



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histsncds@cambridgema.gov URL: www.cambridgema.gov/historic/midcambridgehome.html

APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: _____, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

Name of Property Owner of Record: _____

Mailing Address: _____

Telephone/Fax: _____ E-mail: _____

Signature of Property Owner of Record*: _____

(Required field; application will not be considered complete without property owner's signature)

*I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.

Name of proponent, if not record owner: _____

Mailing Address: _____

Telephone/Fax: _____ E-mail: _____

(for office use only):

Date Application Received: _____ Case Number: _____ Hearing Date: _____

Type of Certificate Issued: _____ Date Issued: _____

Section II:

Is property listed on the National Register of Historic Places? _____ Publicly owned? _____

Current Zoning District: _____ Current Use: _____

Section III:

Will this project require: variance _____ special permit _____

If yes, nature of zoning relief sought: setbacks _____ FAR _____ use _____

height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions:

_____ floor area of existing structures on the lot

_____ amount of floor area (gross square feet) of proposed construction

_____ percentage increase in total floor area after construction

_____ total area of lot in square feet

_____ percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition

_____ floor area of existing structure

_____ percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

_____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

_____ increase or reduction of window or door size;

_____ relocation of windows or doors;

_____ change in slope, pitch, or configuration of roof;

_____ removal of original or historic roofing material.

(Existing roof not original and material not historic)

Administration of the Mid Cambridge NCD

The administration of the Mid Cambridge Neighborhood Conservation District Commission is guided by the Article III, Section 2.78 of the Code of the City of Cambridge and by the order establishing the district. Before a building permit can be issued for the proposed work, the Commission must issue one of three types of certificates. A **Certificate of Appropriateness** is issued when the Commission determines that a project is not incongruous with the conservation of the district. A **Certificate of Hardship** is issued when refusal to issue a Certificate of Appropriateness would cause a substantial hardship, financial or otherwise, to the applicant, and when the project can be approved without substantial detriment to the public welfare or substantial derogation of the purpose of the order. A **Certificate of Non-Applicability** is issued for projects that are not subject to review. The last certificate is issued by the staff of the Commission without the Commission's full review.

In making its determinations, the Commission considers the impact of the proposal on the District as a whole and the potential adverse effects of the proposal on the surroundings. The objectives of the District are to 1) avoid excessive infill, 2) encourage new construction that complements existing buildings, 3) encourage the preservation of neighborhood buildings, 4) protect National Register properties, and 5) enhance the economic vitality of the neighborhood.

Instructions for completing this application

This application must be filed at the offices of the Cambridge Historical Commission, under whose auspices the Mid Cambridge Neighborhood Conservation District Commission is staffed, **before** work begins. It must be accompanied by the required materials indicated on this application form and should include any other materials that may assist the Commission in making its decision. Filing deadlines may be obtained by calling the Cambridge Historical Commission office, 617 349 4683 (TTY 617 349 6112). **The Commission welcomes advance inquiries for interpretation of the order; please contact Allison Crosbie (617-349-4686 or acrosbie@cambridgema.gov) at the Cambridge Historical Commission if you have any questions regarding this process.**

On receipt of a completed application, the Commission staff will schedule a public hearing for the next available regularly-scheduled meeting of the Commission and send out the necessary public notifications of the hearing.

Owners are strongly urged to appear before the Commission in person. Though not required, professional consultants, such as architects, attorneys, contractors, engineers, or landscape architects, may attend at the owner's invitation. Applicants should be aware that exterior construction plans and elevations presented to the Inspectional Services Department for issuance of a building permit must conform to exterior construction plans and elevations presented to the Commission for its approval. **Any modifications to plans and elevations made subsequent to the Commission's approval are subject to additional review.** Failure to ensure conformance between Commission-approved plans and elevations and building permit plans and elevations may result in delays and additional appearances before the Commission.

Application Requirements for Binding Review

(Applications will be subject to binding review if they include any of the following: construction involving additions of more than 750 sf of floor area, increase in lot coverage by more than 33%, enlargement of existing floor area by more than 33%, demolition of more than 33% of floor area, any alteration or construction of National Register-listed properties, publicly owned structures, or structures containing a non-conforming use)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

The following are required for ALL applications subject to binding review:

1. Completed application form with a **written description** of the work to be done, **including any repair or replacement of features as part of related rehabilitation.**
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. Schedule of materials (may be described on plans and elevations).
5. If windows are proposed to be altered, provided detailed information about existing windows and renderings of the proposed conditions and product details.
6. **Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.**

In addition, the following are also required for all applications for new structures:

7. Plot plan of existing site, including a dimensioned footprint of all existing buildings, parking areas, and driveways.
8. Sun/shadow study (winter and summer solstices, AM and PM).
9. Streetscape elevation at 1/8th scale showing relative heights and distances of the surrounding buildings in comparison with any proposed new construction.

Application Requirements for Non-Binding (Advisory) Review

(Applications will be subject to non-binding review if they include any of the following: new construction of more than 150 and less than 750 sf of floor area, alterations that require a special permit or variance, alteration that removes, encloses, relocates, increases or diminishes aspects of the exterior architectural fabric of the structure)

Plans not larger than 11" x 17" are preferred. The applicant should provide a total of 10 copies of the application and all supporting materials.

1. Completed application form with a **written description** of the work to be done, **including any repair or replacement of features as part of related rehabilitation.**
2. Assessor's plan of the area showing currently existing structures and the footprint of all proposed construction.
3. Detailed, dimensioned elevations and plans showing all proposed construction, alteration, or demolition.
4. **Any application also needing zoning relief (variance or special permit) must include a copy of the Dimensional Form from Board of Zoning Appeal application.**

PROPOSED 4 FAMILY BUILDING

22-24 Myrtle Ave
Cambridge, MA

RAZETO
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elena.razeto@gmail.com
razetoarchitecture.com



EXISTING STREET VIEW



PROPOSED STREET VIEW

PROPOSED 4 FAMILY
BUILDING
22-24 Myrtle Ave
Cambridge, MA

Title Sheet

Date
12/29/2025

Scale
1/2" = 1'-0"

C01



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**PROPOSED 4 FAMILY
BUILDING**
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Locus Map

C02

Date 12/29/2025

Scale

razetoarchitecture.com

PROPOSED 4 FAMILY
BUILDING
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Cambridge, MA

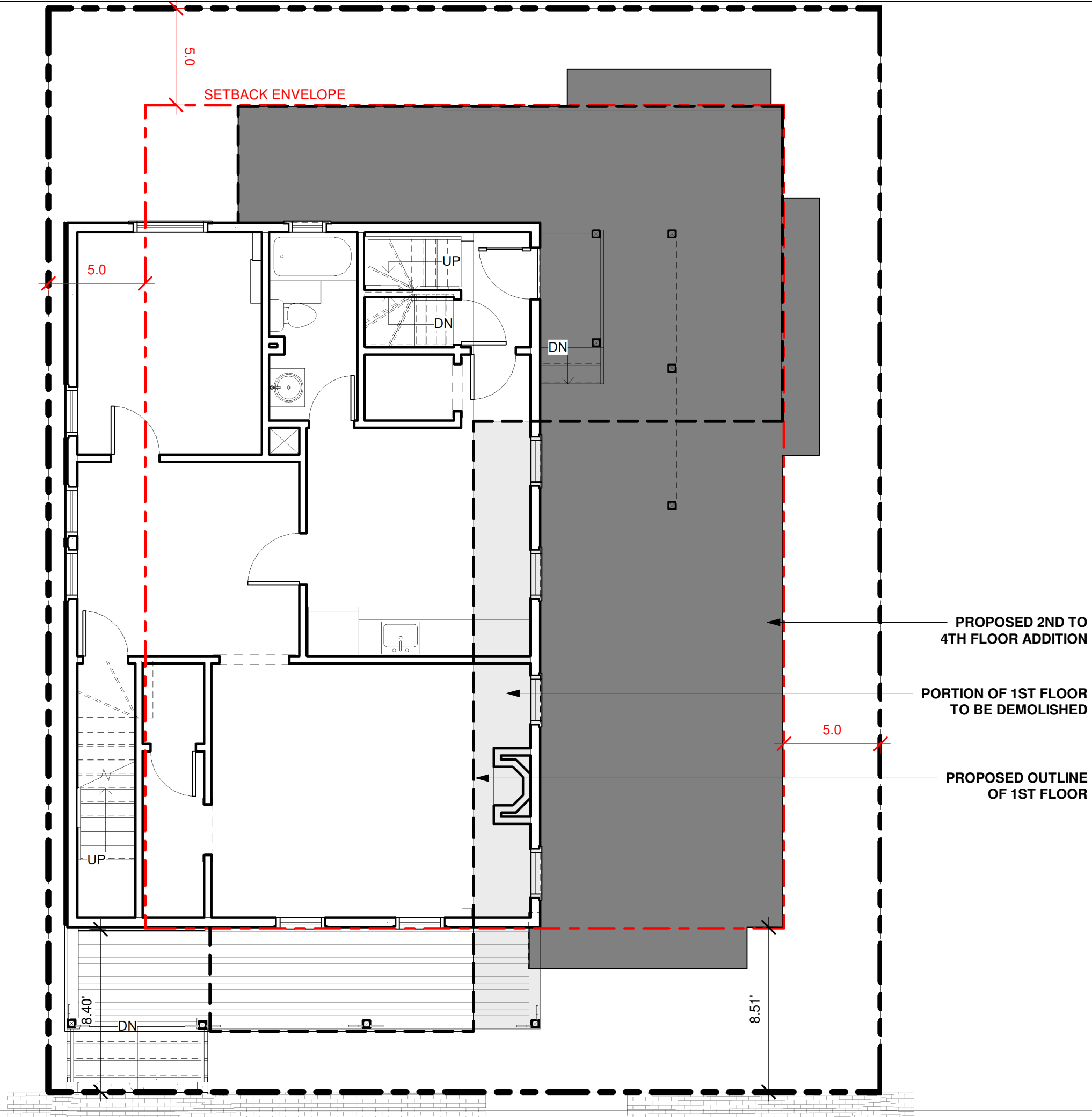
Site Plan

12/29/2025

$$3/16" = 1'-0"$$

C03

12/29/2025 10:36:32 AM



BAY WINDOWS ADDITION:
- GREY HARDIE PANELS W/BLUE BOARD AND BATTEN

PARAPET:
- HARDIE PANELS W/FLOWER BED

MAIN BODY:
- SHIP LAP (8" EXPOSURE)
- RIBBONS BETWEEN WINDOWS ALL BLUE BOARD AND BATTEN

1ST FLOOR AND PORCH ENCLOSURE:
- ALL BLUE HARDIE PANELS AND BOARD AND BATTEN

STEPS, DECK & RAILING:
- METAL RAILING PTD BLACK WITH WOOD HANDRAIL
- STONE TREADS



1 Front View - MATERIALS

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PROPOSED 4 FAMILY
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Material Study

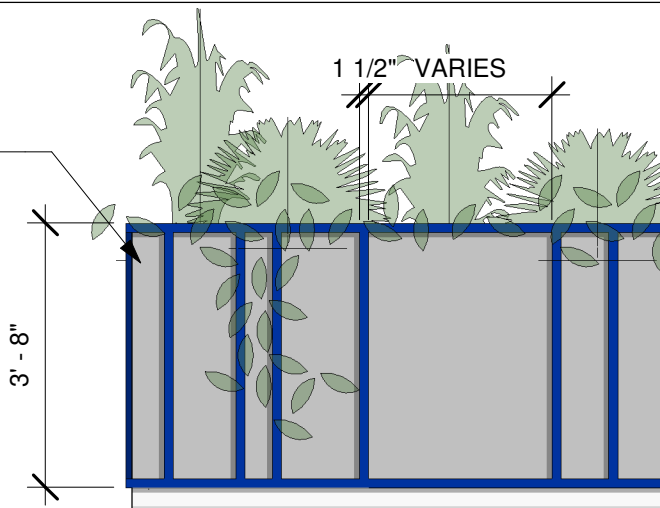
12/29/2025

Date

Scale

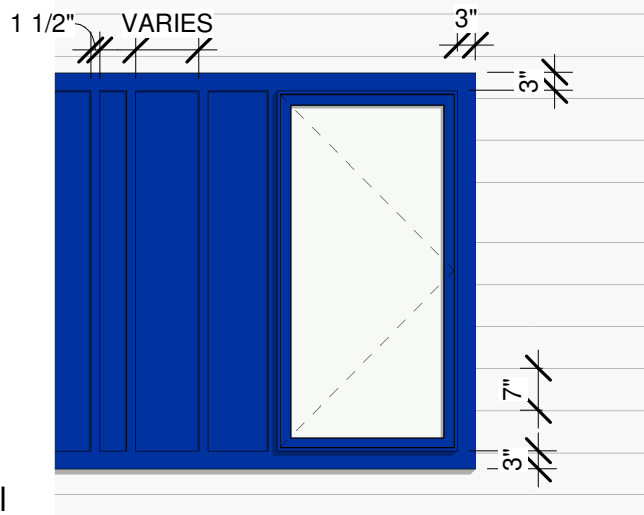
C04

GREY AND BLUE
HARDIE BOARD
AND BATTEN

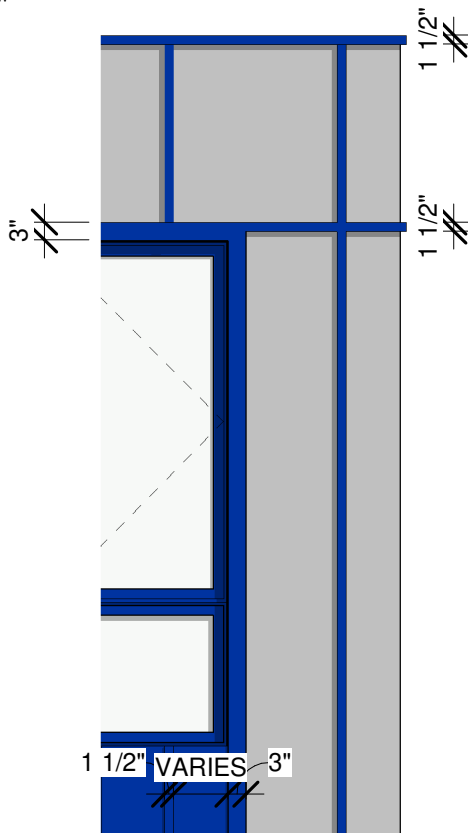


2 Parapet and Flower Bed Detail
3/8" = 1'-0"

- 7" SHIP LAP SIDING
CASEMENT
- WINDOWS TILT AND
TURN W/BUE SASH.
- BLUE TRIM
AROUND WINDOWS
TO CREATE RIBBON
AND FACADE
COMPOSITION

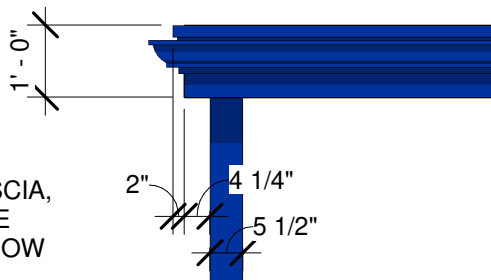


3 Windows Detail
3/8" = 1'-0"



6 Bay Window
3/8" = 1'-0"

COMPOSITE FASCIA,
AND POST, SAME
COLOR AS WINDOW
TRIM



5 Porch Roof Eave
3/8" = 1'-0"



1 Front Elevation- Details Key
1/8" = 1'-0"

●	Elevator Over run	56' - 5"
●	Head House Roof	51' - 11"
●	Roof Parapet	45' - 5"
●	Roof Deck	41' - 11"
●	Top Roof Sheathing	40' - 9"
●	4th Floor	31' - 0"
●	Propsd 3rd floor	21' - 0"
●	Extg. 3rd Floor	18' - 4"
●	Propsd 2nd Floor	11' - 0"
●	Extg. 2nd Floor	9' - 4"
●	1st Floor (28.7')	0' - 0"
●	Average Natural Grade	-2' - 8 1/2"
●	Calc. Average Grade	-4' - 0 23/32"

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**PROPOSED 4 FAMILY
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Front Elevation Details

Date

12/29/2025

Scale

As indicated

C04.1



PERMEABLE CERAMIC BRICK PAVER
JUMBO PERMEABLE PAVER BY BELDEN BRICK OR SIMILAR



BIKE RACK



STEPPING STONES



EXAMPLE OF 6' HT. WOOD PRIVACY FENCE, ALONG
SIDES + REAR PROPERTY LINES

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Landscape Materials

Date	12/29/2025
Scale	1/8" = 1'-0"

C04.2



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Street View		
	Date	12/29/2025
	Scale	
C05.1		



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Street View		
	Date	12/29/2025
	Scale	

C05.2



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Street View		
	Date	12/29/2025
	Scale	
C05.3		



28-30 MYRTLE

22-24 MYRTLE

18-20 MYRTLE

① Street Elevation
1/8" = 1'-0"

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**PROPOSED 4 FAMILY
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22-24 Myrtle Ave
Cambridge, MA

Street Elevation

Date 12/29/2025

Scale 1/8" = 1'-0"

C06

Dimension Regulation - C1				
	.EXISTING	.PROPOSED	.REQUIRED	.CONFORMING
LOT AREA	2,408 S.F.	2,408 S.F.	N/A	YES
FRONT YARD	3.2'	3.2' - ADDITION @ 9.2'	8.4'	YES
RIGHT YARD	10.4'	5'-1"	5'	YES
REAR YARD	11'	5'-1"	5'	YES
LEFT YARD	0.8'	0.8'	5'	Existing NON conforming
USE	2 FAMILY	MULTI FAMILY (4 UNITS)	MULTIFAMILY (9 units max)	YES
STORIES ABOVE GRADE	4	4	4 max	YES
BUILDING HEIGHT	33.1'(*)	44'	45' max	YES
PERMEABLE OPEN SPACE	15.8%	21%	15% min	YES
PRIVATE OPEN SPACE	4%	16.8%	15% min	Existing NON conforming, CONFORMING PROPOSED
TOTAL OPEN SPACE	15.8%	37.9%	30% min	Existing NON conforming, CONFORMING PROPOSED
GFA	2,208 S.F.	5,904 S.F.	9,999 S.F. max	YES
UNITS	2	4	9 max	YES
AFFORDABLE UNITS	0	0	none required	YES
NON AFF. UNITS	2	4	N/A	
CAR PARKING	2	1	none required	YES
BIKE PARKING - LONG TERM	0	4	4	YES
BIKE PARKING - SHORT TERM	0	1	1	YES

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PROPOSED 4 FAMILY
BUILDING

22-24 Myrtle Ave

Cambridge, MA

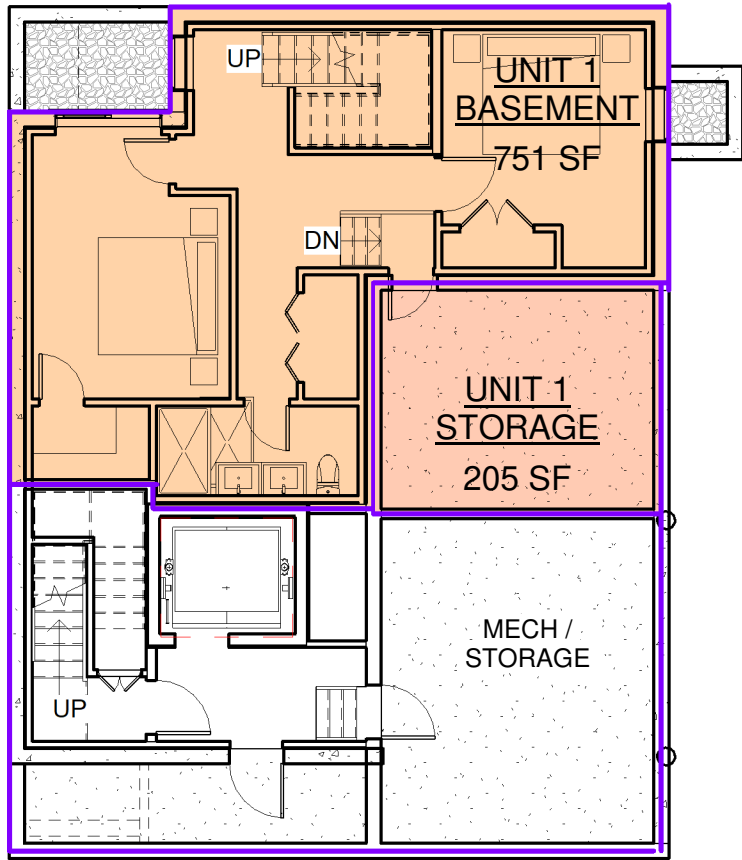
Zoning

Date

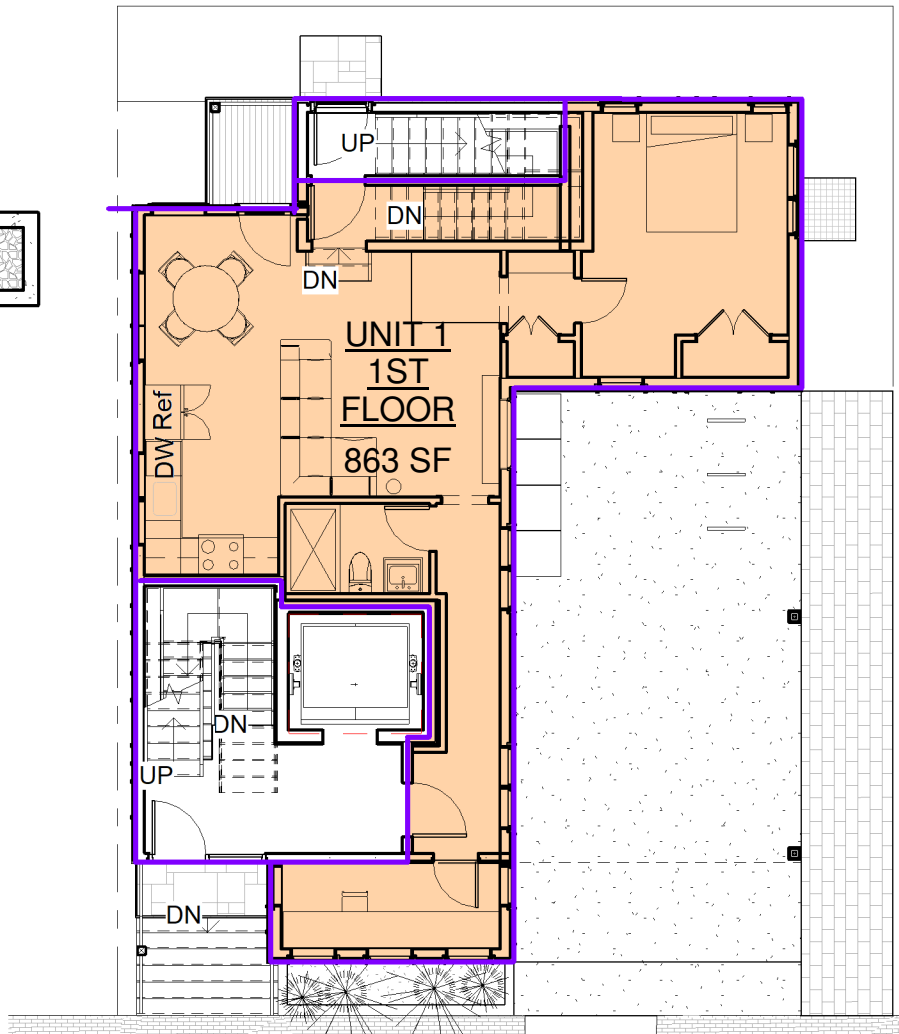
Scale

12/15/2025

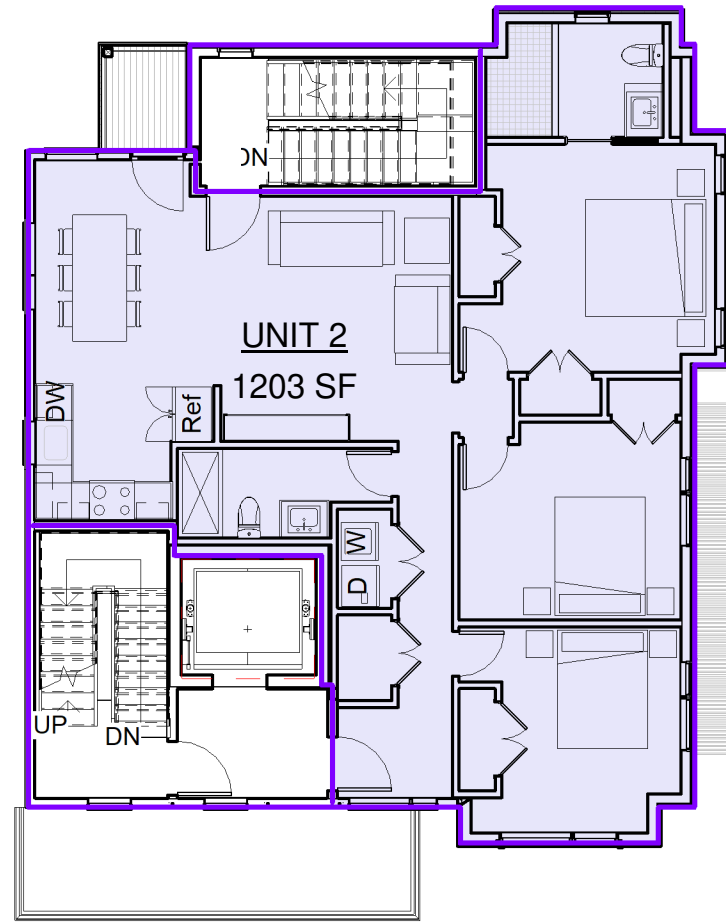
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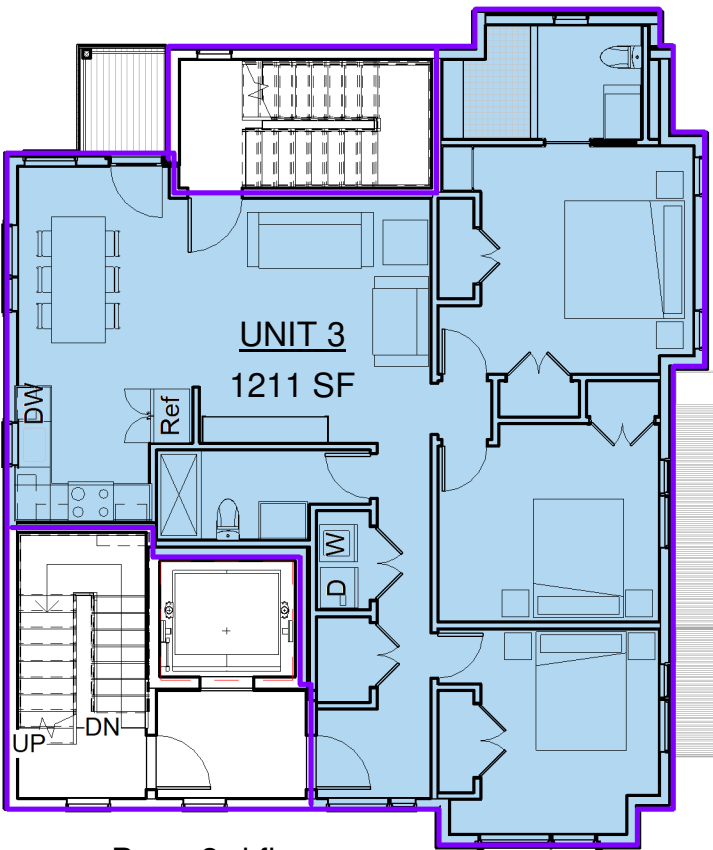
1 Prop. Basement
3/32" = 1'-0"



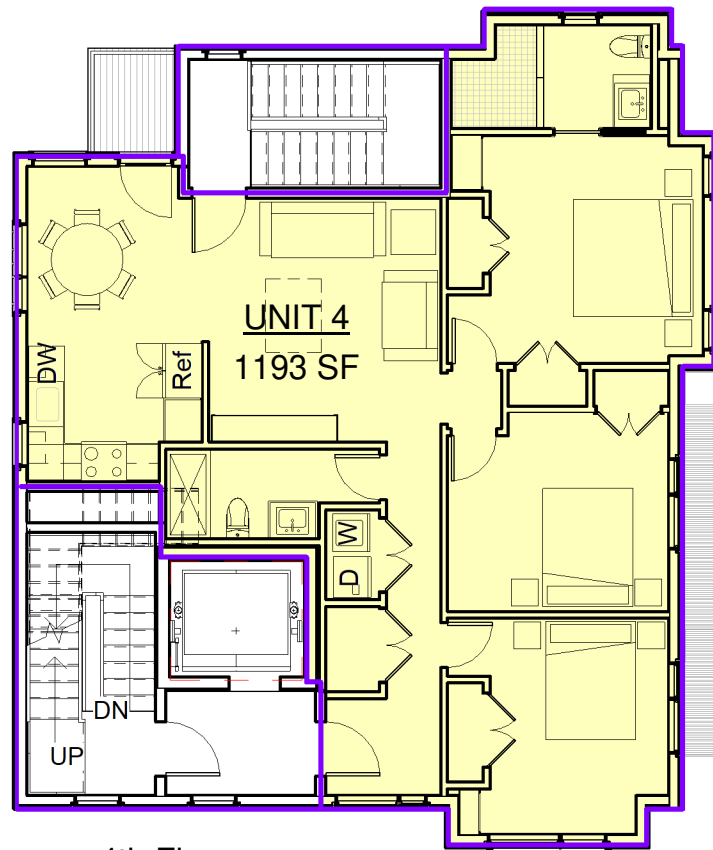
2 1st Floor
3/32" = 1'-0"



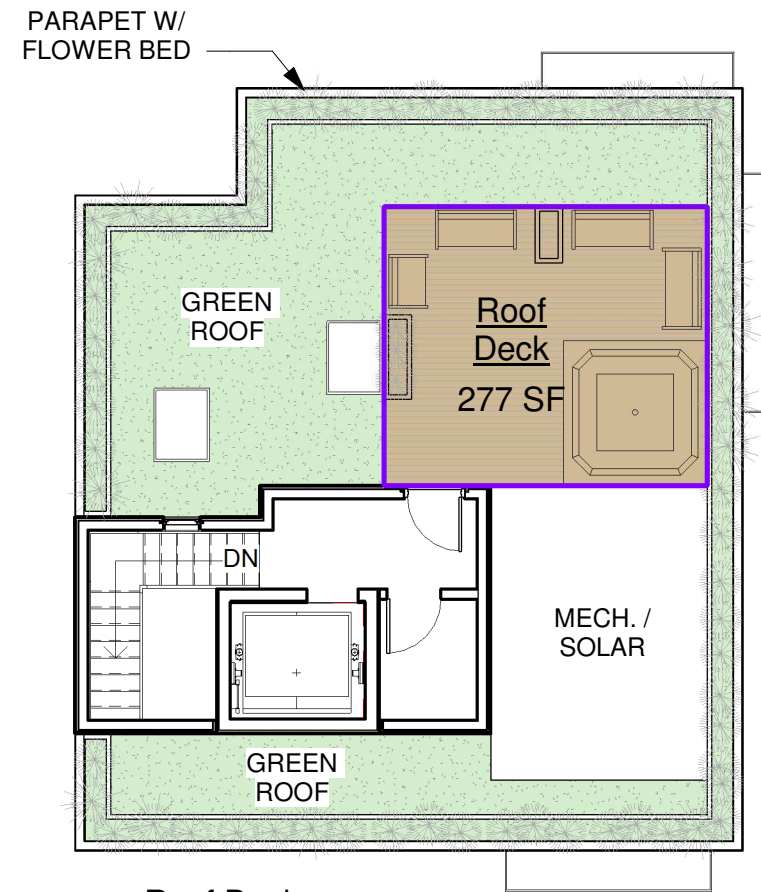
3 2nd Floor
3/32" = 1'-0"



4 Prop. 3rd floor
3/32" = 1'-0"



5 4th Floor
3/32" = 1'-0"



6 Roof Deck
3/32" = 1'-0"

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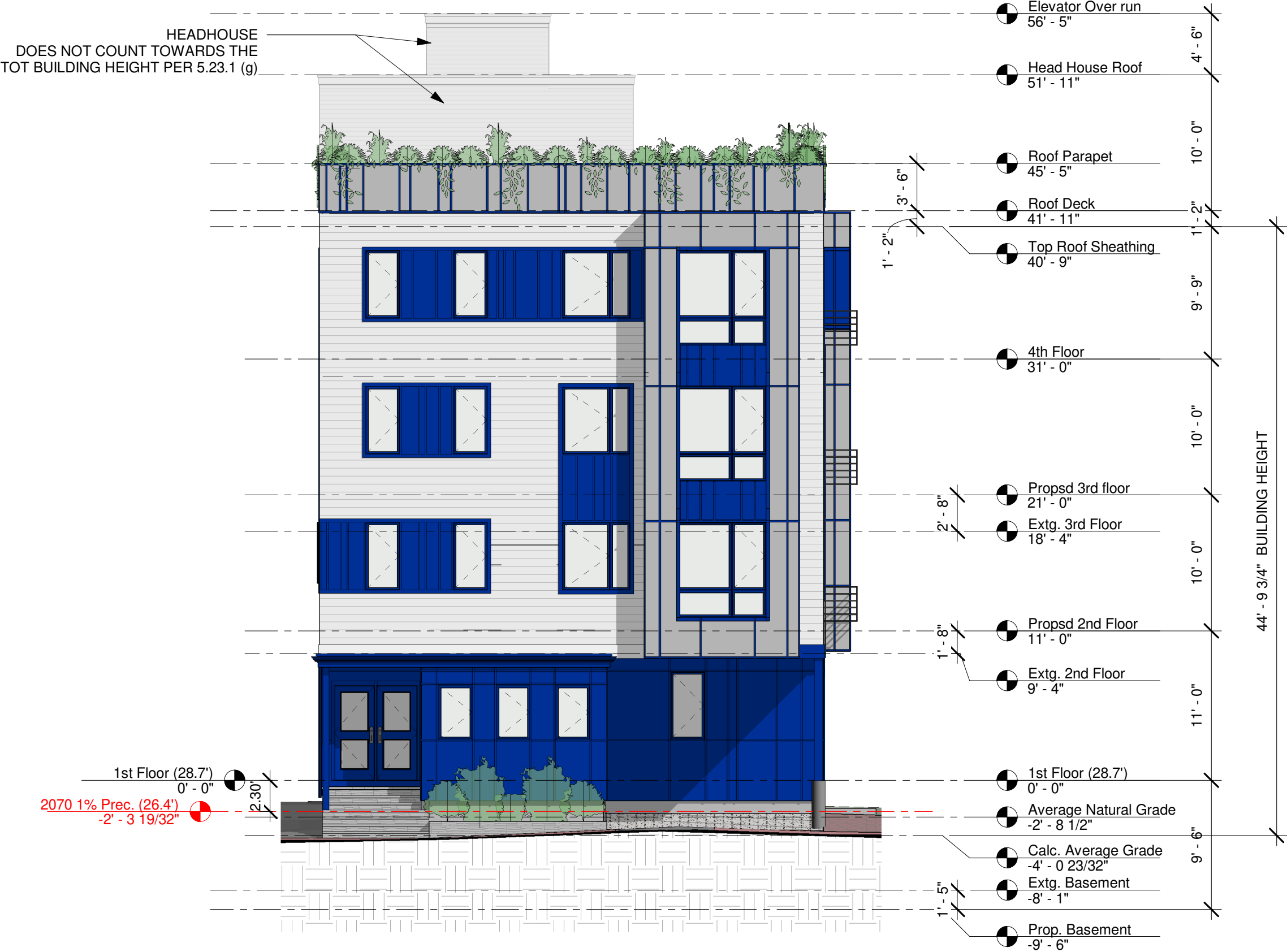
**PROPOSED 4 FAMILY
BUILDING**
22-24 Myrtle Ave
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UNIT LAYOUT

A1

Date 12/29/2025

Scale 3/32" = 1'-0"



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**PROPOSED 4 FAMILY
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Prop. Front Elevation

Date
12/29/2025

Scale
1/8" = 1'-0"

A2.1



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**PROPOSED 4 FAMILY
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22-24 Myrtle Ave
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Prop. Right Side
Elevation

Date
12/29/2025

Scale
1/8" = 1'-0"

A2.2

2070 1% Prec. (26.4')
-2' - 3 19/32"



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**PROPOSED 4 FAMILY
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Prop. Rear Elevation

12/29/2025

Date

1/8" = 1'-0"

Scale

A2.3



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PROPOSED 4 FAMILY

BUILDING

22-24 Myrtle Ave

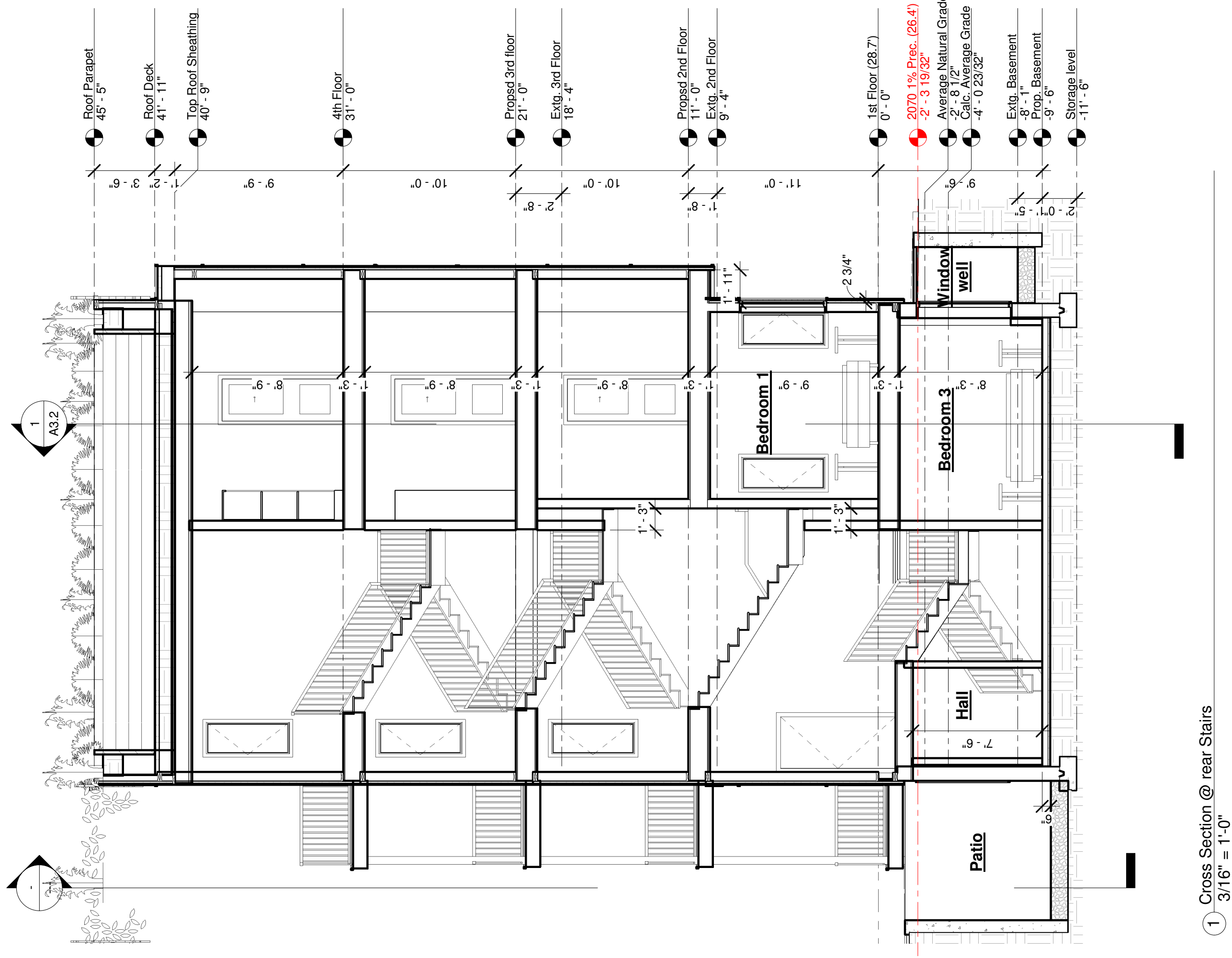
Cambridge, MA

Proposed left Side
Elevation

A2.4

Date 12/29/2025

Scale 1/8" = 1'-0"



**PROPOSED 4 FAMILY
BUILDING**
22-24 Myrtle Ave
Cambridge, MA

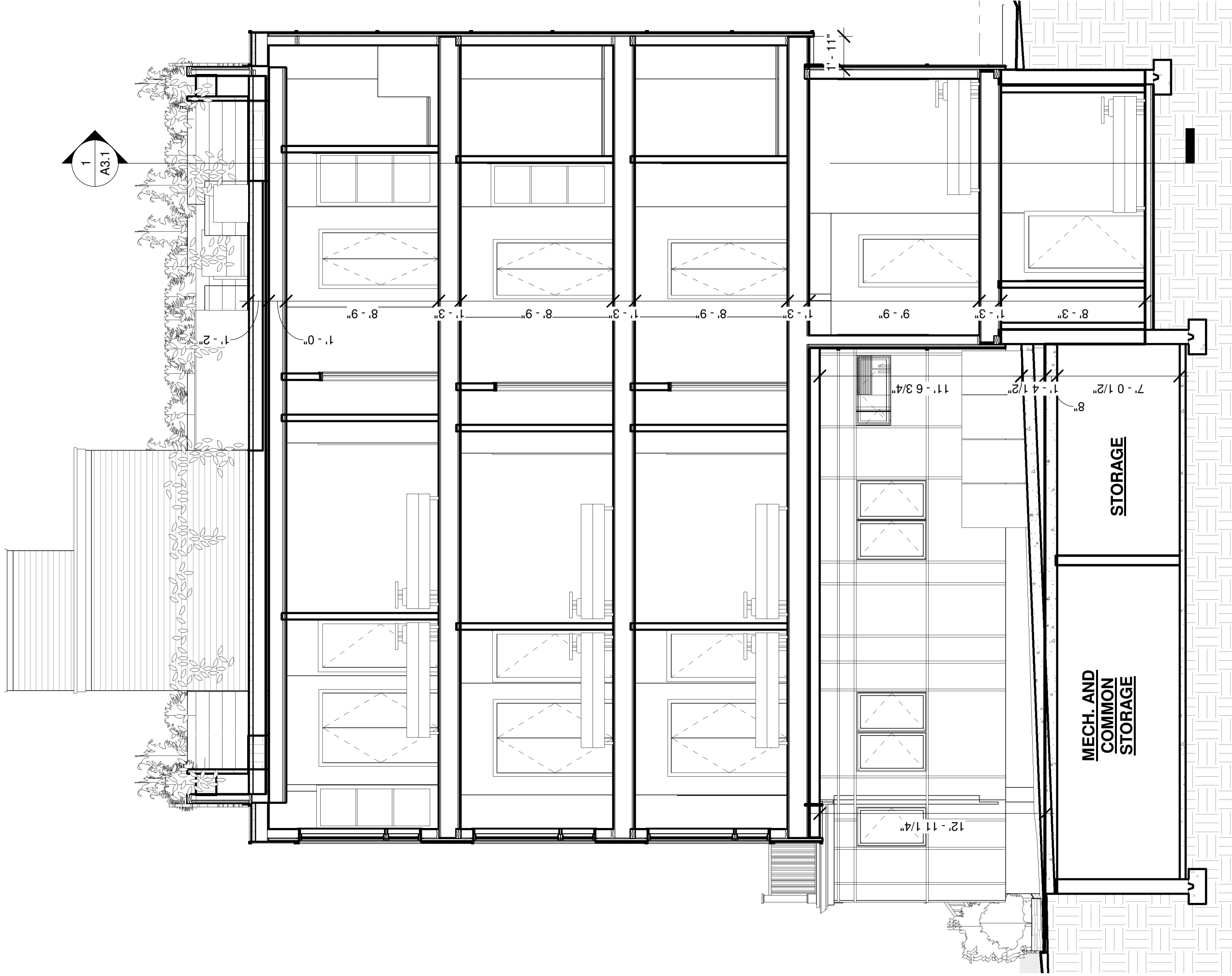
Section through rear stairs

A3.1

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Date 12/29/2025

Scale $3/16" = 1'-0"$



1 Section Through parking
3/16" = 1'-0"

A3.2

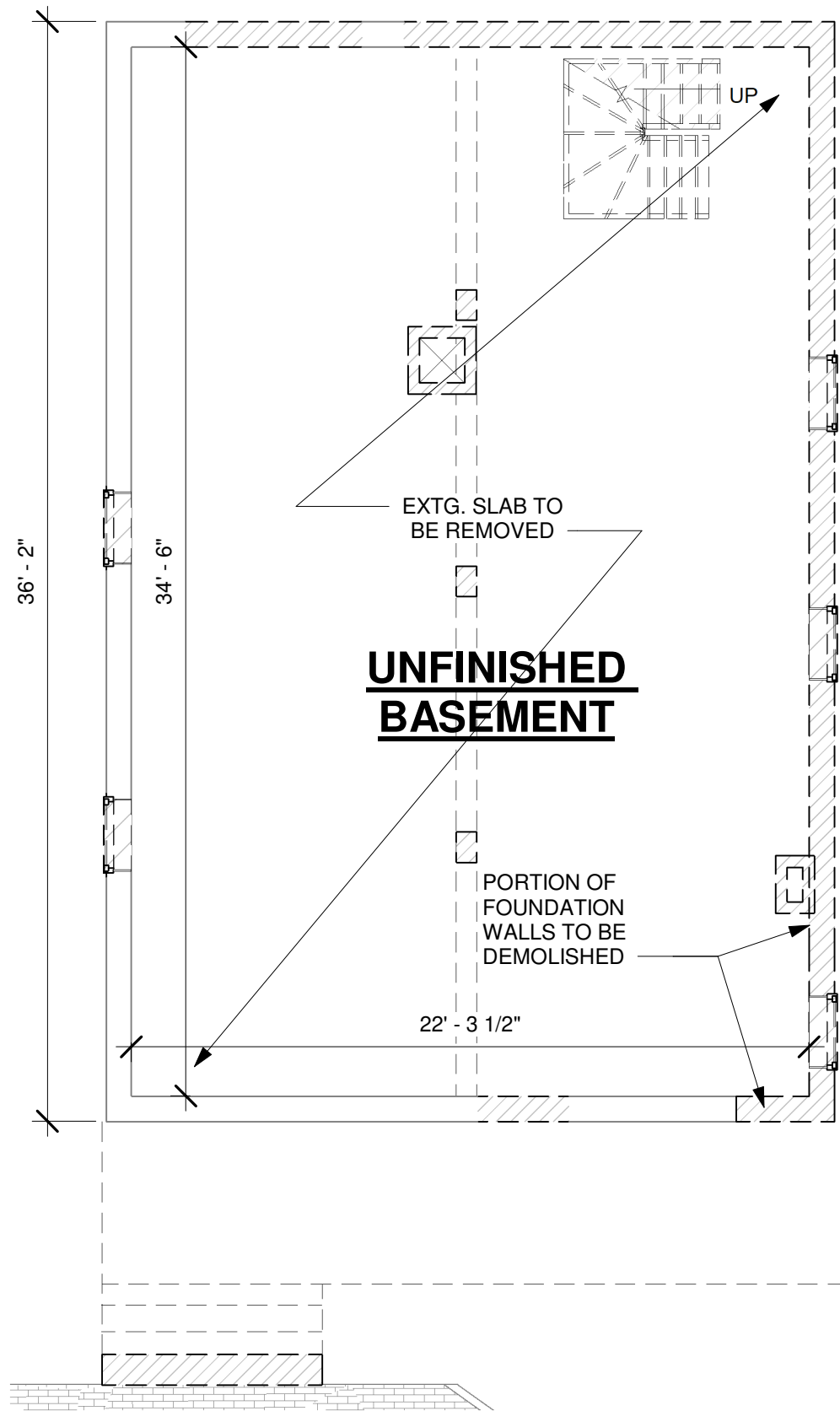
Section Through
Parking

Date 12/29/2025

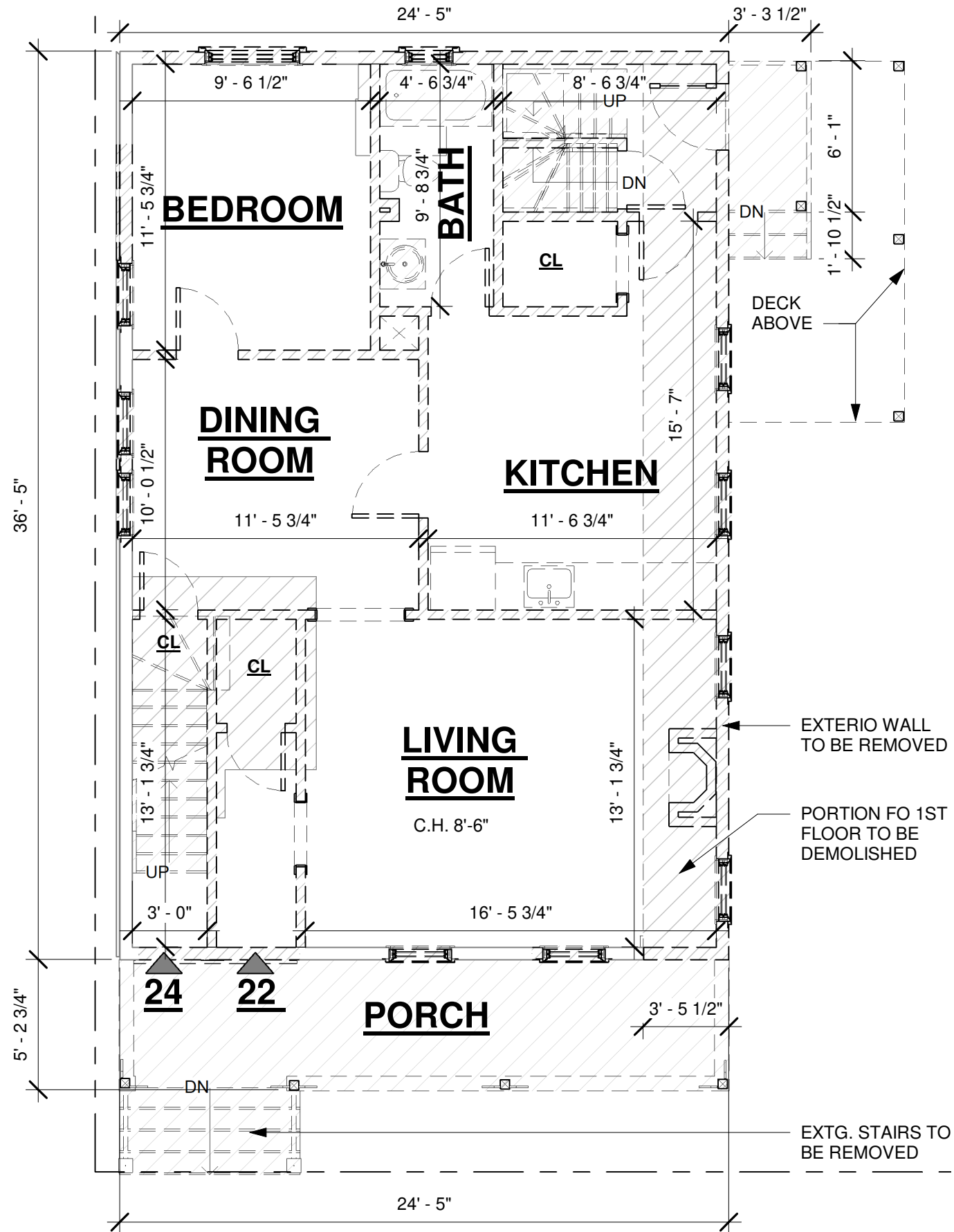
Scale 3/16" = 1'-0"

PROPOSED 4 FAMILY
BUILDING
22-24 Myrtle Ave
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1 Extg.0 Basement
3/16" = 1'-0"



2 Extg. 1st Floor
3/16" = 1'-0"

EXISTING WALLS
TO REMAIN
EXISTING WALLS TO
BE DEMOLISHED

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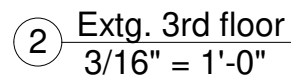
PROPOSED 4 FAMILY
BUILDING
22-24 Myrtle Ave
Cambridge, MA

Extg. Demo Plans

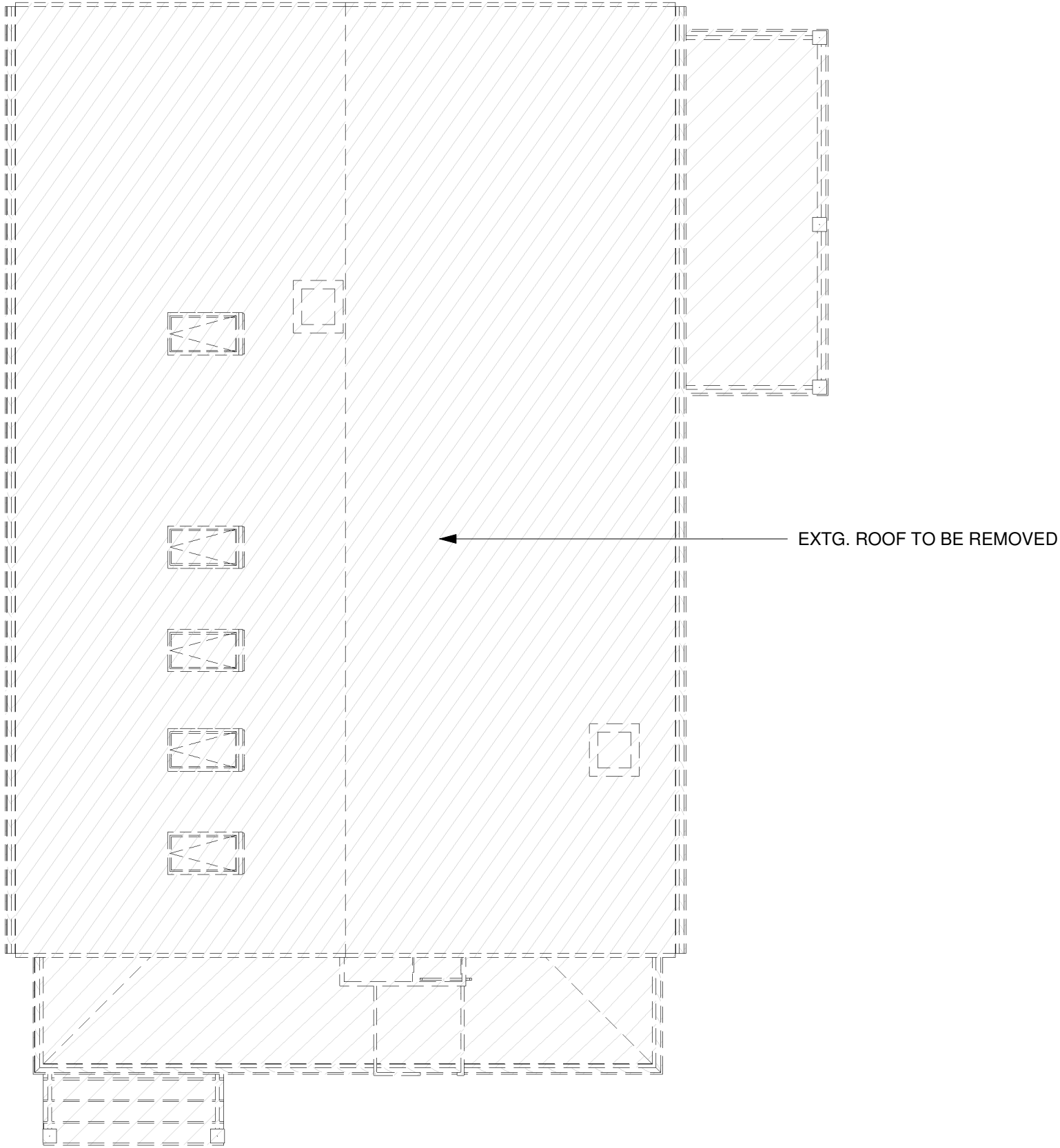
Date
12/29/2025

Scale
3/16" = 1'-0"

D1.1



12/29/2025 10:36:41 AM



1 Extg. Roof
3/16" = 1'-0"

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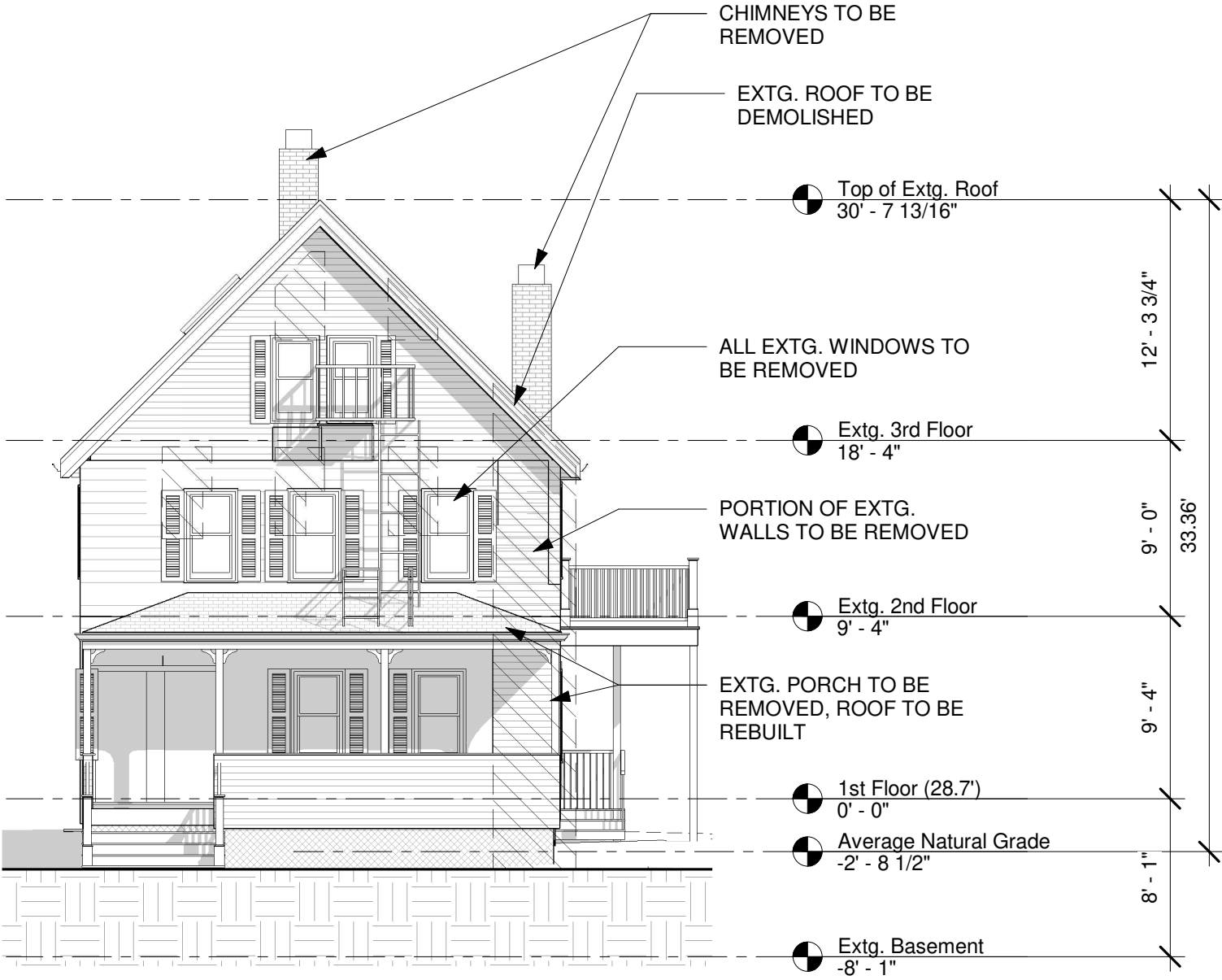
Extg. Demo Plans

12/29/2025

Date
Scale

3/16" = 1'-0"

D1.3

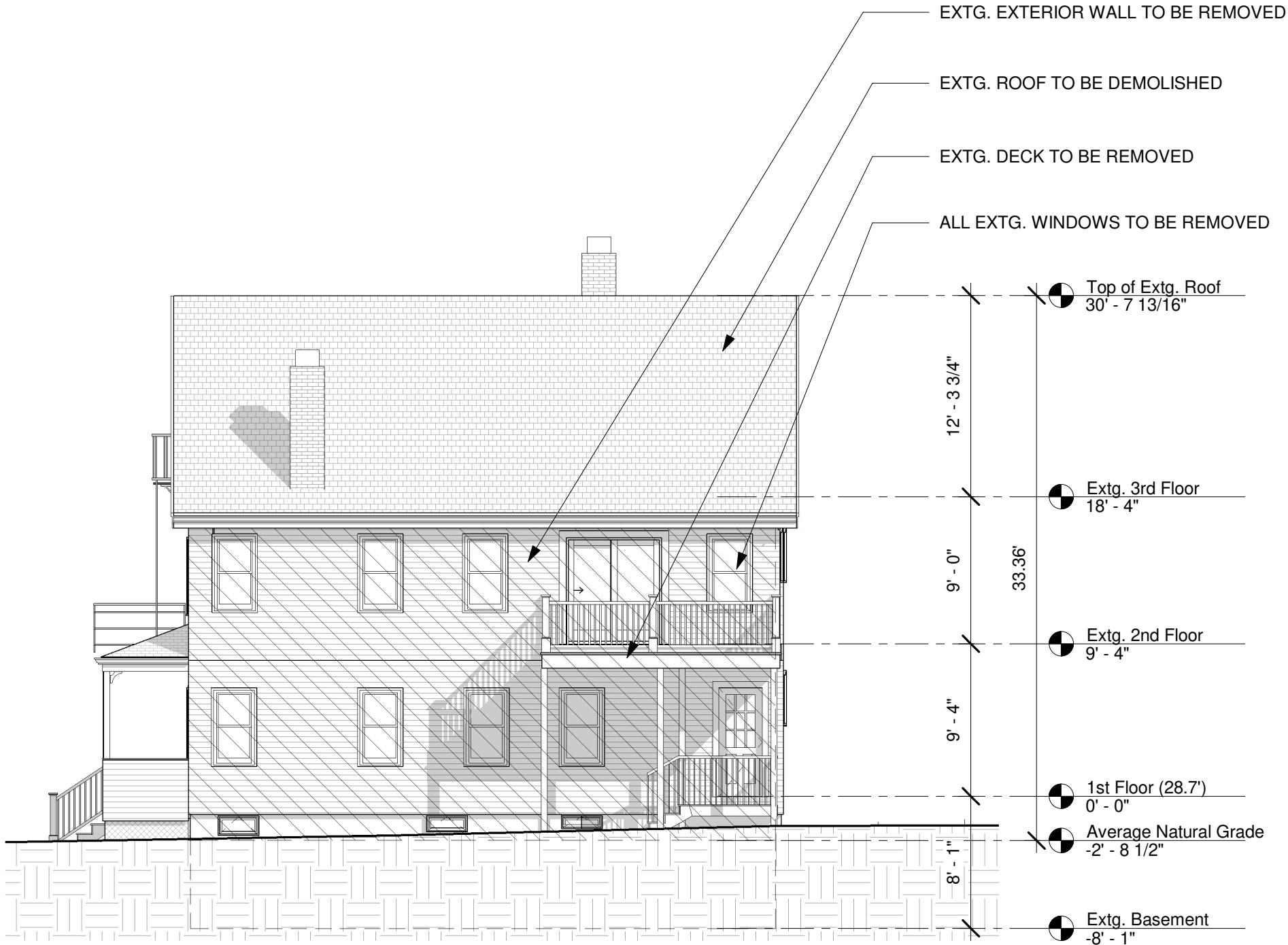


1 Extg. Front
1/8" = 1'-0"

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**PROPOSED 4 FAMILY
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22-24 Myrtle Ave
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Extg. Front Elevation		
	Date	12/29/2025
	Scale	1/8" = 1'-0"
D2.1		



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**PROPOSED 4 FAMILY
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Cambridge, MA

**Extg. Right Side
Elevation**

D2.2

Date
12/29/2025

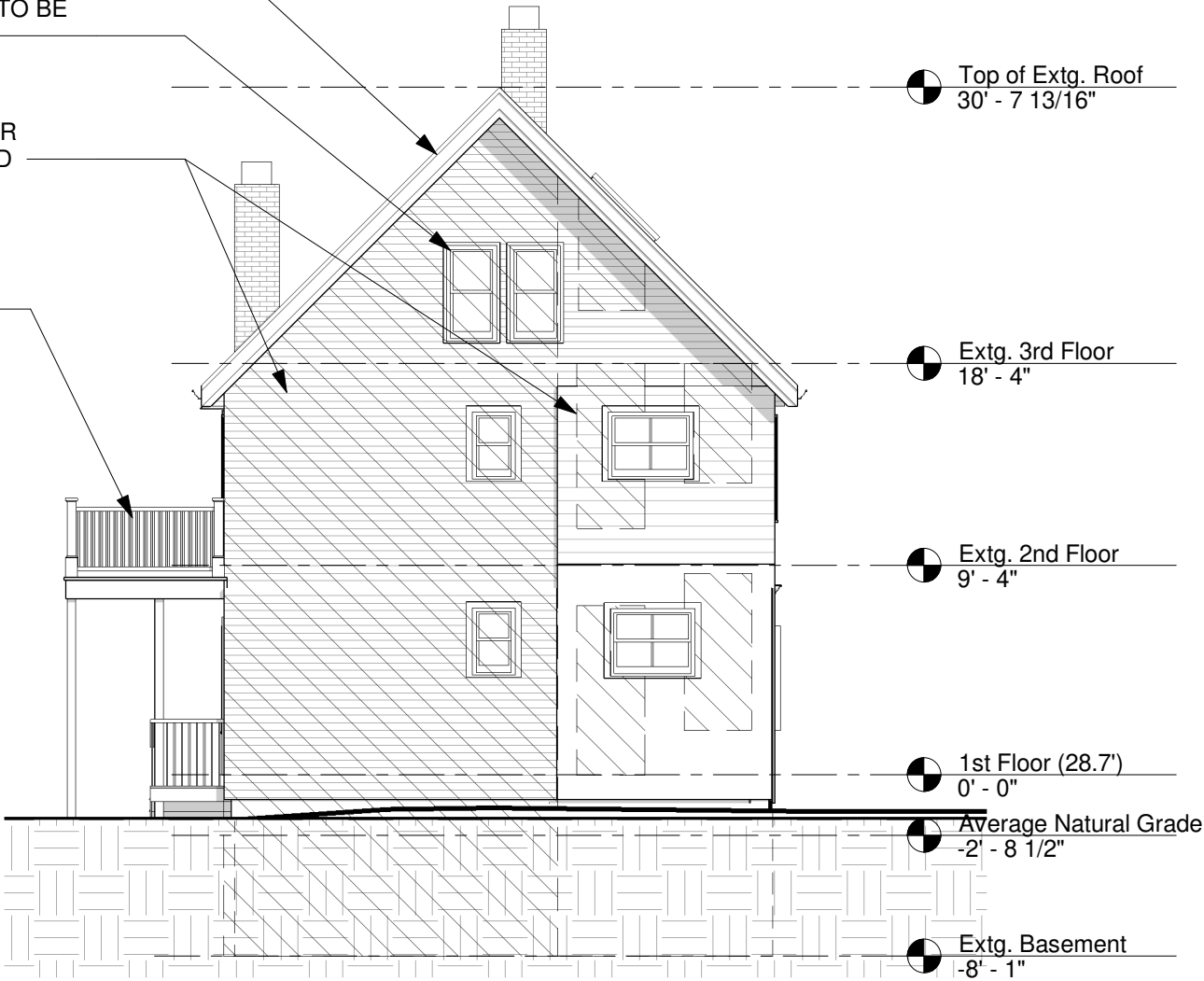
Scale
1/8" = 1'-0"

EXTG. ROOF TO BE
DEMOLISHED

ALL EXTG. WINDOWS TO BE
REMOVED

PORTION OF EXTERIOR
WALL TO BE REMOVED

EXTG. DECK TO
BE REMOVED



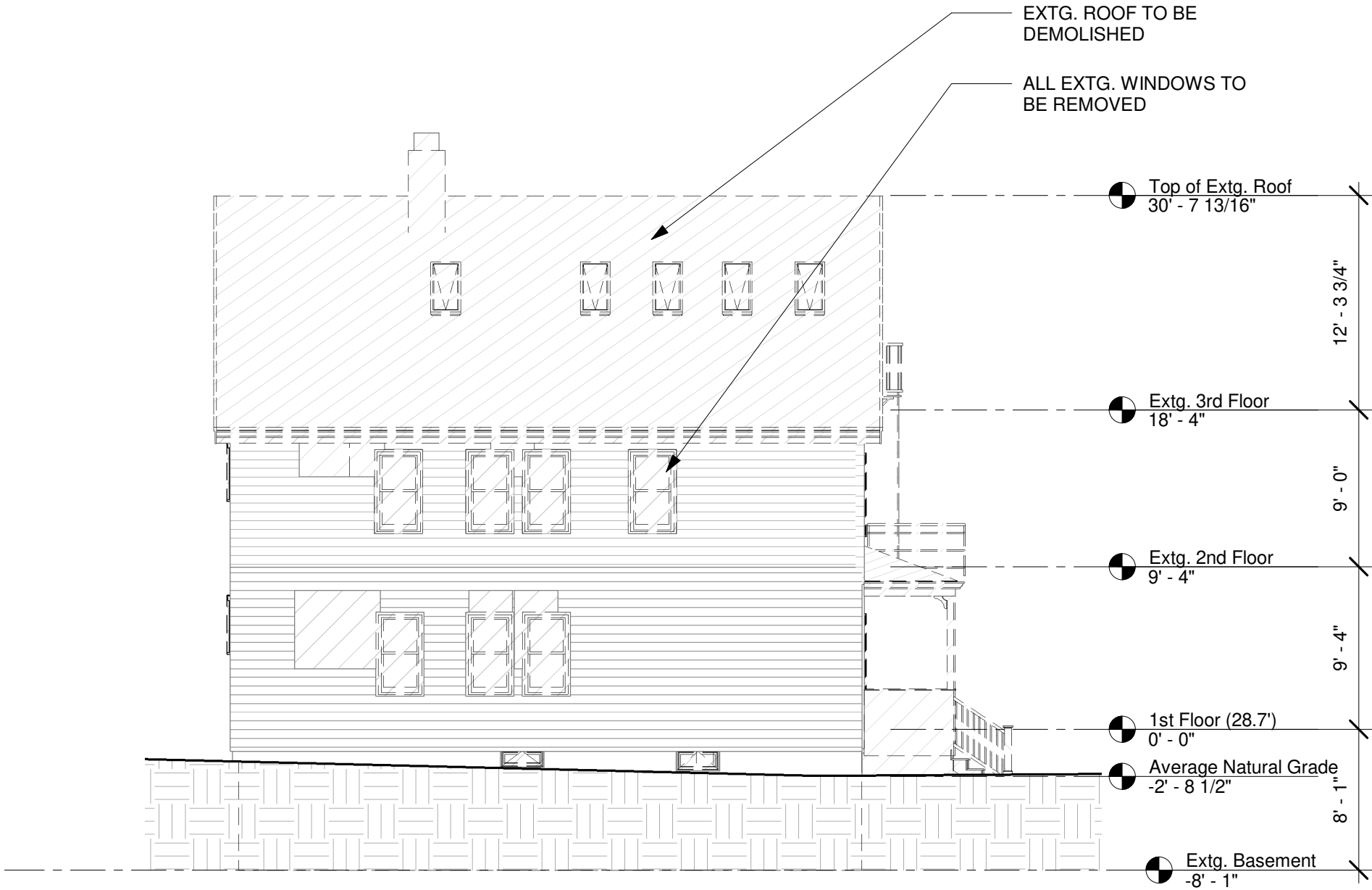
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**PROPOSED 4 FAMILY
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Extg. Rear Elevation

Date	12/29/2025
Scale	1/8" = 1'-0"

D2.3



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**PROPOSED 4 FAMILY
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**Extg. Left Side
Elevation**

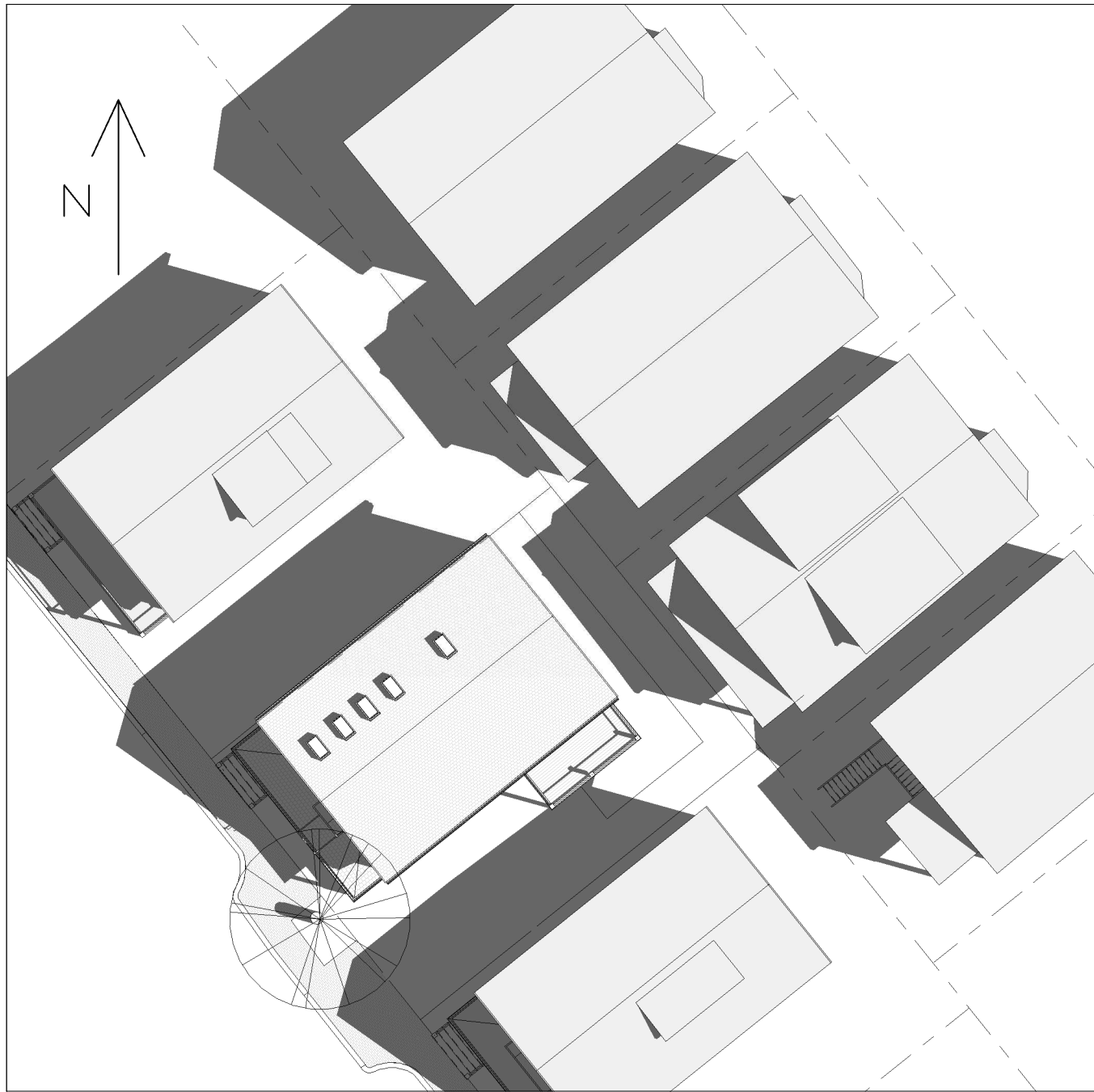
12/29/2025

Date

1/8" = 1'-0"

Scale

D2.4



① 1- SUMMER SOLSTICE 9 AM EXTG
1" = 20'-0"



② 1- SUMMER SOLSTICE 9 AM PROP.
1" = 20'-0"

RAZETO ARCHITECTURE

360 Hudson Rd.
Sudbury, MA
Tel. 781-298-1141

elena.razeto@gmail.com
razetoarchitecture.com

DATE

12/29/2025

PROJECT

22-24 Myrtle Ave

Proposed 4 Story Multifamily

TITLE

**SUMMER SOLSTICE
JUNE 21th 9 AM**

SCALE

AS NOTED

DRAWING

S-1



① 2- SUMMER SOLSTICE NOON EXTG.
1" = 20'-0"



② 2- SUMMER SOLSTICE NOON PROP.
1" = 20'-0"

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TITLE

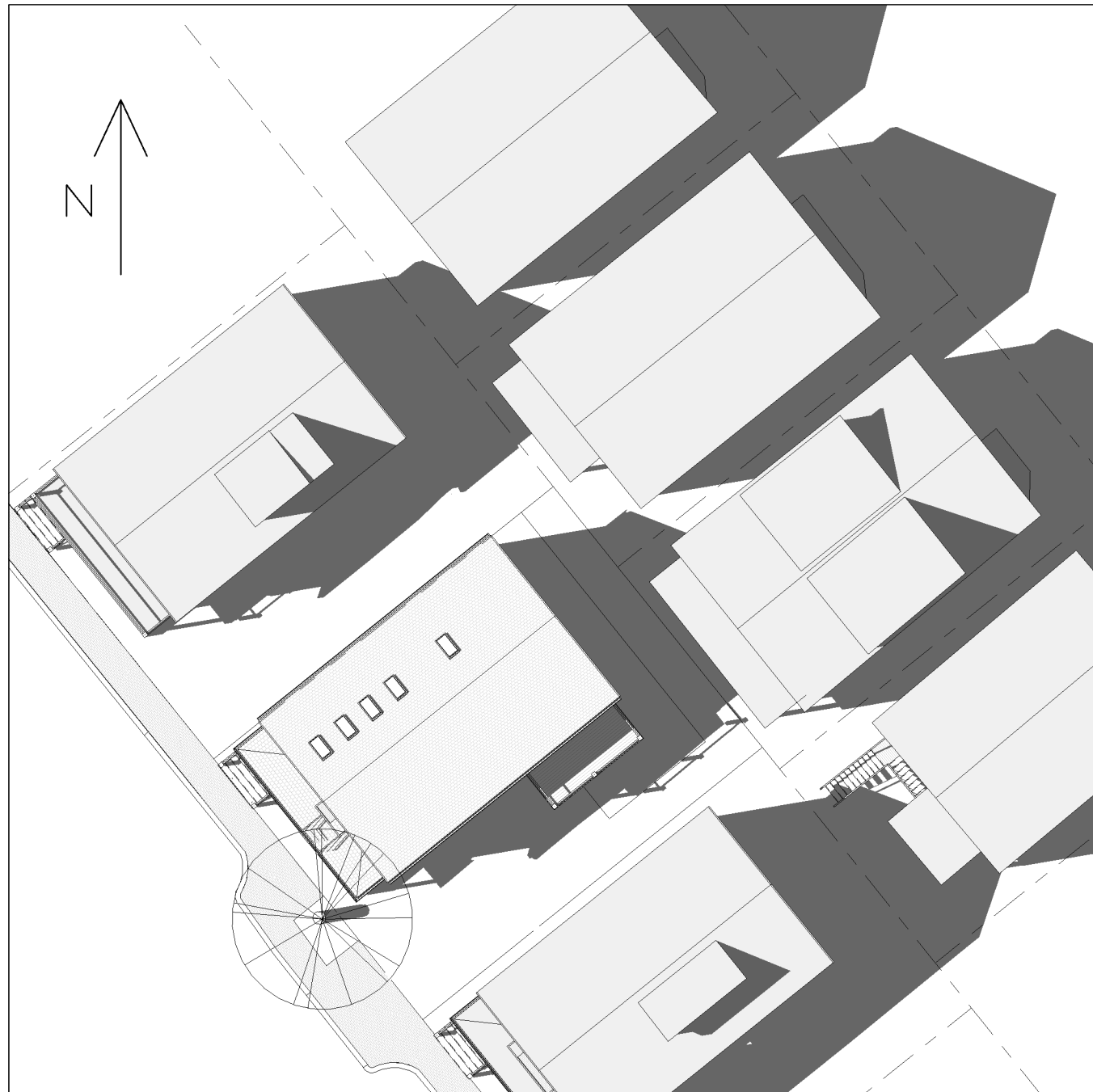
**SUMMER SOLSTICE
JUNE 21th NOON**

SCALE

AS NOTED

DRAWING

S-2



① 3- SUMMER SOLSTICE 3 PM EXTG
1" = 20'-0"



② 3- SUMMER SOLSTICE 3 PM PROP
1" = 20'-0"

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TITLE

**SUMMER SOLSTICE
JUNE 21th 3 PM**

SCALE

AS NOTED

DRAWING

S-3



① 4- FALL EQUINOX 10 AM EXTG
1" = 20'-0"



② 4- FALL EQUINOX 10 AM PROP
1" = 20'-0"

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TITLE

**FALL EQUINOX
SEPT. 22nd 10 AM**

SCALE

AS NOTED

DRAWING

S-4



① 5- FALL EQUINOX NOON EXTG
1" = 20'-0"



② 5- FALL EQUINOX NOON PROP
1" = 20'-0"

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TITLE

**FALL EQUINOX
SEPT. 22nd NOON**

SCALE

AS NOTED

DRAWING

S-5



① 6- FALL EQUINOX 3 PM EXTG
1" = 20'-0"



② 6- FALL EQUINOX 3 PM PROP
1" = 20'-0"

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TITLE

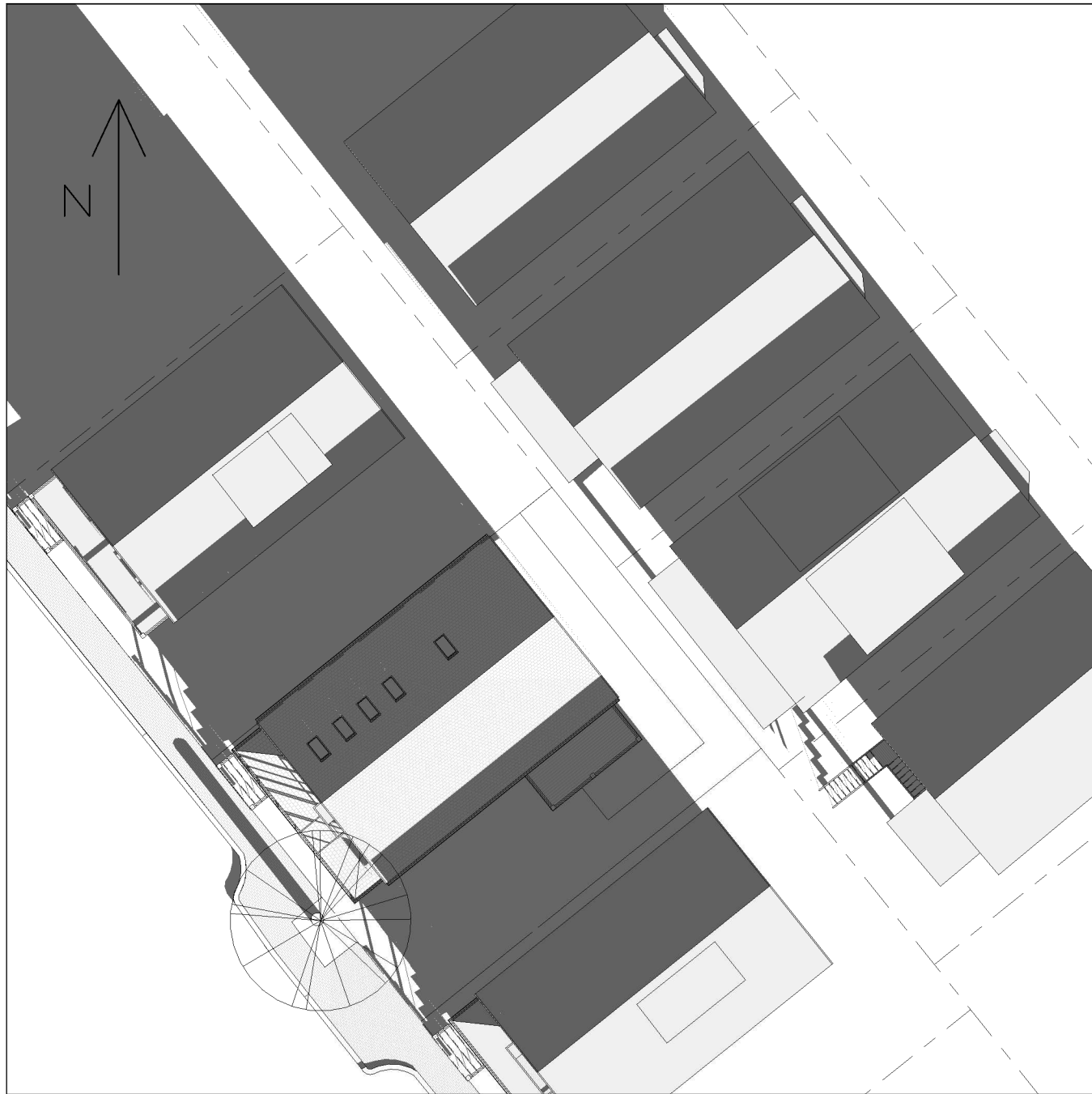
**FALL EQUINOX
SEPT. 22nd 3PM**

SCALE

AS NOTED

DRAWING

S-6



① 7- WINTER SOLSTICE 9 AM EXTG.
1" = 20'-0"

② 7- WINTER SOLSTICE 9 AM PROP.
1" = 20'-0"

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TITLE

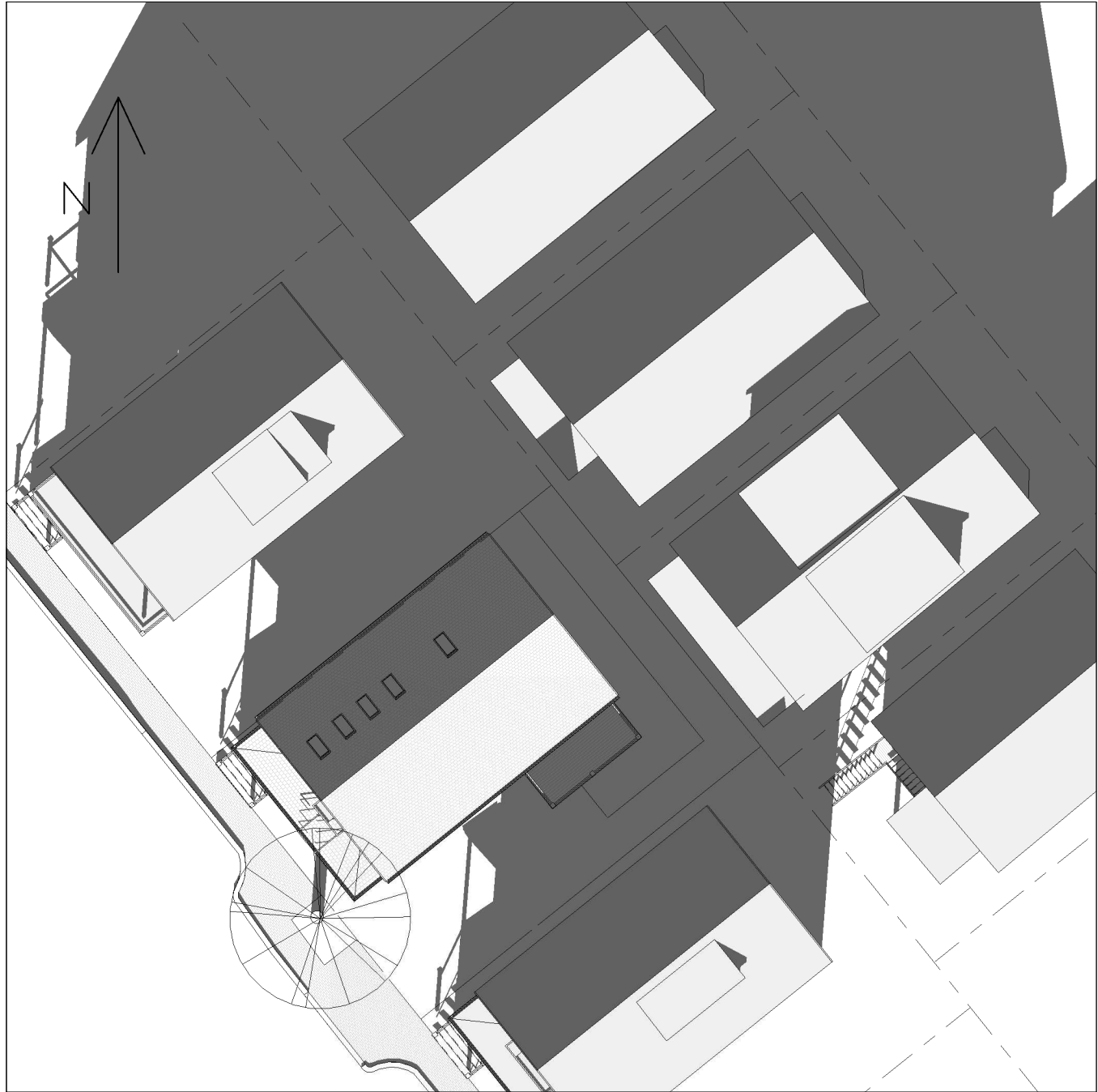
**WINTER SOLSTICE
DEC. 21st 9 AM**

SCALE

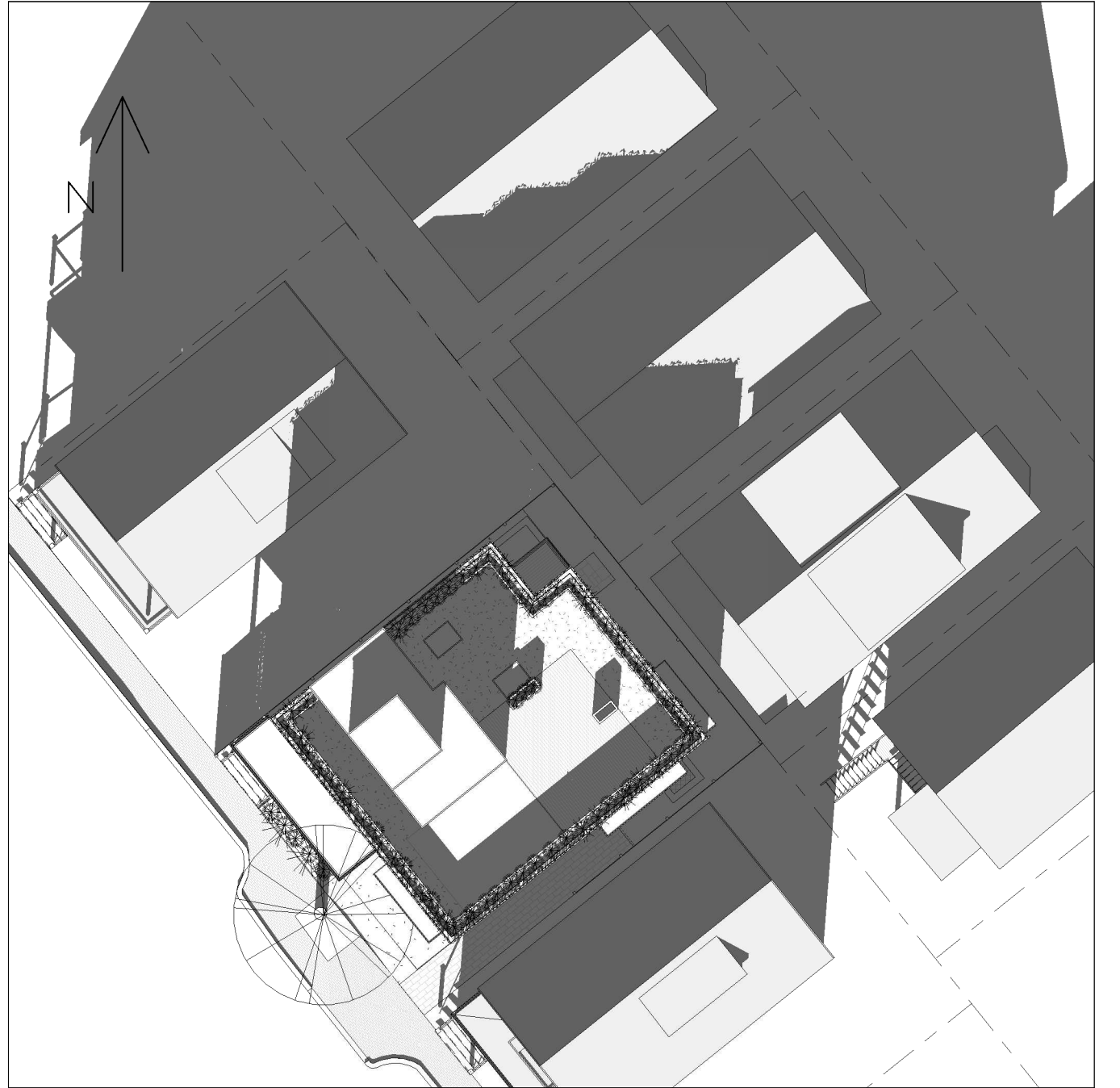
AS NOTED

DRAWING

S-7



① 8- WINTER SOLSTICE NOON EXTG
1" = 20'-0"



② 8- WINTER SOLSTICE NOON PROP.
1" = 20'-0"

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**WINTER SOLSTICE
DEC. 21st NOON**

SCALE

AS NOTED

DRAWING

S-8



① 9- WINTER SOLSTICE 3 PM EXTG
1" = 20'-0"



② 9- WINTER SOLSTICE 3 PM PROP
1" = 20'-0"

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TITLE

**WINTER SOLSTICE
DEC. 21st 3 PM**

SCALE

AS NOTED

DRAWING

S-9



① 10 - SPRING EQUINOX 10 AM EXTG
1" = 20'-0"



② 10 - SPRING EQUINOX 10 AM PROP
1" = 20'-0"

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22-24 Myrtle Ave
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TITLE

SPRING EQUINOX
MARCH 21st 10 AM

SCALE

AS NOTED

DRAWING

S-10



① 11- SPRING EQUINOX NOON EXTG
1" = 20'-0"



② 11- SPRING EQUINOX NOON PROP
1" = 20'-0"

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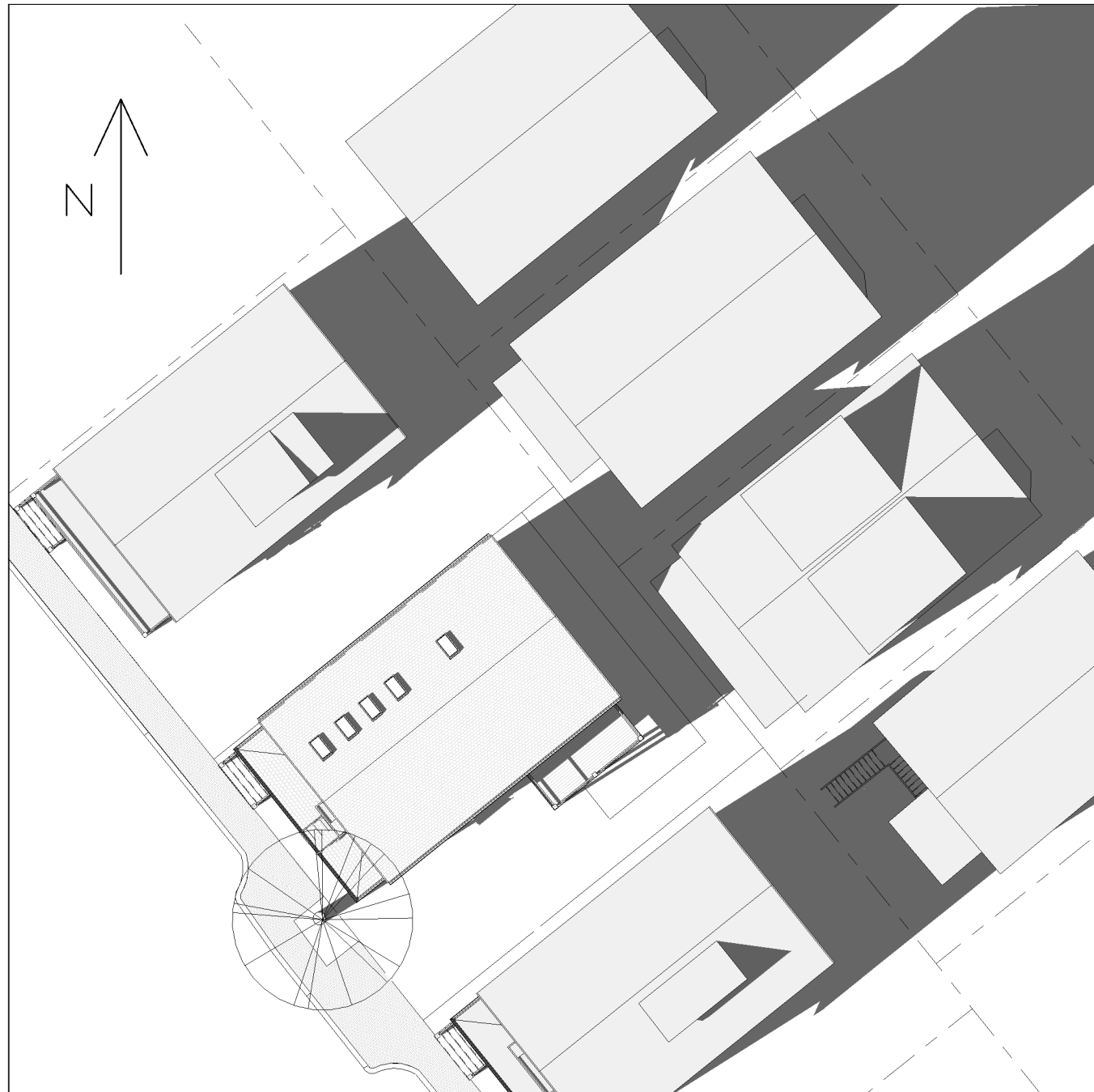
**SPRING EQUINOX
MARCH 21st NOON**

SCALE

AS NOTED

DRAWING

S-11



① 12- SPRING EQUINOX 3 PM EXTG
1" = 20'-0"



② 12 - SPRING EQUINOX 3 PM PROP
1" = 20'-0"

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**SPRING EQUINOX
MARCH 21st 3 PM**

SCALE

AS NOTED

DRAWING

S-12