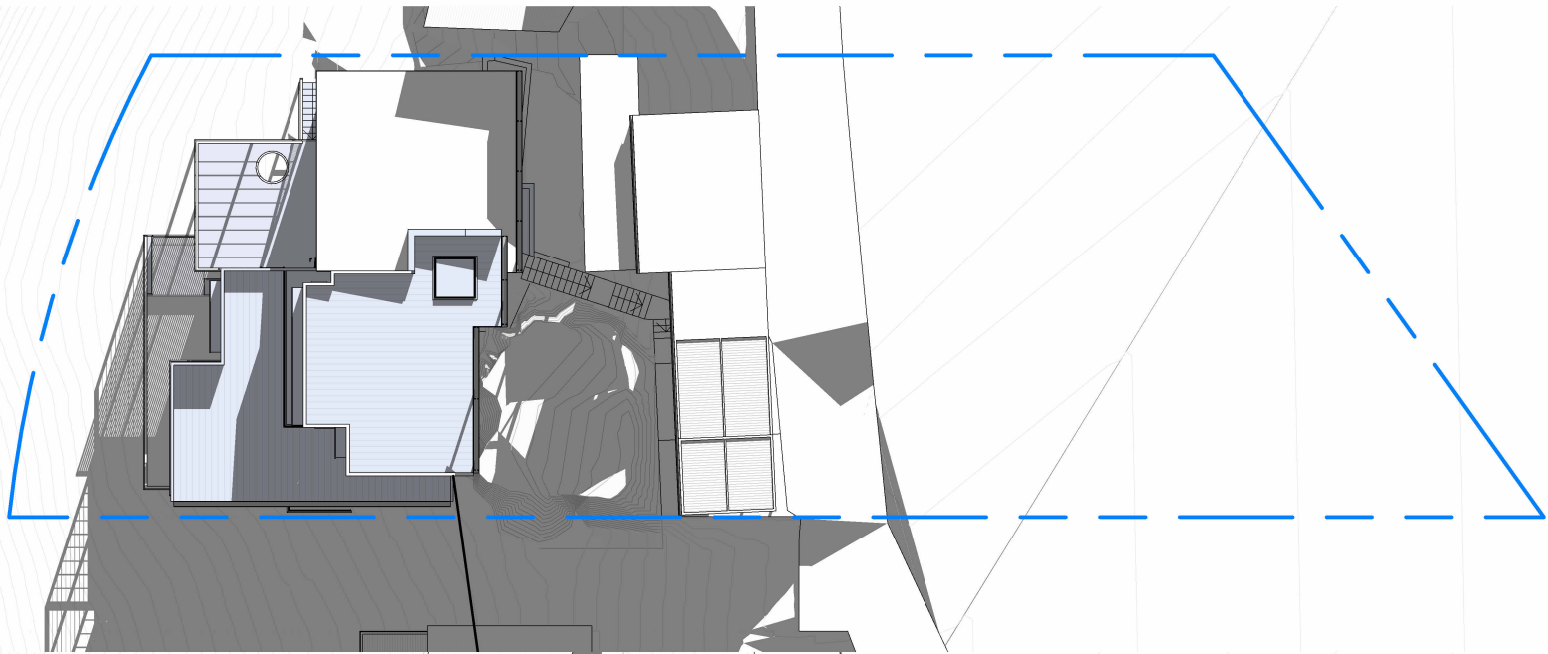
2 APPROVED - JUNE 21 - 12 PM
1 : 300

3 APPROVED - JUNE 21 - 3 PM
1 : 300

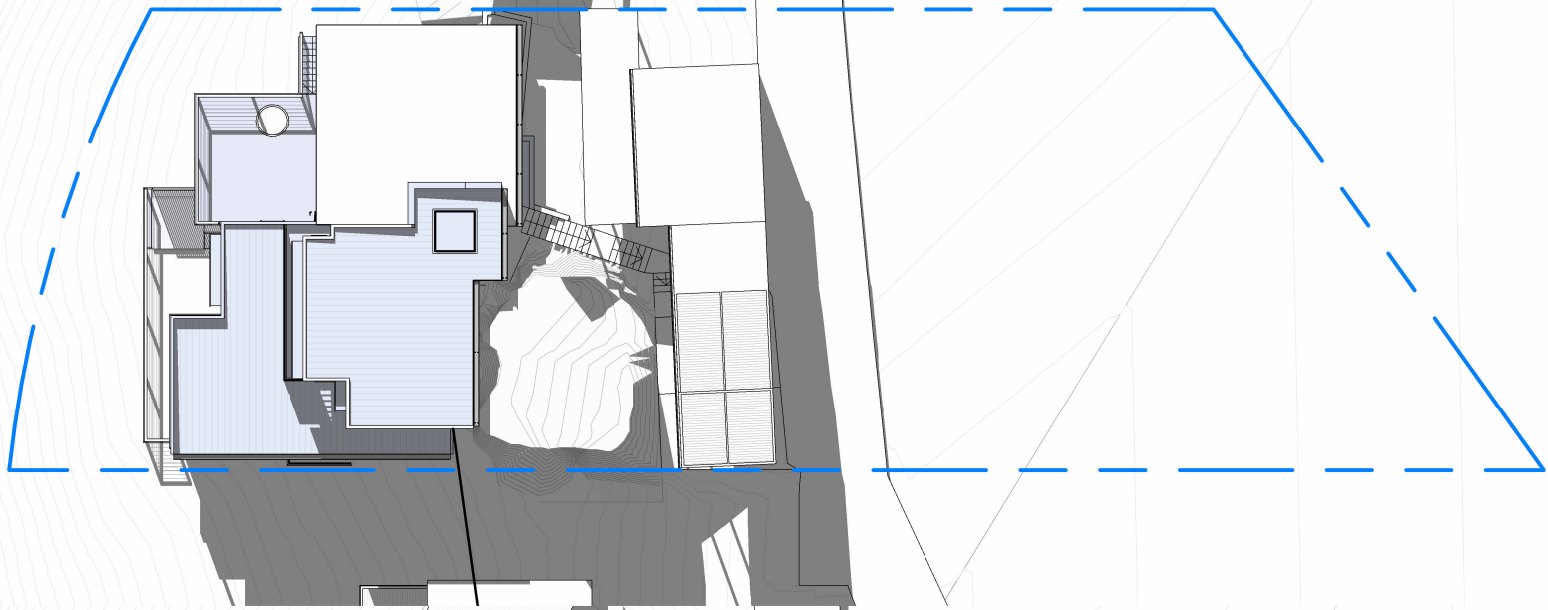


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					ISSUE	DATE	NOTE				
					A	03.07.25	FOR SUBMISSION				
					B	29.04.25	MOD A				

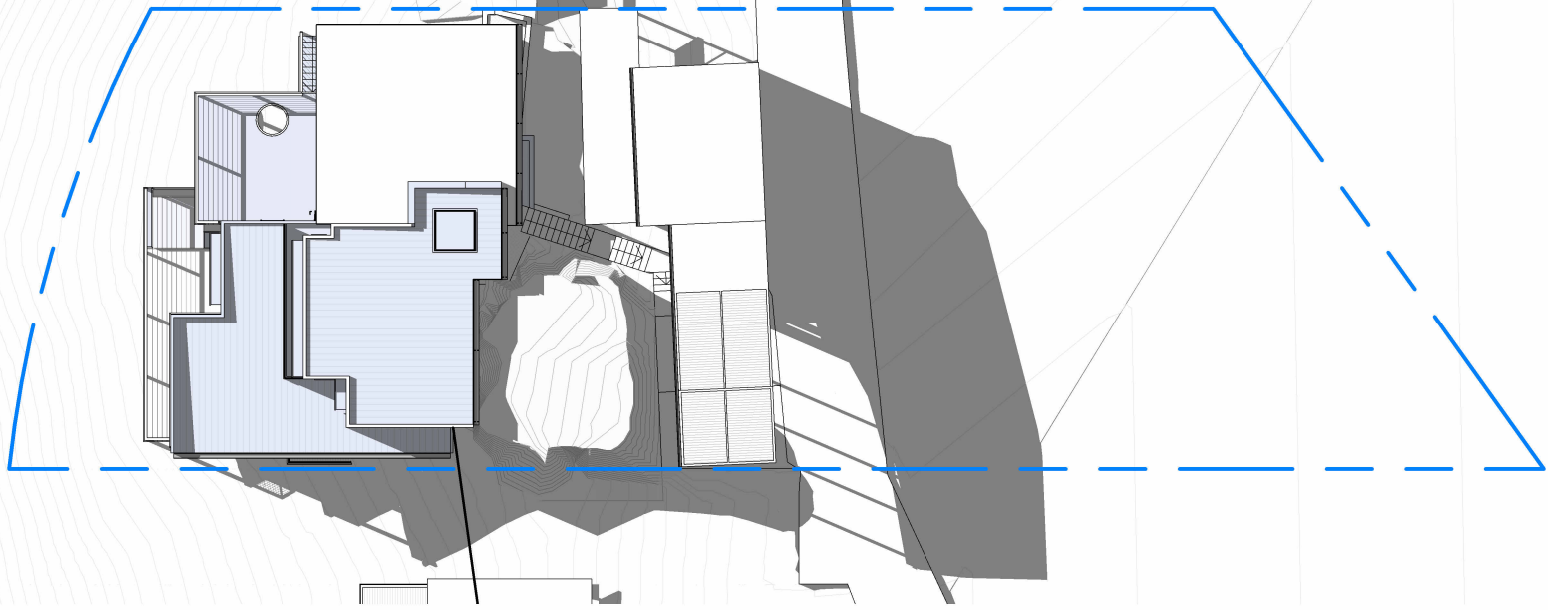
2 PROPOSED - JUNE 21 - 9 AM
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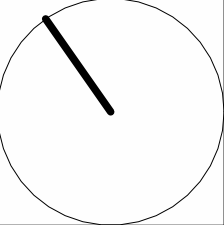


1 PROPOSED - JUNE 21 - 12 PM
1 : 300



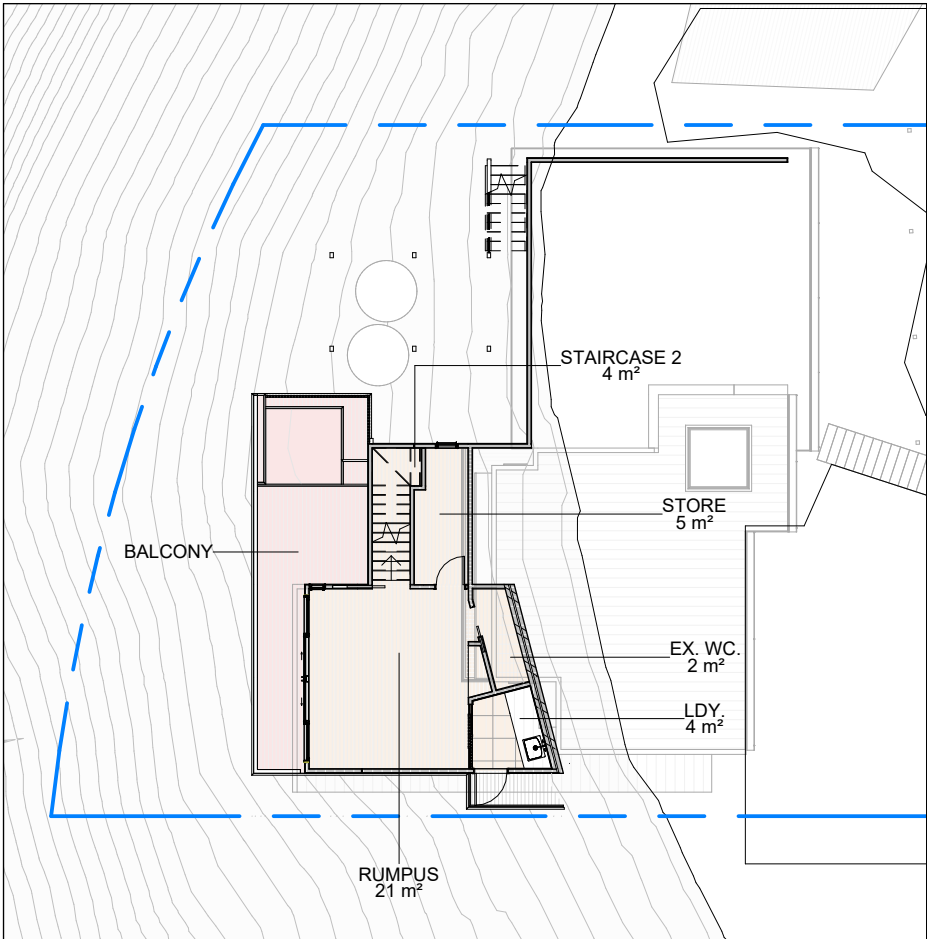
3 PROPOSED - JUNE 21 - 3 PM
1 : 300



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					ISSUE	DATE	NOTE				
					A	03.07.25	FOR SUBMISSION				
					B	29.04.25	MOD A				

GROSS FLOOR AREA LEGEND

- EXTERIOR
- L0



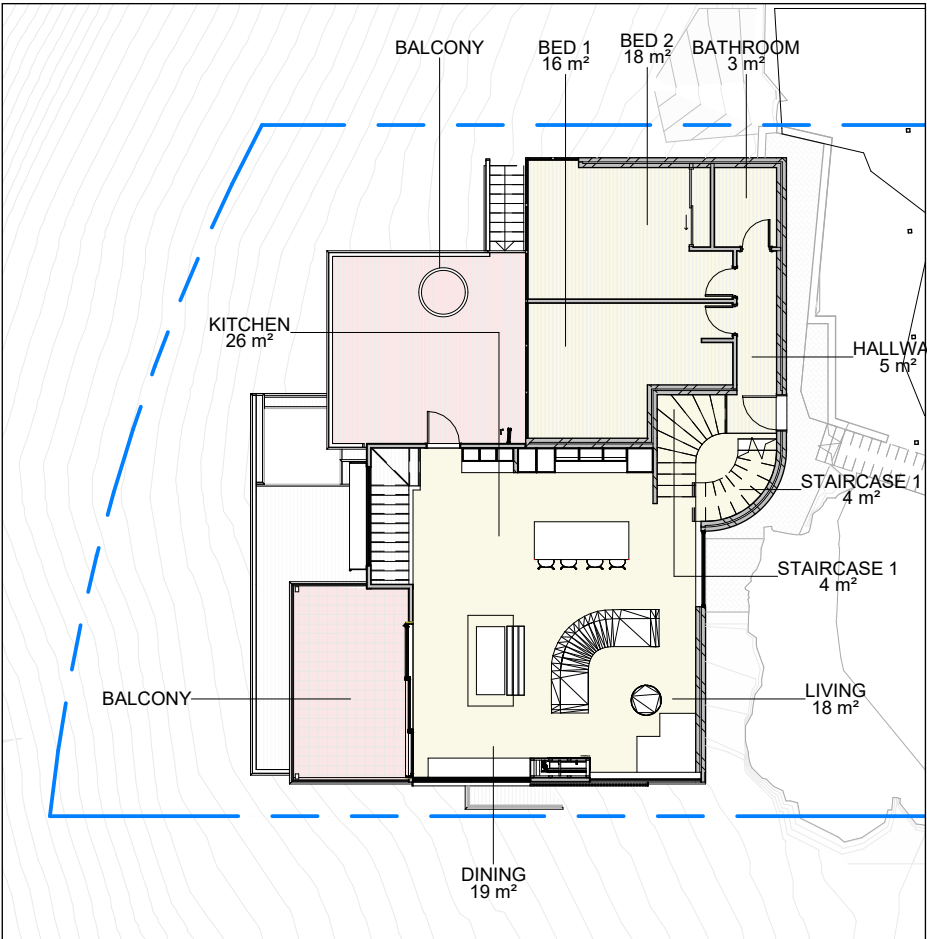
1 LEVEL 0 - GROSS FLOOR AREA
1 : 200

GROSS FLOOR AREA SCHEDULE

LEVEL	ROOM NAME	AREA
L0	EX. WC.	2.4 m ²
L0	LDY.	3.9 m ²
L0	RUMPUS	20.8 m ²
L0	STAIRCASE 2	3.9 m ²
L0	STORE	4.8 m ²
		35.8 m ²

GROSS FLOOR AREA LEGEND

- EXTERIOR
- L1



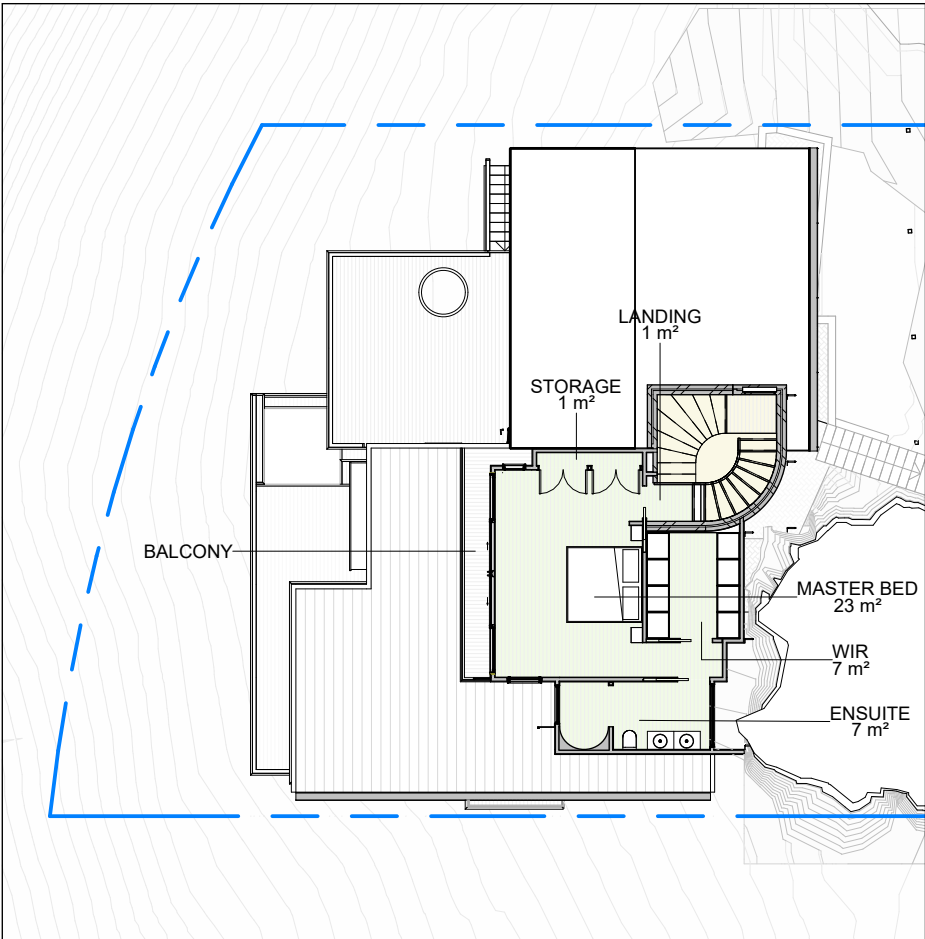
3 LEVEL 1 - GROSS FLOOR AREA
1 : 200

GROSS FLOOR AREA SCHEDULE

LEVEL	ROOM NAME	AREA
L1	BATHROOM	3.5 m ²
L1	BED 1	16.2 m ²
L1	BED 2	17.9 m ²
L1	DINING	18.7 m ²
L1	HALLWAY	5.3 m ²
L1	KITCHEN	25.9 m ²
L1	LIVING	18.3 m ²
L1	STAIRCASE 1	8.0 m ²
		113.8 m ²

GROSS FLOOR AREA LEGEND

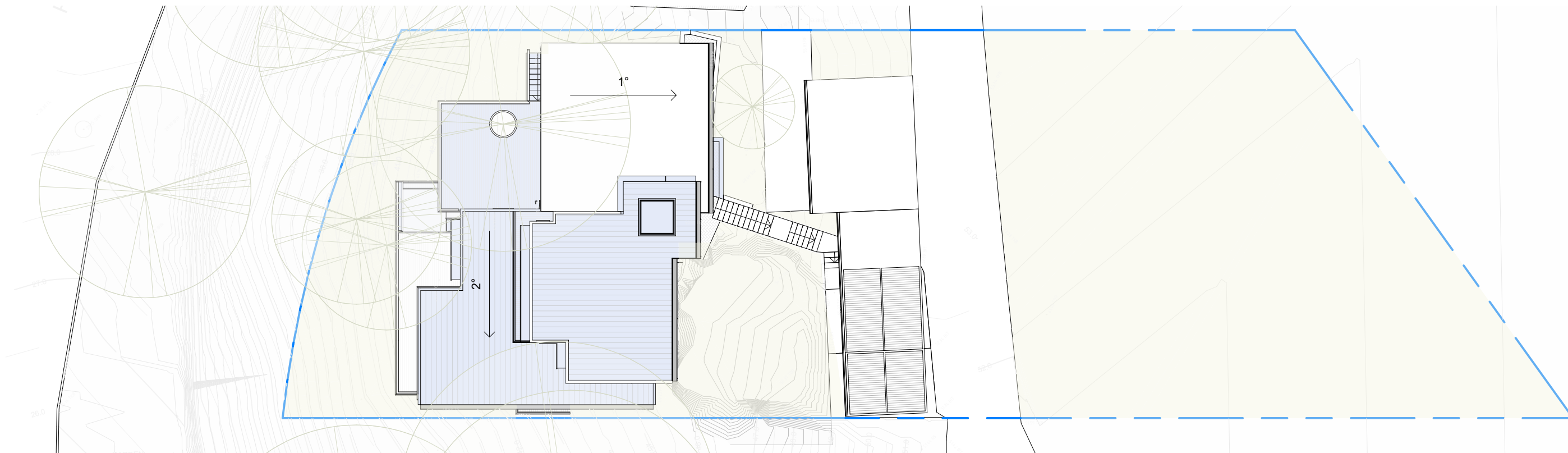
- EXTERIOR
- L1
- L2



2 LEVEL 2 - GROSS FLOOR AREA
1 : 200

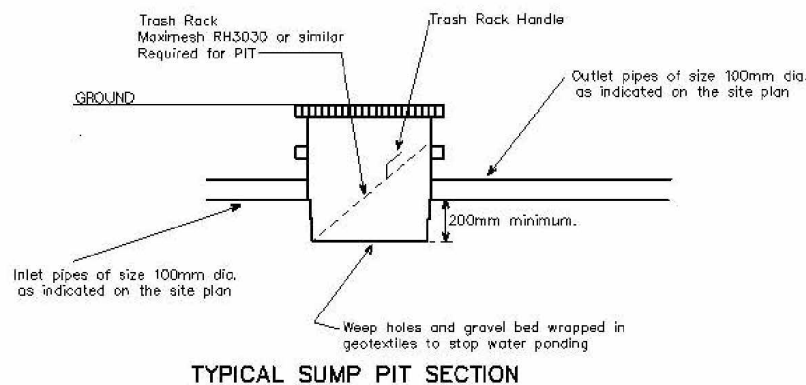
GROSS FLOOR AREA SCHEDULE

LEVEL	ROOM NAME	AREA
L2	ENSUITE	6.8 m ²
L2	LANDING	1.3 m ²
L2	MASTER BED	23.3 m ²
L2	STORAGE	1.0 m ²
L2	WIR	6.9 m ²
		39.3 m ²
	TOTAL AREA	188.9 m ²



1 STORMWATER CONCEPT PLAN
1 : 200

NOTE
Downpipes can be connected to existing stormwater system.
However, existing pipelines need to be checked and repaired in accordance to AS 3500.
Dimension and slope of existing pipes need to be checked in accordance with AS 3500 to ensure adequacy



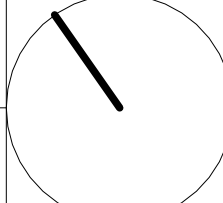
DRAINAGE PIPE NOTES.

Slope of pipes to be a minimum of 1:100 i.e. 1%
All levels and dimensions to be checked and confirmed on site.
All design work and works to be in accordance with AS/NZS 3500.5 (2000) and AS/NZS 3500.3.2 (1998)

All pipes unless otherwise specified on the plan to be 100 dia. UPVC pipe.

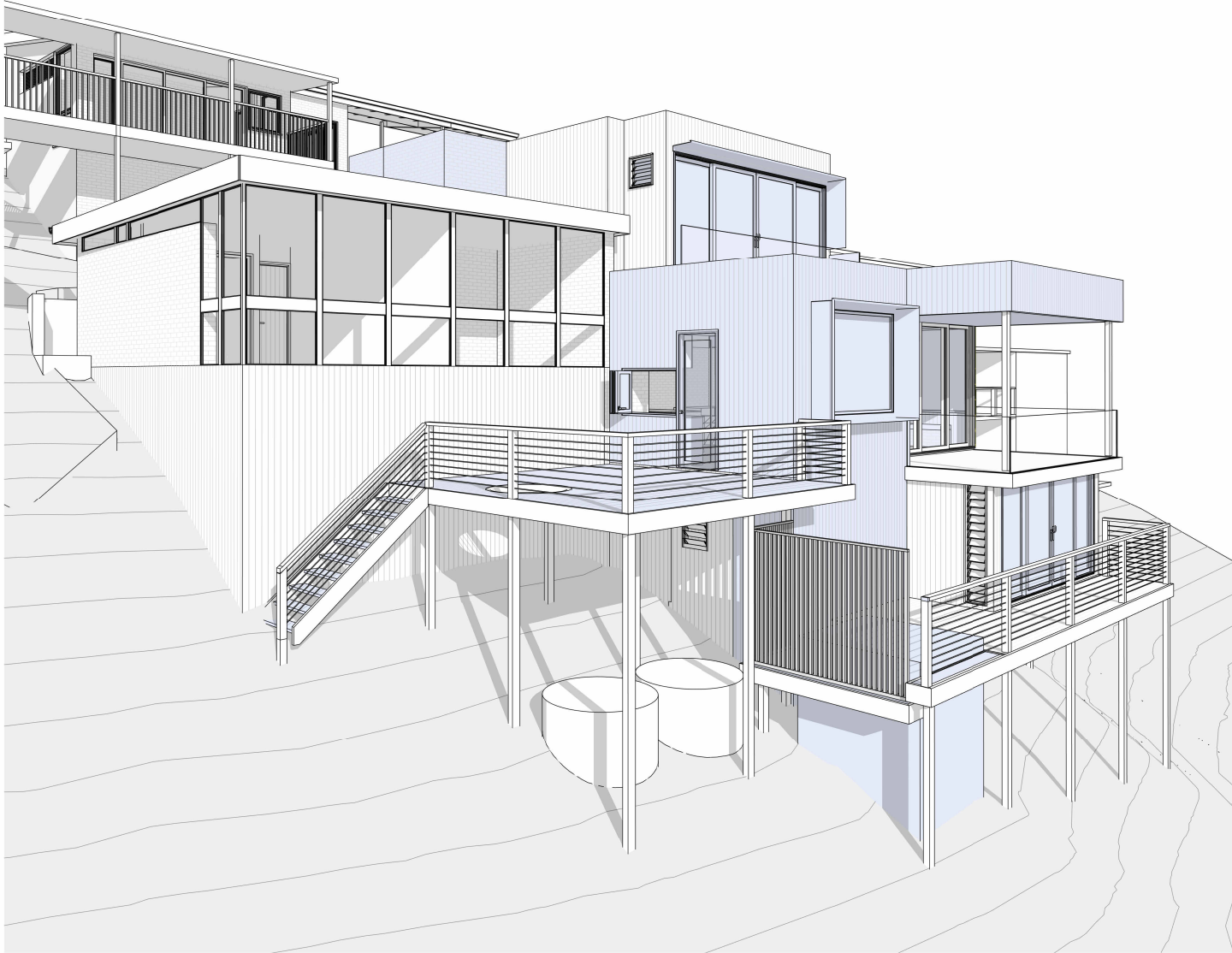
Inspection openings will be required at even spacings not more than 30 metres apart and at any change of direction greater than 45 degrees.

The Eaves Gutter connected to all DP's to have a minimum cross sectional area of 6365 sq. mm or similar. Downpipes attached to the eaves gutter to have a minimum diameter of 90mm or 100 x 50 rect. or similar.

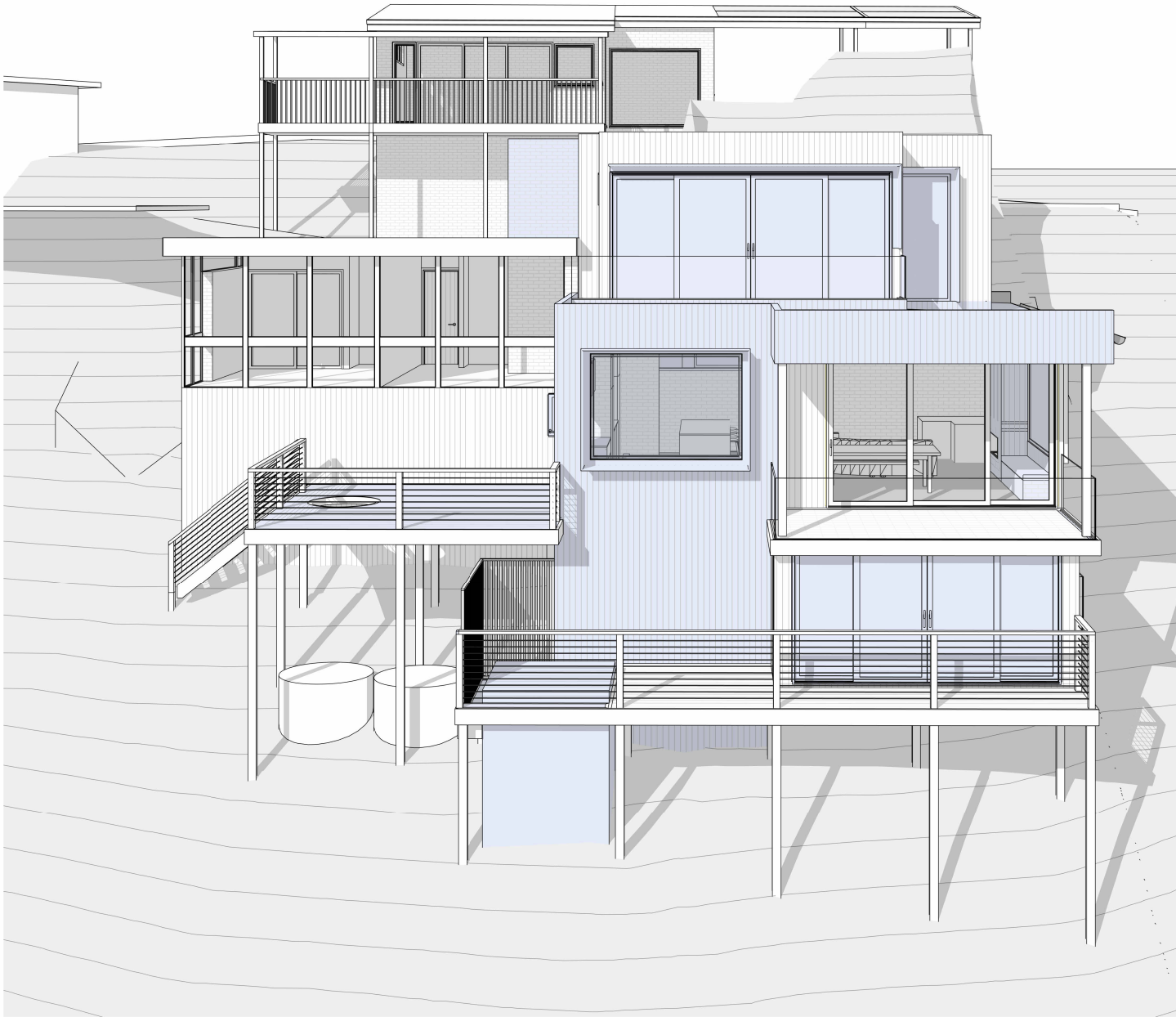
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					ISSUE	DATE	NOTE				
					A	03.07.25	FOR SUBMISSION				

LEVEL 0	NORTH EAST ELEVATION TOTAL 1.3 m2 W1 - 0.9 m² W21 - 0.4 m² OBSCURE GLASS	SOUTH EAST ELEVATION TOTAL 8.7 m2 W4 - 6.8 m² W23 - 1.9 m² Existing	SOUTH WEST ELEVATION TOTAL 1.7 m2 W10 - 1.7 m² OPEN OUT	NORTH WEST ELEVATION TOTAL 9.6 m2 W16 - 9.6 m² W19 - 2.5 m²	OMITTED W12 - W14 REMOVED FROM LIST W2 - W5 - W6 - W7 - W9- W11 - W17 - SK 1 ADDED W2.1 - W2.2 - W21- W22 - SK2 MODIFIED W1 - W4 - W8 - W10 - W13 - W15 - W16 - W19 - W20 NOT MODIFIED W3 - W3.1 - W18 NOTE: WINDOW RESTRICTED OPENING AS REQUIRED SKYLIGHT SK2
	TOTAL 3.2 m2 W2.2 - 1.2 m² W2.1 - 2.0 m² OPEN OUT OPEN OUT		TOTAL 7.5 m2 W13 - 6.5 m² W22 - 1 m²	TOTAL 4.6 m2 W18 - 4.6 m²	
	TOTAL 0.8 m2 W3 - 0.5 m² W3.1 - 0.3 m²	TOTAL 4.2 m2 W8 - 4.2 m²	TOTAL 2.2 m2 W15 - 2.2 m²	TOTAL 15.7 m2 W20 - 13.2 m² W19 - 2.5 m²	
	WINDOW SCHEDULE 1 : 50				

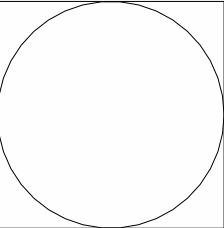
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		Project Address 293 HUDSON PARADE, CLAREVILLE, 2107.	Sheet Title WINDOW SCHEDULE		ISSUE	DATE	NOTE	0275	22	B	
					A B	03.07.25 29.04.25	FOR SUBMISSION MOD A	Scale 1 : 50	Sheet A 3	Code MOD DA	

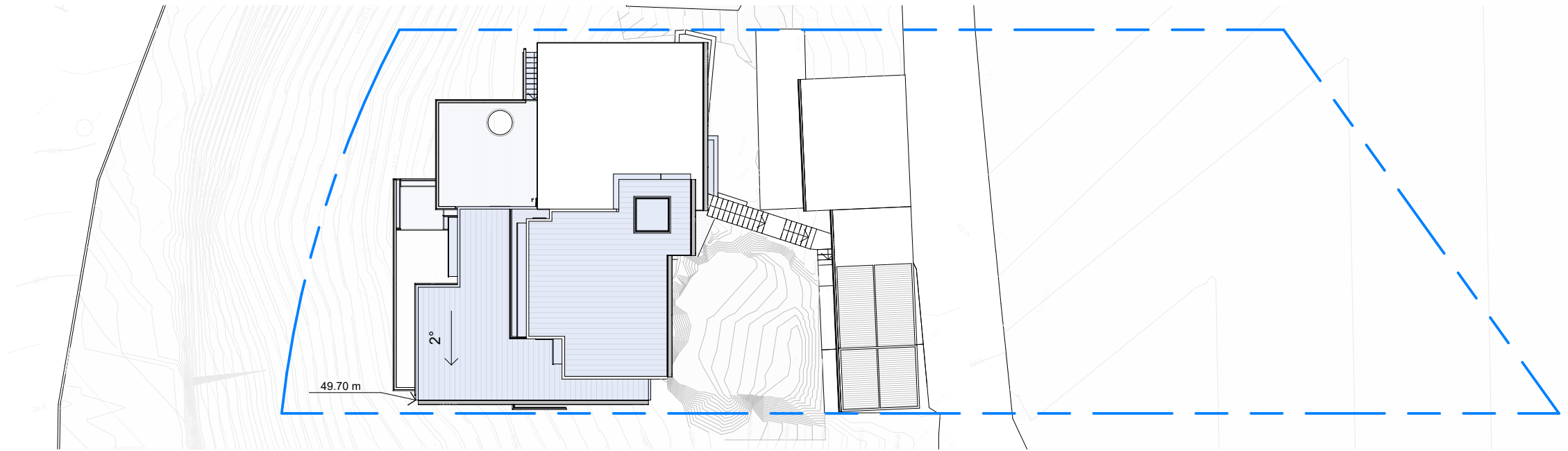


1 3D View 1

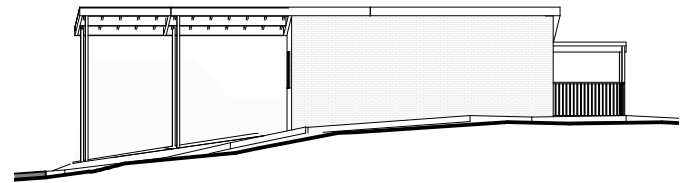


2 3D View 2

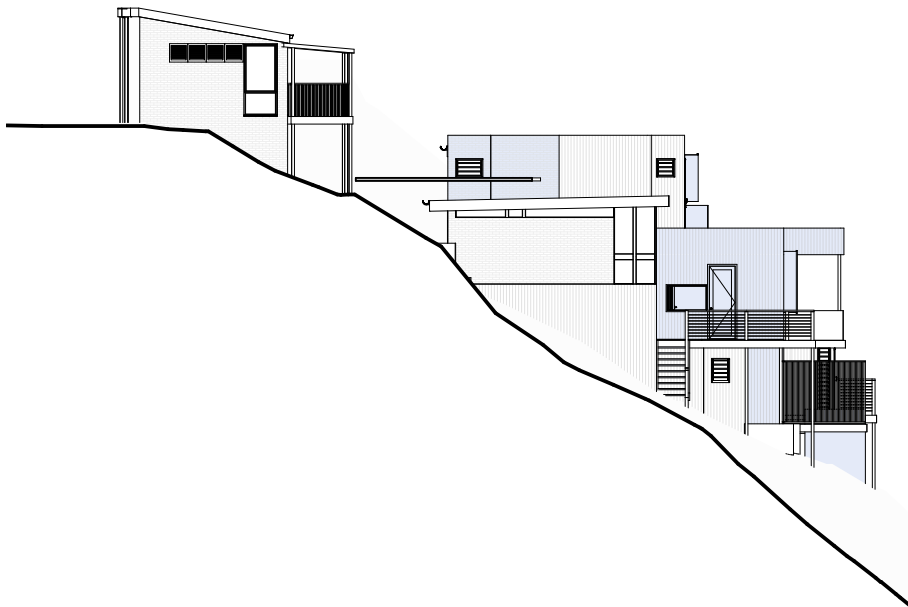
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					A	03.07.25	FOR SUBMISSION				
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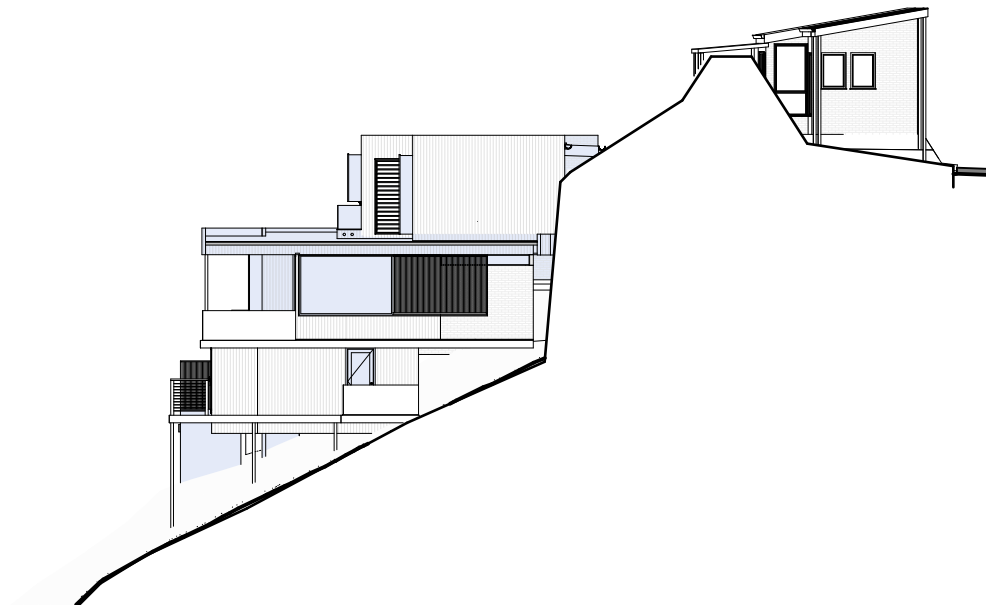
1 SITE PLAN - NOTIFICATION
1 : 250



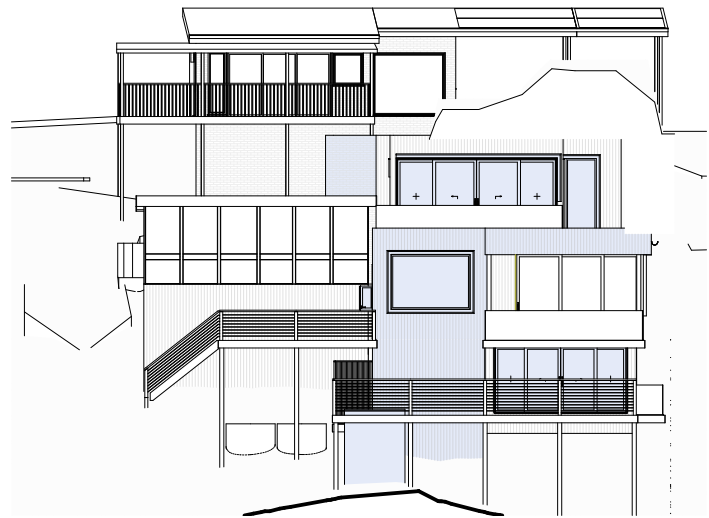
4 SOUTH EAST ELEVATION - NOTIFICATION
1 : 250



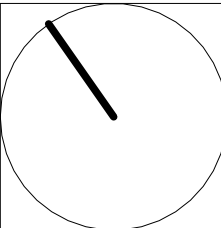
2 NORTH EAST ELEVATION - NOTIFICATION
1 : 250



5 SOUTH WEST ELEVATION - NOTIFICATION
1 : 250



3 NORTH WEST ELEVATION - NOTIFICATION
1 : 250

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		MEAGAN & ALEX COCKERTON	MODIFICATION DOCUMENTATION TO APPROVED DA 2024/1276		ISSUE	DATE	NOTE	0275	24	B	
		Project Address	Sheet Title		A	03.07.25	FOR SUBMISSION	Scale	Sheet	Code	
		293 HUDSON PARADE, CLAREVILLE, 2107.	NOTIFICATION		B	29.04.25	MOD A	1 : 250	A 3	MOD DA	