BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: _____ **Variance:** X **Appeal:** _____

PETITIONER: Dark Ride Media, LLC

PETITIONER'S ADDRESS: C/O Patrick W. Barrett, Esq. 41A Pleasant St Cambridge, MA 02139

LOCATION OF PROPERTY: 288 Green Street

TYPE OF OCCUPANCY: 4.35 (g) (h) **ZONING DISTRICT:** Res C-3; Central Square Overlay

REASON FOR PETITION:

_____	Additions	_____	New Structure
X	Change in Use/Occupancy	_____	Parking
_____	Conversion to Addi'l Dwelling Unit's	_____	Sign
_____	Dormer	_____	Subdivision
_____	Other: _____		

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests variance relief to convert former below grade function hall into a theatre and accessory cafe serving beer and wine. This variance was granted in 2016 but for financial reason petitioner's variance has since lapsed.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section Use Regulations 4.35 (g) (h) & 20.000 Section 20.304.5 Use Limitations and Restrictions.

Article 5.000 Section 5.31 Table of Dimensional Regulations

Article 10.000 Section 10.40 Variance Relief

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): _____
(Petitioner(s)/Owner)

Patrick W. Barrett III, Esq.
(Print Name)

Address: 41A Pleasant Street Cambridge, MA 02139

Tel. No.: 617 778 3521

E-Mail Address: jbrealtyllc@gmail.com

Date: _____

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Dark Ride Media, LLC.
(OWNER)

Address: 288 Green Street

State that I/We own the property located at 288 Green Street, which is the subject of this zoning application.

The record title of this property is in the name of Greek-American Political Club

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 9632, Page 128; or Middlesex Registry District of Land Court, Certificate No._____ Book _____ Page _____.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Middlesex

The above-name Patrick W Barrett personally appeared before me, this 8th of July, 2019, and made oath that the above statement is true.

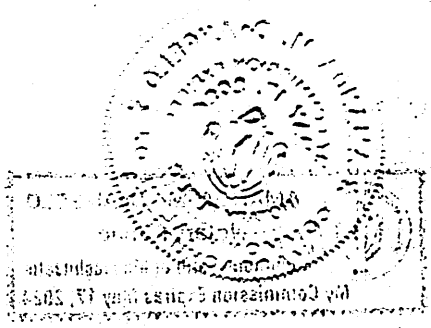
Amanda M. DeAngelo Notary

My commission expires May 17, 2024 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

(ATTACHMENT B - PAGE 3)

AMANDA M. DeANGELO
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 17, 2024



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

***EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL* BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforement of the provisions of this Ordianance would involve a substantial hardship to the Petitioner because the location below grade space has a prior history as a function hall but is not suitable for any of the other allowed uses within the district because of the large size and lack of street frontage. The proposed use is sited in the basement of a pre-existing non-conforming commercial building that hosts live music, salsa and dancing classes, and other uses currently not permitted in the Residence C-3 zone but are prevalent within the Central Square Overlay District, Business B district, and are encouraged within Central Square Cultural District in which the locus sits. The space has been vacant since 2003 and will provide highly sought after rehearsal space and theatre space in Central Square.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the structure sited within a pre-existing non-conforming structure whose size and lack of street frontage prohibit any meaningful use. The same use are allowed within the Overlay District and across Green Street in the Business B District and are currently grandfathered on the upper floors of the locus. The below space did have a similar use that lost its grandfather status after ceasing operations for more than two years.

C) ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

1) Substantial detriment to the public good for the following reasons:

Desirable relief may be granted, and was in 2016, without substantial detriment to the public good because the Theatre Use will support the arts and mix of entertainment that has been the subject of multiple studies and goals of Central Square which is the City's only Cultural District.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

In section 1.03 (Purpose) the Ordinance calls for the most rational use of land throughout the City.D Due to the location's size and orientation with a complete lack of street frontage, its prior use as a function and entertainment space, and the incompatibility with any allowed use within Residence C-3 the proposed use is the only practical use of the space that also fulfills the goals and purpose of the Cultural District in which it sits.

* **If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

BZA APPLICATION FORM
DIMENSIONAL FORM

APPLICANT: _____ PRESENT USE/OCCUPANCY: basement, previously gathering social space

LOCATION: 288 Green Street, Cambridge, MA 02139 ZONE: C-3

PHONE: _____ REQUESTED USE/OCCUPANCY: theater/rehearsal space

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIRMENTS[1]
TOTAL GROSS FLOOR AREA:		5,265 sf for renovation 22,169 entire building	5,265 sf	23,175 sf (max.)
LOT AREA:		7,725 sf	no change to exterior	5,000 sf (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		0.69 for reno 2.87 for entire building	no change to exterior	3 (max.)
LOT AREA FOR EACH DWELLING UNIT:		no dwelling units currently	no dwelling units proposed	300 sf/unit (not res.) (min.)
SIZE OF LOT:	WIDTH:	53 feet (at widest)	53 feet	50 feet (min.)
	DEPTH:	201 feet (at deepest)	201 feet	(min.)
SET-BACKS: (in feet)	FRONT:	19.5 feet	19.5 feet	This is (min.)
	REAR:	122 feet	122 feet	a pre- (min.)
	LEFT SIDE:	0 feet	0 feet	existing (min.)
	RIGHT SIDE:	0 feet	0 feet	condition (min.)
SIZE OF BUILDING:	HEIGHT:	62 feet	62 feet	120 feet (max.)
	LENGTH:	102.9 feet	102.9 feet	This is a
	WIDTH:	53 feet	53 feet	pre-existing condition
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]	This is a pre-existing condition	2.6%	2.6%	10% (min.)
NO. OF DWELLING UNITS:		0	0	n/a (max.)
NO. OF PARKING SPACES:		0	0	7, however, this is a pre-existing condition (min./max)
NO. OF LOADING AREAS:		1	1	0 (min.)
DISTANCE TO NEAREST BLDG.:		0	0	This is a pre-existing condition (min.)
SIZE OF BLDGS. ADJACENT ON SAME LOT:		0	0	no other buildings on lot

Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.
There is an existing social club and dance studio/hall that are on the floors above, in the same building.
New interior wall construction will be framed with metal studs.

---

[1] See Cambridge Zoning Ordinance Article 5.000, Section 5.30 (District of Dimensional Regulations).
[2] Total Gross Floor Area (including basement 7'3" in height and attic areas greater than 5') divided by Lot Area.
[3] Open space shall not include parking areas, walkways or driveway and shall have a minimum dimension of 15'.

BZA APPLICATION FORM

GENERAL INFORMATION

2019 JUL 10 PM 2:51

CAMBRIDGE, MASSACHUSETTS

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PETITIONER: Dark Ride Media, LLC

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TYPE OF OCCUPANCY: 4.35 (g) (h) **ZONING DISTRICT:** Res C-3; Central Square Overlay

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_____ Dormer	_____ Subdivision
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Original Signature(s): _____
(Petitioner(s)/Owner)

Patrick W. Barrett III, Esq.
(Print Name)

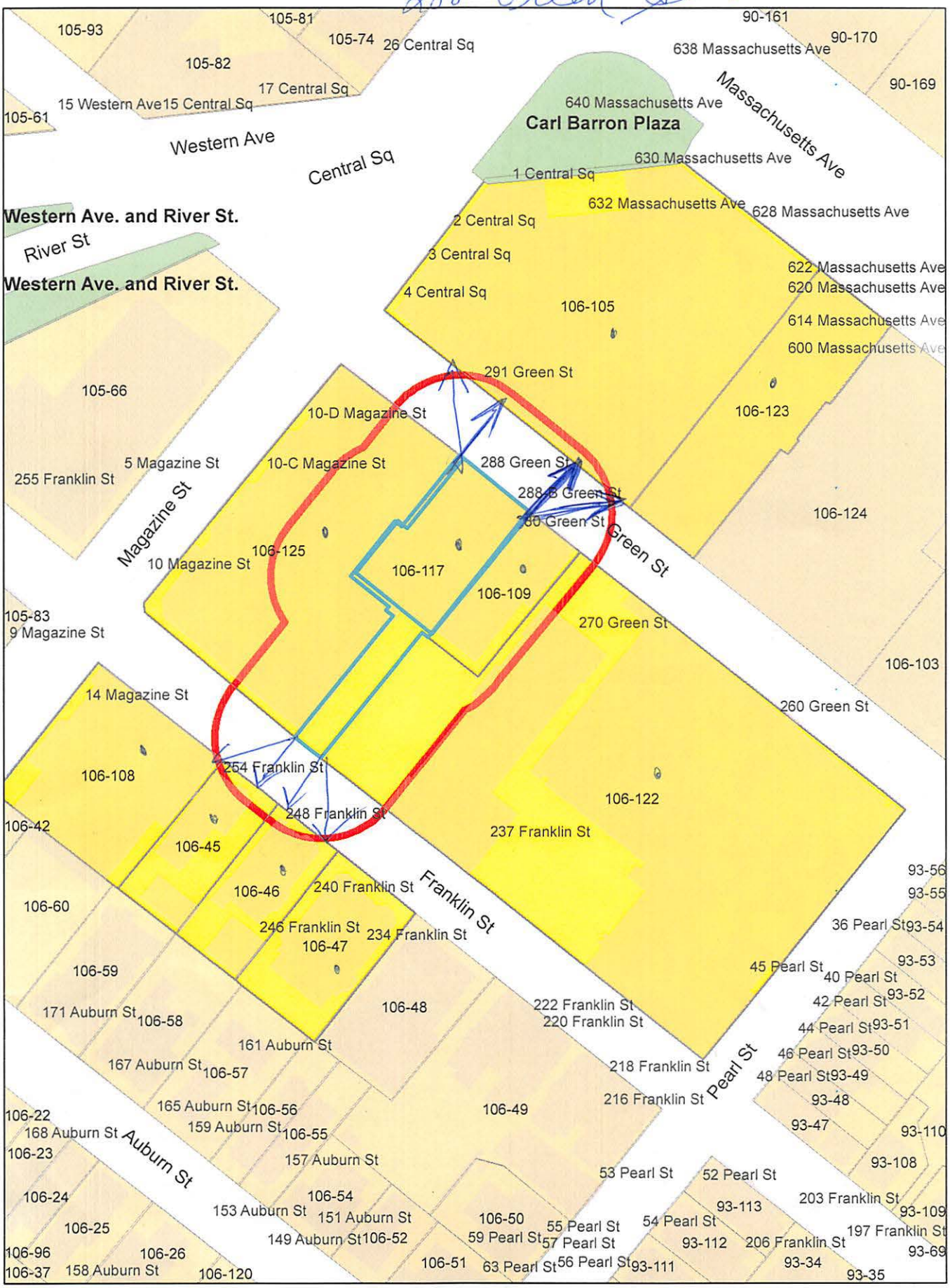
Address: 41A Pleasant Street Cambridge, MA 02139

Tel. No.: 617 778 3521

E-Mail Address: jbrealtyllc@gmail.com

Date: _____

288 Green St.


105-93
105-81
105-74
26 Central Sq
105-82
17 Central Sq
15 Western Ave
15 Central Sq
105-61
Western Ave
Central Sq
Western Ave. and River St.
River St
Western Ave. and River St.
90-161
638 Massachusetts Ave
90-170
90-169
Massachusetts Ave
640 Massachusetts Ave
Carl Barron Plaza
630 Massachusetts Ave
1 Central Sq
632 Massachusetts Ave
628 Massachusetts Ave
2 Central Sq
3 Central Sq
4 Central Sq
622 Massachusetts Ave
620 Massachusetts Ave
614 Massachusetts Ave
600 Massachusetts Ave
106-105
291 Green St
106-123
105-66
10-D Magazine St
5 Magazine St
255 Franklin St
10-C Magazine St
288 Green St
288-B Green St
280 Green St
Green St
106-124
Magazine St
10 Magazine St
106-125
106-117
106-109
105-83
9 Magazine St
270 Green St
106-103
14 Magazine St
260 Green St
106-108
254 Franklin St
248 Franklin St
106-122
106-42
237 Franklin St
106-45
106-46
240 Franklin St
Franklin St
93-56
93-55
106-60
246 Franklin St
234 Franklin St
106-47
36 Pearl St
93-54
106-59
45 Pearl St
40 Pearl St
93-53
42 Pearl St
93-52
171 Auburn St
106-58
106-48
222 Franklin St
220 Franklin St
44 Pearl St
93-51
161 Auburn St
46 Pearl St
93-50
167 Auburn St
106-57
218 Franklin St
Pearl St
48 Pearl St
93-49
216 Franklin St
93-48
106-22
165 Auburn St
106-56
106-49
93-47
168 Auburn St
159 Auburn St
106-55
93-110
106-23
Auburn St
157 Auburn St
93-108
53 Pearl St
52 Pearl St
106-24
106-54
203 Franklin St
153 Auburn St
151 Auburn St
93-113
93-109
106-25
106-50
55 Pearl St
54 Pearl St
197 Franklin St
149 Auburn St
106-52
59 Pearl St
57 Pearl St
93-112
206 Franklin St
93-69
106-96
106-26
106-51
63 Pearl St
56 Pearl St
93-111
93-34
106-37
158 Auburn St
106-120
93-35

288 Green St.

Petitioner

PATRICK W. BARRETT, ESQ.
41A PLEASANT STREET
CAMBRIDGE, MA 02139

106-45-108
HELLENIC ORTHODOX COMMUNITY
OF CAMBRIDGE
14 MAGAZINE STREET
CAMBRIDGE, MA 02139

106-46
FEI, JIANMING
248 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

106-46
GUTIERREZ, ADRIANA
248 FRANKLIN ST., #3
CAMBRIDGE, MA 02139

106-46
DOOLEY, BRENDAN M. & BARBARA DOOLEY
246 FRANKLIN ST., #4
CAMBRIDGE, MA 02139

106-47
KHAN, BADIUZ Z. & SAEMA A. KHAN
240 FRANKLIN ST. UNIT#1
CAMBRIDGE, MA 02139

106-47
ABROMOWITZ, MADELEINE R.,
TR. OF THE 240 FRANKLIN ST REALTY TRUST
C/O DAVID ABROMOWITZ
66 CLYDE ST
NEWTON, MA 02460

106-47
RUBINSON, DOUGLAS & NATALIE KLINCK
240 FRANKLIN ST #3
CAMBRIDGE, MA 02139

106-47
SHAN, CHUNG CHIEH
240 FRANKLIN ST. UNIT #4
CAMBRIDGE, MA 02139

106-47
SCEPANOVIC, DANILO
240 FRANKLIN ST., UNIT #5
CAMBRIDGE, MA 02139

106-47
AUSTIN, WESLEY & TANYA THU AUSTIN
240 FRANKLIN ST., #6
CAMBRIDGE, MA 02139

106-47
RICHARDSON, PATRICK
240 FRANKLIN ST. UNIT#7
CAMBRIDGE, MA 02138

106-47
BASSNEY, PETER J. &
JAMES EVERETT JER-DON , JR.
240 FRANKLIN STREET, UNIT #8
CAMBRIDGE, MA 02139

106-47
LENO, MARY M.
240 FRANKLIN ST. UNIT#B-1
CAMBRIDGE, MA 02139

106-47
NGUYEN, HUE & ANDREA VENDRAMIN
240 FRANKLIN ST, #B2
CAMBRIDGE, MA 02139

106-105
CENTRAL SQUARE LLC,
C/O HUNNEMAN REAL ESTATE CORP.
303 CONGRESS ST.
BOSTON, MA 02210

106-46
TOLEDANO LAREDO, VALERIO
246-248 FRANKLIN ST. UNIT#2
CAMBRIDGE, MA 02139

106-109
LONSDALE REALTY CORPORATION
P.O. BOX 2212, ROUTE 1
OGUNQUIT, ME 03907

106-117
GREEK-AMERICAN POLITICAL CLUB
OF MASSACHUSETTS
288 GREEN STREET
CAMBRIDGE, MA 02139

106-122
CAMBRIDGE CITY OF
PARKING
CAMBRIDGE, MA 02139

106-123
CARU CAMBRIDGE LLC.
620 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

106-125
EQR-CHURCH CORNER, L.L.C. EQR-RE TAX
DEPARTMENT
P.O BX 87407
LEDGER NO.19231
CHICAGO, IL 60606

106-122
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

106-122
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at **288 Green Street**

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

__ Old Cambridge Historic District
__ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
__ Avon Hill Neighborhood Conservation District
__ Half Crown – Marsh Neighborhood Conservation District
__ Harvard Square Conservation District
__ Mid Cambridge Neighborhood Conservation District
__ Designated Landmark
__ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
__ Preservation Restriction or Easement (as recorded)
_X_ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application is anticipated. No CHC review of use.
__ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
__ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date June 18, 2019

Received by Uploaded to Energov Date June 18, 2019
Relationship to project BZA 017134-2019

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic

THE THALIA

Classification of Places of Assembly. From 780 CMR– 8th Edition

1. Assembly (General).

a. All places in which alcoholic or non–alcoholic beverages are sold, or offered for sale, to be consumed on the premises; any room or space used for public or private banquets, feasts, dances, socials, card parties, weddings or for lodge or meeting halls or rooms; skating rinks, gymnastics, public swimming pools, billiard, pool, bowling, and table tennis rooms; halls or rooms used for public or private catering purposes, funeral parlors, recreation rooms; broadcasting studios; private clubs and all other places of similar occupancy shall be classified as general places of assembly.

b. Toilet facilities for each sex shall be provided in the amount specified in 248 CMR 10.10(18): Table 1 for assembly.

2. Table 1: Minimum Facilities For Building Occupancy. from 248 CMR 10.00: Uniform State Plumbing Code

Building Clarification	Use Group	Toilets		Urinals Males	Lavatories Each Sex	Drinking Water Station, with drain	Bath/Shower	Other Fixtures	Pertinent Regulations 248 CMR 10.10(19)
		Females	Males						
Theaters	A–1	1 per 30	1 per 60	50%	1 per 100	1 per 1000		1 service sink per floor	(b), (i)1., (m), (n), (p)

OCCUPANCY LOAD CALCULATION

FOR USE GROUP **A-1** MINIMUM FLOOR AREA ALLOWANCE PER OCCUPANT IN ACCORDANCE WITH 8–TH EDITION 780 CMR 1004 AND TABLE 1004.1.1 IS:

A) UNCONCENTRATED 15 SQUARE FEET PER OCCUPANT
B) CONCENTRATED 7 SQUARE FEET PER OCCUPANT.
C) STANDING SPACE 5 SQUARE FEET PER OCCUPANT

THE USABLE FLOOR AREA IN ACCORDANCE WITH 780 CMR 1004 IS 3103.6 SF (EXCLUDED BATHROOMS, UTILITY ROOMS, HALLWAY ETC.).

OCCUPANCY CAPACITY BY AREA = 300 :

THEATER= 90 (FIXED SPACES)
LOUNGE = 40 SEATS
BAR = 5 SEATS
STANDING SPACES = 81
REHEARSAL HALL = 84

OCCUPANCY CAPACITY BY NUMBER OF TOILETS:

ACCORDING TO 248 CMR NUMBER OF TOILETS FOR MALES AND FEMALES SHOULD BE ASSIGNED EQUALLY: 300/2 =150
ACCORDING TO THE 248 CMR 10.00 TABLE 1: 1 TOILET REQUIRED PER 30 FEMALES AND 1 TOILET PER 60 MALES.
TOTAL OCCUPANCY LOAD CALCULATED : 150/30= 5 = 5 TOILETS FOR FEMALES (PROVIDED 2 TOILETS + 1 HC BATHROOM)
150/60=2.5 = 3 TOILETS FOR MALES (PROVIDED 1 TOILET + 1 HC BATHROOM)

DESIGNED OCCUPANCY LOAD IS 210

MEANS OF EGRESS

IBC Section 1005.3.1 ...The capacity, in inches, of means of egress stairways shall be calculated by multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 inch per occupant in buildings equipped throughout with an automatic sprinkler system installed... and an emergency voice/alarm communication system..."

Width of stairs calculated as follows: 367 x 0. 2 = 73.4" / 2 = 36.7"
Width of doors and corridors calculated as follows: 367 x .15 = 55.05" / 2 = 27.5" (note, this is too small, min door width must be 36" and corridor width 44")

According to IBC Section 1015 EXIST AND EXIT ACCESS DOORWAYS
2 means of egress are required for occupancy group A when the maximum occupant load exceeds 49.

According to IBC Section 1015.2.1 Exception 2 Where the building is equipped throughout with an automatic sprinkler... the separation distance of the exit doors or exit access doorways shall not be less than one–third the length of the maximum overall diagonal dimensions of the area served.
The max. overall diagonal is 109'–4" therefore, the min distance between doors is 36'–2".

According to IBC Section 1016 EXIST ACCESS TRAVEL DISTANCE for occupancy category A, the maximum travel distance for a building w/out automatic sprinklers is 200'–0", with automatic sprinklers, the maximum travel distance is 250'.

DATE	REVISION

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of RAV&Assoc., Inc. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of RAV&Assoc., Inc. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and RAV&Assoc., Inc. must be notified of any variation from the dimensions and conditions shown by these drawings.

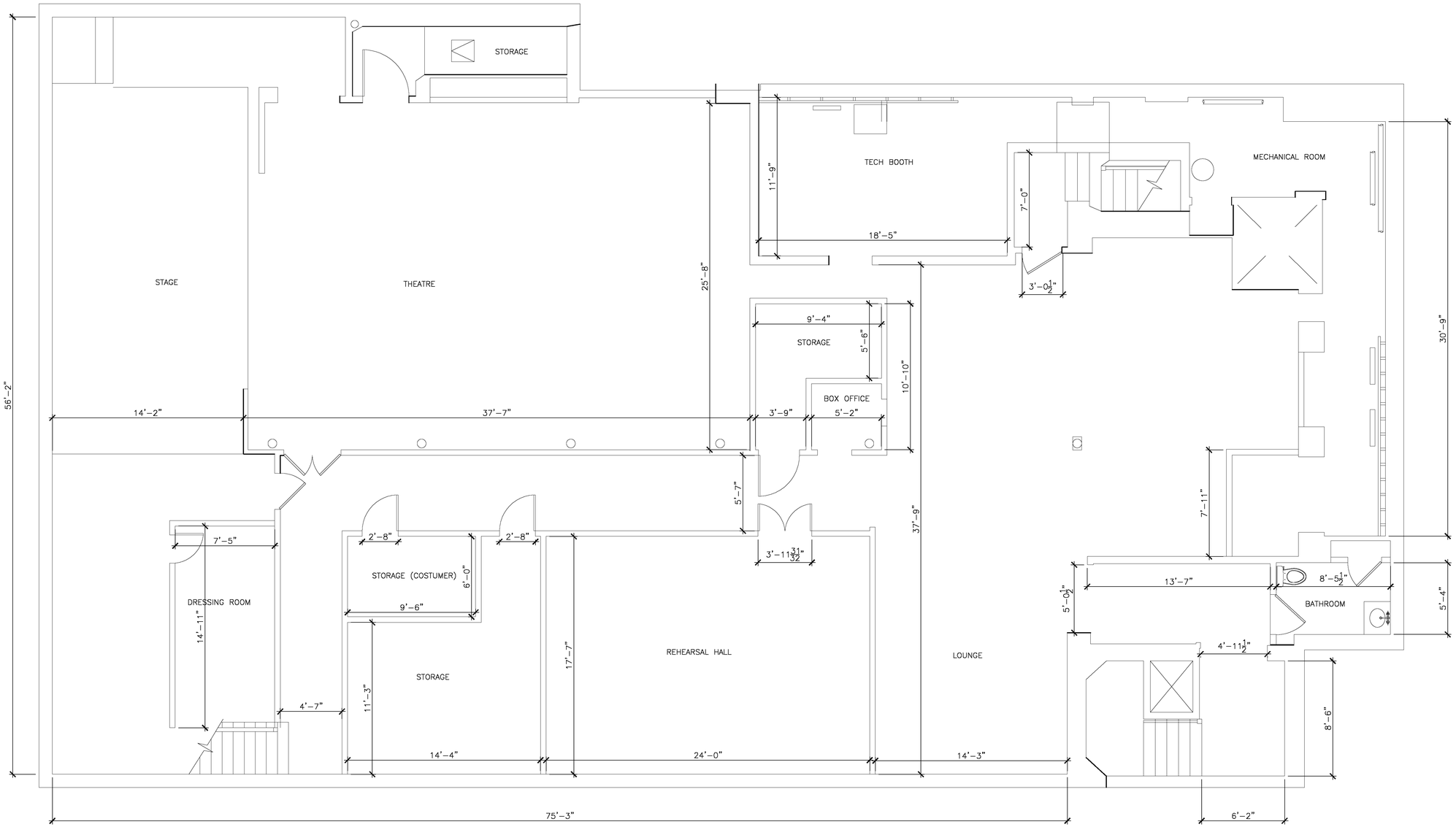
CALCULATIONS

288 GREEN ST.,
CAMBRIDGE, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VIOLA
No. 22296
REGISTERED PROFESSIONAL ENGINEER

SCALE: 1/4"=1'–0"		
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 01/15/2019	DRAWN BY: I.K.	A–000
	CHECKED BY: R.A.V	



01/22/19	PAGE ADDED PER CITY REQUEST
DATE	REVISION

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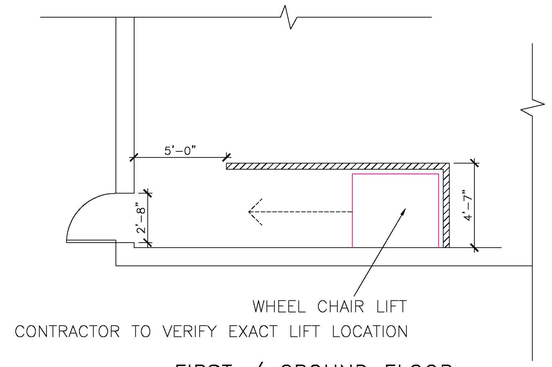
EXISTING FLOOR PLAN

288 GREEN ST., CAMBRIDGE, MASSACHUSETTS

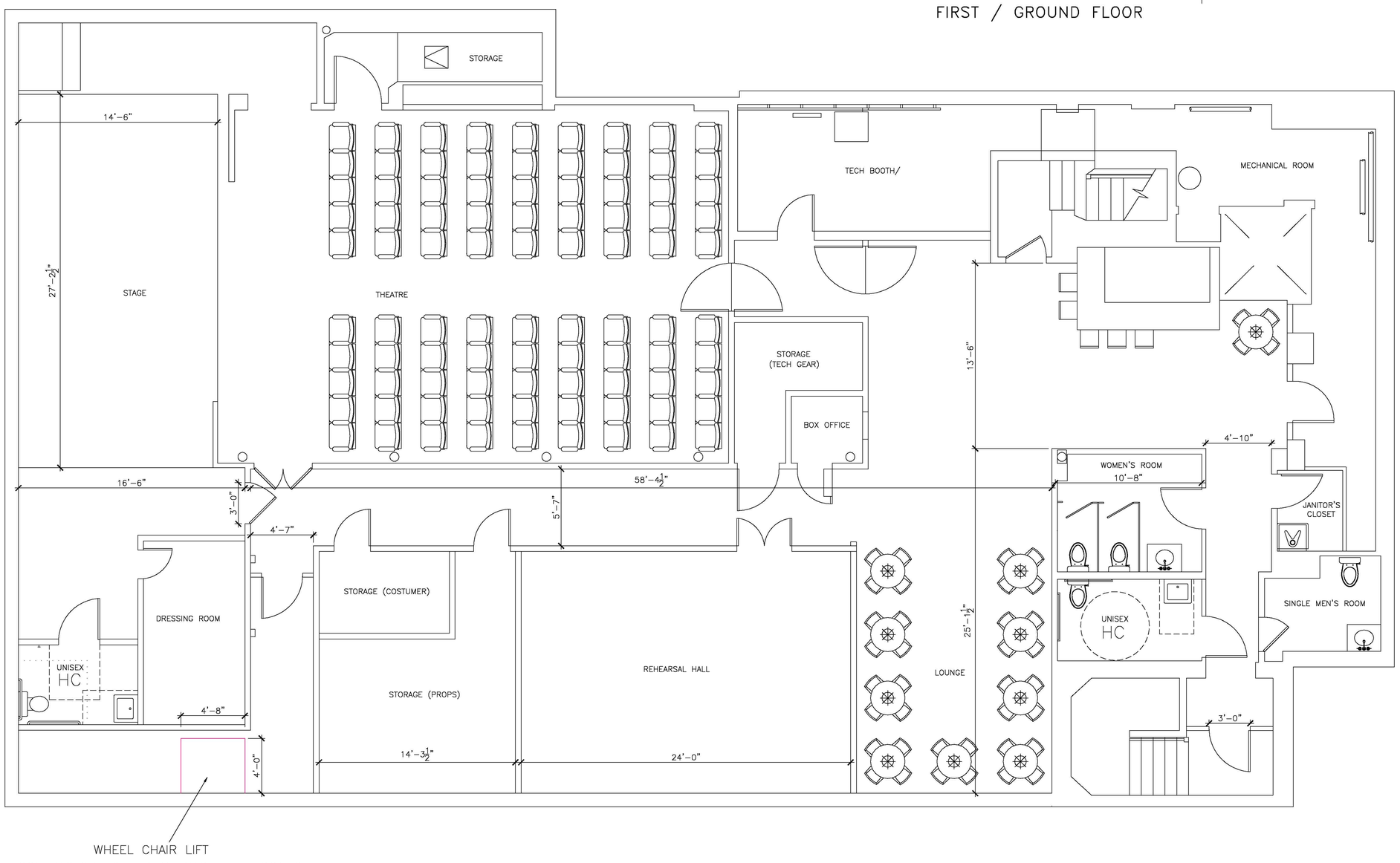
RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VAN NOY
No. 22284
REGISTERED PROFESSIONAL ENGINEER

SCALE: 1/4"=1'-0"		
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
	DRAWN BY: I.K.	A-00
DATE: 01/15/2019	CHECKED BY: R.A.V	



FIRST / GROUND FLOOR



BASEMENT PLAN

01/22/19	PAGE ADDED PER CITY REQUEST
DATE	REVISION

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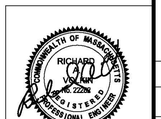
PROPOSED FLOOR PLAN

288 GREEN ST., CAMBRIDGE, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205



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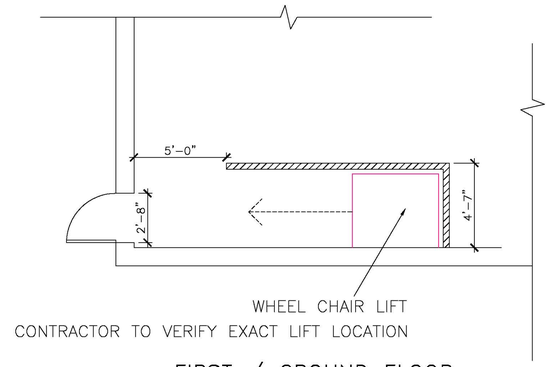
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 01/15/2019	DRAWN BY: I.K.	A-0
	CHECKED BY: R.A.V	



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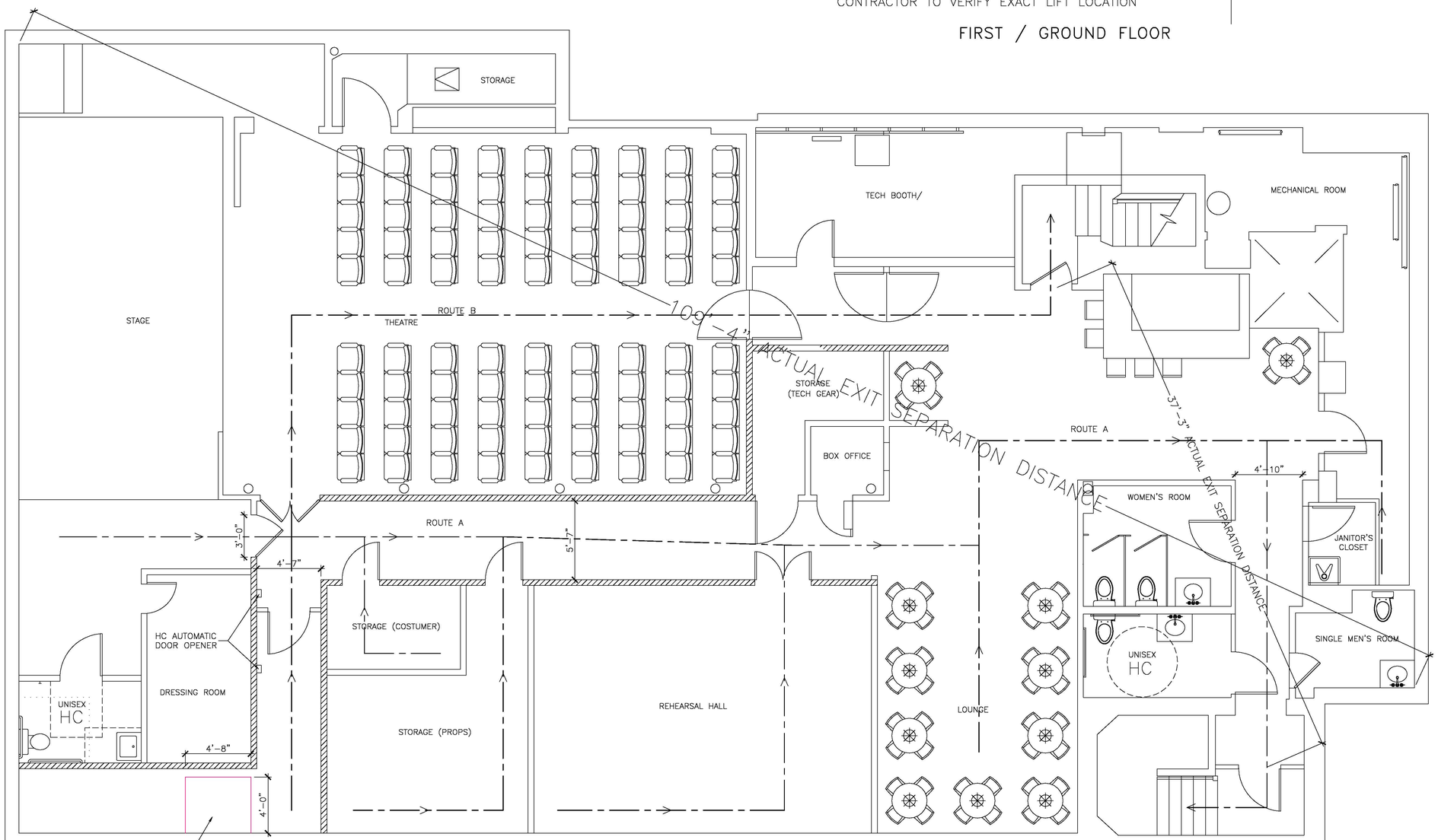

BASEMENT PLAN

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO MASSACHUSETTS BUILDING CODE AND ALL FEDERAL, STATE AND CITY OF CAMBRIDGE LAWS, CODES AND REGULATIONS AS EACH MAY APPLY.

2. OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF SUCH WORK.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH THE WORK.

4. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING.

5. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

6. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS AND WORKMANLIKE MANNER IN CONFORMITY WITH THE PLANS AND SPECIFICATIONS, AND SHALL BE IN GOOD USABLE CONDITION AT THE COMPLETION OF THE PROJECT.

7. ALL INFORMATION RELATIVE TO EXISTING CONDITIONS IS GIVEN TO THE BEST OF PRESENT KNOWLEDGE, BUT WITHOUT GUARANTY OF ACCURACY. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS AND STRUCTURE PLACEMENT, PRIOR TO START OF THE WORK. ANY DEVIATION FROM THE PLANS SHALL BE REPORTED TO THE ENGINEER PRIOR TO START OF THE WORK, SO THE PROPER REVISION COULD BE MADE. THE CONTRACTOR WILL OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID DAMAGE TO EXISTING STRUCTURES. ANY DAMAGE TO EXISTING STRUCTURES AND UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWINGS, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

8. PRIOR TO BIDDING THE WORK THE CONTRACTOR SHALL VISIT THE SITE AND THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS AND QUANTITIES, IF ANY. NO CLAIM AGAINST THE OWNER OR ENGINEER WILL BE ALLOWED FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.

9. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND RELOCATION WORKS, IF ANY.

LEGEND:

THREE HOUR FIRE SEPARATION WALL

ROUTE A 122.3 FT

ROUTE B 92.5 FT

DATE	REVISION
12/31/18	REVISED BATHROOM, DOORS
12/22/18	ADDED WHEEL CHAIR LIFT
12/22/18	REVISED HC BATHROOM, FIRE PROTECTION
12/10/18	REVISED HC BATHROOM

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COMMONWEALTH OF MASSACHUSETTS RICHARD A. VOLK No. 22066 REGISTERED PROFESSIONAL ENGINEER

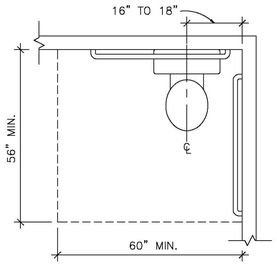
TRAVEL PATH / TRAVEL DISTANCE

288 GREEN ST.,
CAMBRIDGE, MASSACHUSETTS

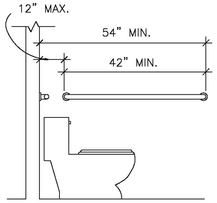
RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

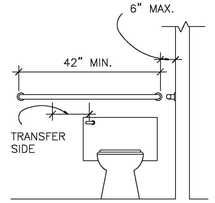
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 07/10/2018	DRAWN BY: I.K.	A-1
	CHECKED BY: R.A.V	



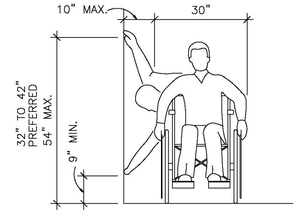
PLAN CLEARANCE



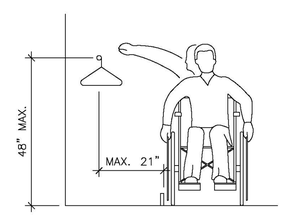
SIDE WALL ELEVATION



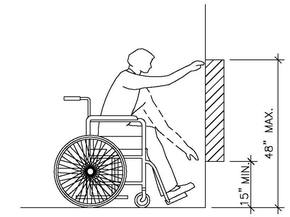
REAR WALL ELEVATION



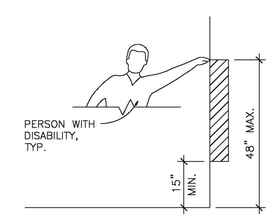
HIGH AND LOW SIDE REACH LIMITS



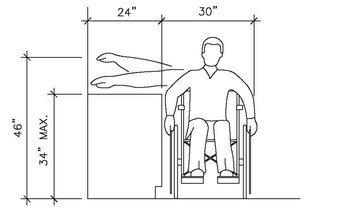
CLOSET



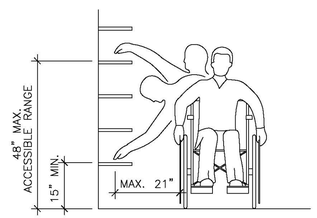
UNOBSTRUCTED FORWARD REACH



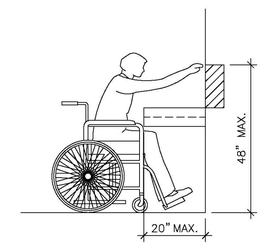
UNOBSTRUCTED SIDE REACH

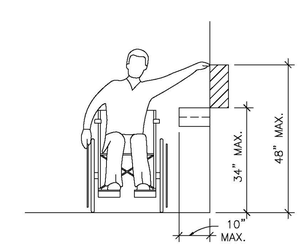


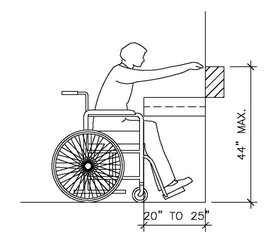
MAX. SIDE REACH OVER OBSTRUCTION



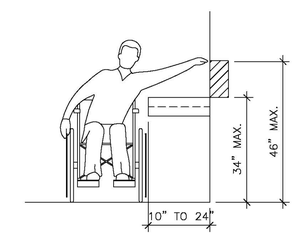
SHELVES





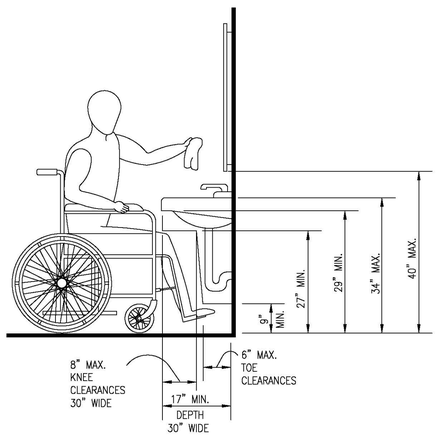


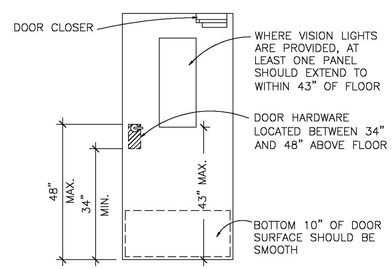
OBSTRUCTED HIGH FORWARD REACH



OBSTRUCTED SIDE REACH

REACH RANGES FOR ACCESSIBILITY

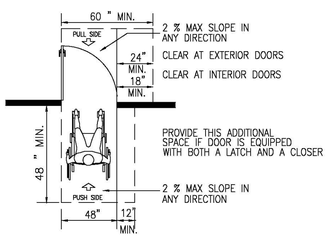




DOORS

1. MINIMUM 3' IN WIDTH, 6'–8" IN HEIGHT.
2. OPENS A MINIMUM OF 90 DEGREES.
3. CLEAR WIDTH OF THE DOORWAY IS 32" MINIMUM.
4. DOUBLE DOORS/ AUTOMATIC DOORS – AT LEAST ONE DOOR MUST COMPLY WITH 1, 2 AND 3 ABOVE.
5. BOTTOM 10" OF DOOR HAS A SMOOTH, UNINTERRUPTED SURFACE (KICK PLATE).
6. EFFORT TO OPERATE DOORS IS WITHIN PRESSURES ALLOWED
   A. INTERIOR DOORS – 5 POUNDS MAXIMUM PRESSURE TO OPERATE.
   B. EXTERIOR DOORS – 8 1/2 POUNDS MAXIMUM PRESSURE TO OPERATE.
   C. FIRE DOORS – 15 POUNDS MAXIMUM PRESSURE TO OPERATE.
7. AUTOMATIC DOORS MUST PROVIDE A MINIMUM 32" CLEARANCE WHEN FULLY OPEN. DOORS HARDWARE
1. EXIT DOORS ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
2. OPERABLE WITH A SINGLE EFFORT (EX. LEVER TYPE, PANIC BARS OR PUSH– PULL TYPE.
3. OPENING HARDWARE IS CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
4. DOOR CLOSERS, IF PRESENT, MUST BE SET SO THAT IT TAKES AT LEAST 3 SECONDS TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES TO WITHIN 3" OF THE LATCH.

DOOR AND DOOR HARDWARE



GENERAL– REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR.

1. FLOOR OR LANDING ON EACH SIDE OF THE DOOR IS LEVEL AND CLEAR.
2. LEVEL AREA IN THE DIRECTION OF THE DOOR SWING IS MINIMUM OF 60" IN LENGTH.
3. LEVEL AREA OPPOSITE THE DIRECTION OF THE DOOR SWING IS MINIMUM OF 48" IN LENGTH.
4. SURFACE SLOPE OF THE EXTERIOR LANDING LEVEL AREA MAY SCOPE UP TO 1/4" /FT IN ANY DIRECTION FOR DRAINAGE.

CLEAR SPACES @ DOORS

LAVATORY CLEARANCES

NOTES:

A. MINIMUM 30" X 48" CLEAR SPACE IS PROVIDED IN FRONT OF SINK THAT ALLOWS FORWARD APPROACH.

B. REQUIRED CLEAR SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE. AND EXTENDS 19" MAX. UNDER LAVATORY.

C. LAVATORIES ADJACENT TO SIDEWALL SHALL HAVE 18" MIN. FROM WALL TO COUNTER OF LAV.

D. SINK IS A MAXIMUM OF 6–1/2" DEEP.

E. KNEE CLEARANCE UNDER SINK IS A MINIMUM OF 27" HIGH AND 30" WIDE, AND PROVIDES AN ABSOLUTE DEPTH OF 19" UNDERNEATH THE SINK.

F. DRAIN AND HOT WATER PIPING IS INSULATED.

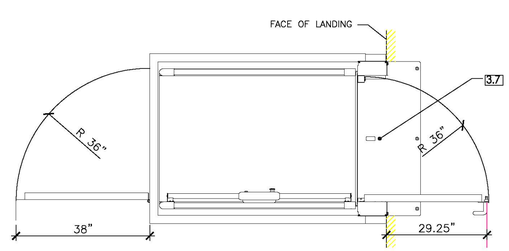
G. THERE ARE NO SHARP OR ABRASIVE ELEMENTS UNDER SINK.

H. FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW).

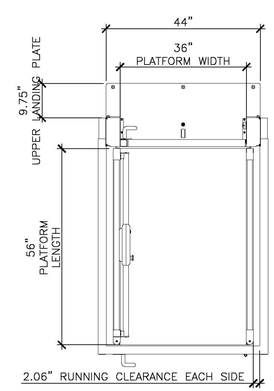
I. FAUCETS ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST.

J. 5 LB. MAXIMUM FORCE REQUIRED TO ACTIVATE CONTROLS.

K. MIRROR SHALL BE MOUNTED SO BOTTOM EDGE IS NO HIGHER THAN 40" TO THE FLOOR.



GATE SWINGS



TOP VIEW

WHEEL CHAIR LIFT

DATE	REVISION
12/22/18	UPDATED DETAILS

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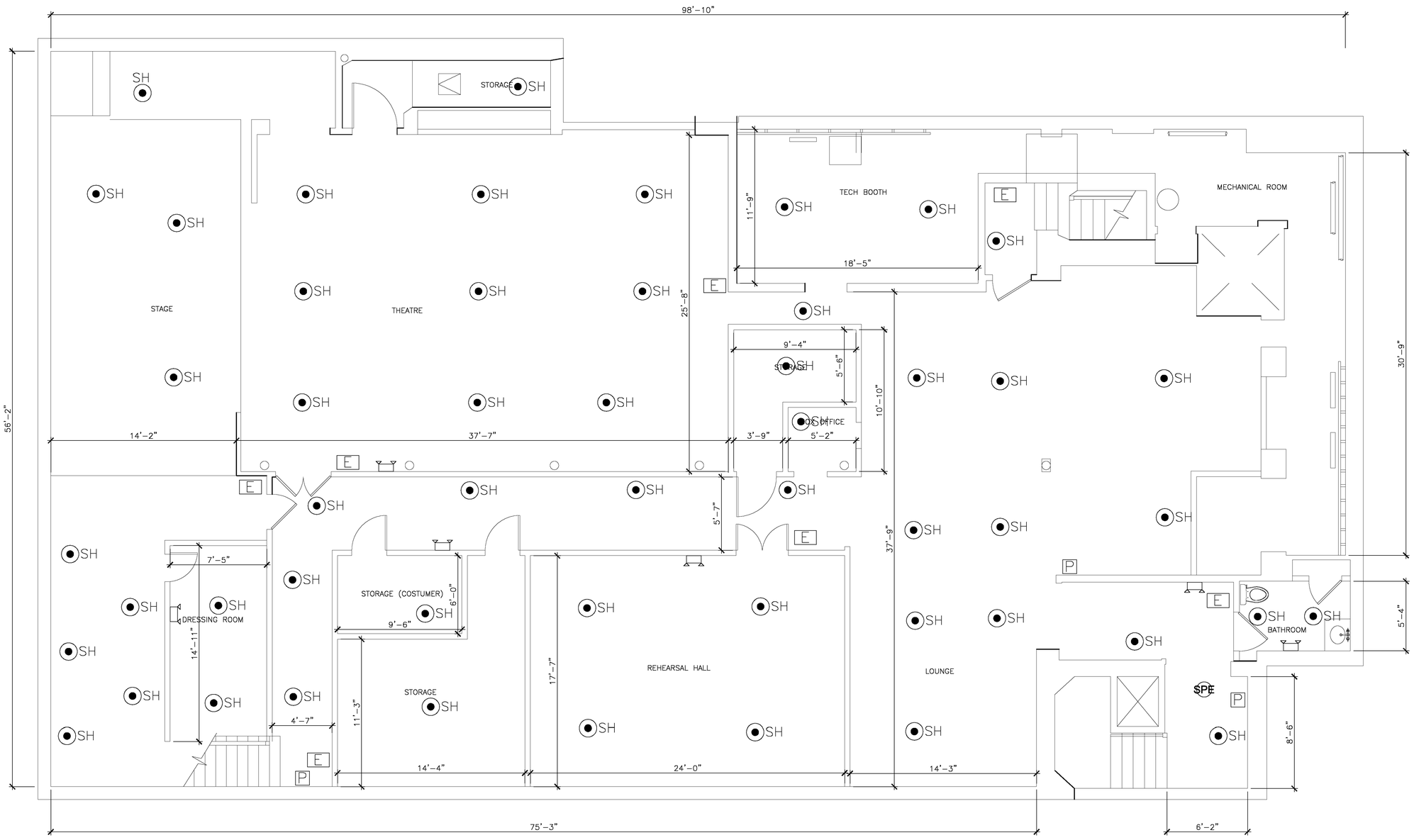
HC DETAILS

288 GREEN ST.,
CAMBRIDGE, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'–0"

APPROVED: R.A.V.
DATE: 07/10/2018
DESIGNED BY:
DRAWN BY: I.K.
CHECKED BY: R.A.V
DRAWING No. A–2



LEGEND:

- SPE — PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- C — CARBON MONOXIDE DETECTOR
- F/L — FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- EMERGENCY LIGHT
- P — PULL STATION
- E — EXIT SIGN
- H — HEAT DETECTOR
- SH — EXISTING SPRINKLER HEADS

DATE	REVISION

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EXISTING SPRINKLER'S PLAN

288 GREEN ST., CAMBRIDGE, MASSACHUSETTS

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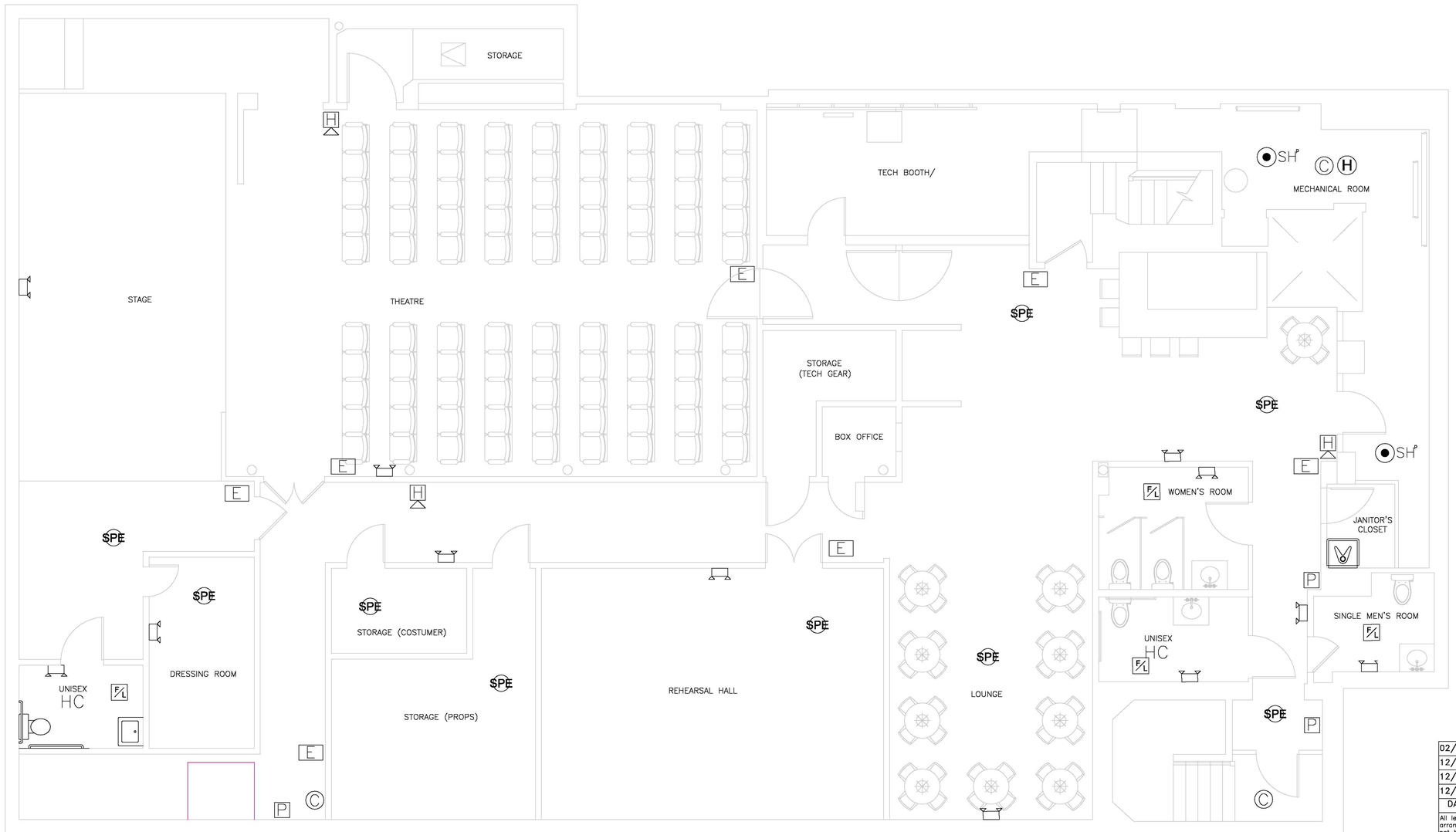
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

COMMONWEALTH OF MASSACHUSETTS — RICHARD A. VOLKAN — No. 22296 — REGISTERED PROFESSIONAL ENGINEER

SCALE: 1/4"=1'-0"		
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
	DRAWN BY: I.K.	A-3
DATE: 10/24/2018	CHECKED BY: R.A.V	

LEGEND:

- SPE — PHOTO ELECTRIC HARD WIRED SMOKE DETECTOR WITH SECONDARY (STANDBY) POWER SUPPLIED FROM MONITORED BATTERIES
- C — CARBON MONOXIDE DETECTOR
- F/L — FAN/LIGHT TO BE VENTED DIRECTLY TO OUTSIDE
- EMERGENCY LIGHT
- P — PULL STATION
- E — EXIT SIGN
- H — HEAT DETECTOR
- SH — HORN W/FLASHING LIGHT WITH EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM



BASEMENT PLAN

DATE	REVISION
02/05/19	SPRINKLER HEADS UPDATED
12/31/18	REVISED BATHROOM, DOORS
12/22/18	REVISED HC BATHROOM
12/10/18	REVISED HC BATHROOM

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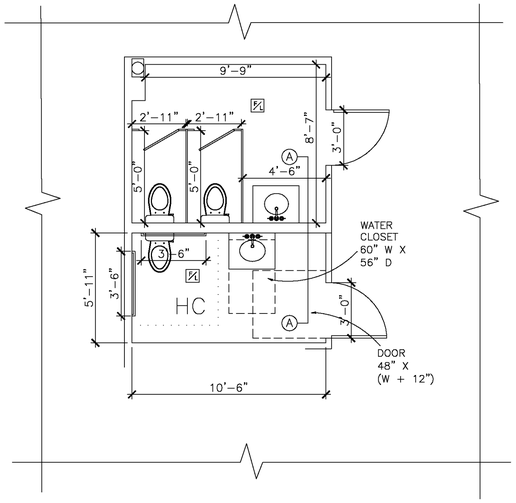
FIRE PROTECTION FLOOR PLAN

288 GREEN ST., CAMBRIDGE, MASSACHUSETTS

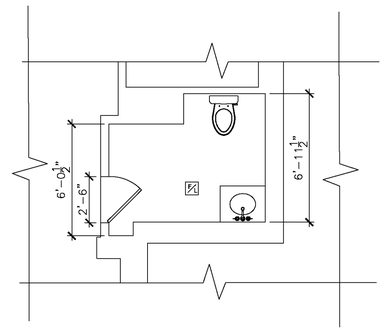
RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

COMMONWEALTH OF MASSACHUSETTS RICHARD A. VIGNA No. 22286 REGISTERED PROFESSIONAL ENGINEER

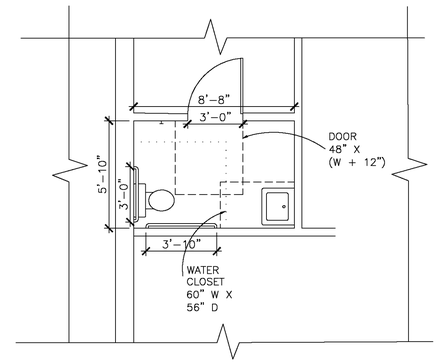
SCALE: 1/4"=1'-0"		
APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 10/24/2018	DRAWN BY: I.K.	A-4
	CHECKED BY: R.A.V	



PROPOSED WOMEN'S BATHROOM AND HC BATHROOM



PROPOSED SINGLE MEN'S BATHROOM



PROPOSED HC BATHROOM

NOTES:

CARPENTRY:

ALL ROUGH CARPENTRY SHALL PRODUCE JOINTS TRUE, TIGHT, WITH ALL MEMBERS ASSEMBLED IN ACCORDANCE WITH THE DRAWINGS AND WITH ALL PERTINENT CODES AND REGULATIONS.

CAREFULLY SELECT ALL MEMBERS. SELECT INDIVIDUAL PIECES SO THAT KNOTS AND DEFECTS WILL NOT INTERFERE WITH PLACING BOLTS OR PROPER NAILING OR MAKING CONNECTIONS.

LUMBER MAY BE REJECTED BY THE ENGINEER, WHETHER OR NOT IT HAS BEEN INSTALLED, FOR EXCESSIVE WARP, TWIST, BOW, CROOK, MILDEW, FUNGUS, OR MOLD, AS WELL AS FOR IMPROPER CUTTING AND FITTING.

DO NOT SHIM SILLS, JOISTS, SHORT STUDS, TRIMMERS, HEADERS, LINTELS, OR OTHER FRAMING COMPONENTS.

USE ONLY TREATED LUMBER FOR ALL WOOD BUCKS AND NAILING GROUNDS IN, OR IN CONTACT WITH CONCRETE.

TREAT ALL WOOD LESS THAN TWO FEET ABOVE FINISHED GRADE BY SPRAYING WITH THE PRESERVATIVE TO A MINIMUM DISTANCE OF SIX INCHES FROM THE ENDS. PERFORM ALL TREATMENT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

IN ADDITION TO ALL FRAMING OPERATIONS NORMAL TO FABRICATION AND ERECTION INDICATED ON THE DRAWINGS, INSTALL ALL BACKING REQUIRED FOR WORK OF OTHER TRADES.

MAKE ALL BEARINGS FULL. FINISH ALL BEARING SURFACES ON WHICH STRUCTURAL MEMBERS ARE TO REST SO AS TO GIVE SURE AND EVEN SUPPORT. WHERE FRAMING MEMBERS SLOPE, CUT OR NOTCH THE ENDS AS REQUIRED TO GIVE UNIFORM BEARING SURFACE.

INSTALL ALL BLOCKING REQUIRED TO SUPPORT ALL ITEMS OF FINISH AND TO CUT OFF ALL CONCEALED DRAFT OPENINGS, BOTH VERTICAL AND HORIZONTAL, BETWEEN CEILING AND FLOOR AREAS.

FIRE BLOCKS SHALL BE TWO INCHES IN THICKNESS (NOMINAL) BY THE FULL WIDTH OF THE OPENING BEING BLOCKED.

FIRE–BLOCK IN THE FOLLOWING SPECIFIC LOCATIONS:

(1) IN ALL STUD WALLS AT CEILING AND FLOOR LEVELS;

(2) IN ALL STUD WALLS, INCLUDING FURRED SPACES, SO THAT THE MAXIMUM DIMENSION OF EACH CONCEALED SPACE IS NOT MORE THAN EIGHT FEET;

(3) ALL OTHER LOCATIONS WHERE OPENINGS COULD AFFORD PASSAGE FOR RODENTS OR FLAMES.

INSTALL WOOD CROSS BRIDGING OF NOT LESS THAN TWO INCHES BY THREE INCHES NOMINAL, METAL CROSS BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING BETWEEN JOISTS WHERE THE SPAN EXCEEDS EIGHT FEET.

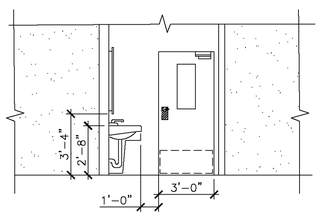
INSTALL SOLID BLOCKING BETWEEN JOISTS AT ALL POINTS OF SUPPORT AND WHEREVER SHEATHING OR FLOORING IS DISCONTINUOUS.

MAKE ALL STUDS SINGLE LENGTH, UNSPLICED, AND PLATFORM FRAMED. FRAME ALL CORNERS AND INTERSECTIONS WITH THREE OR MORE STUDS AND ALL REQUIRED BEARING FOR WALL FINISH.

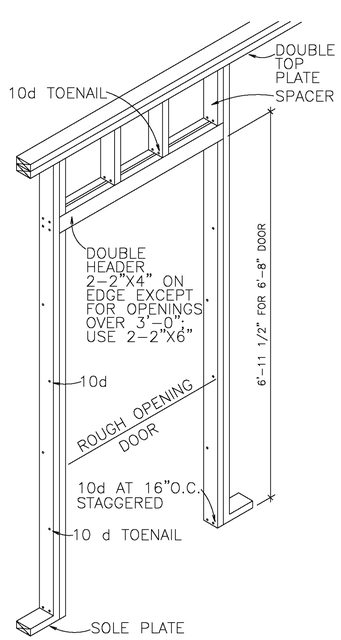
ON ALL FRAMING MEMBERS TO RECEIVE A FINISHED WALL OR CEILING, ALIGN THE FINISH SUBSURFACE TO VARY NOT MORE THAN 1/8" FROM THE PLANE OF SURFACES OF ADJACENT FRAMING AND FURRING MEMBERS.

PLACE ALL PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND CONTINUOUSLY OVER AT LEAST TWO SUPPORTS.

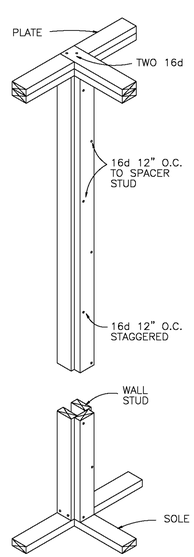
ALL DOORS AND WINDOWS MUST BE INSTALLED WITH ALL NECESSARY APPURTENANCES AND TRIMS.



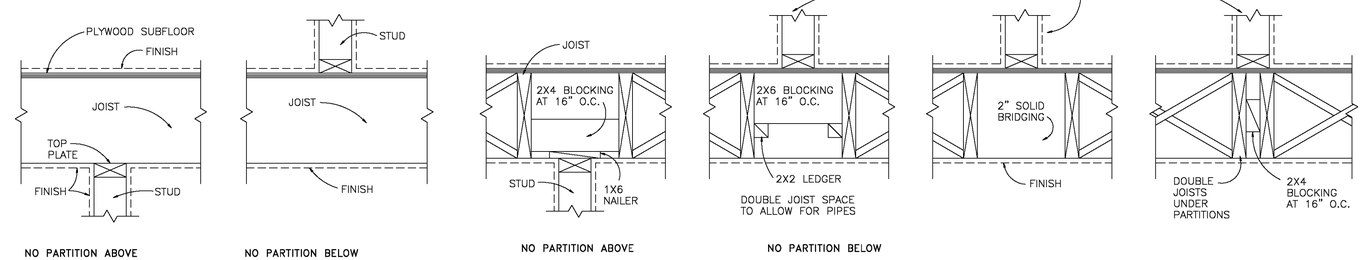
SECTION A–A



DOOR OPENING FRAMING



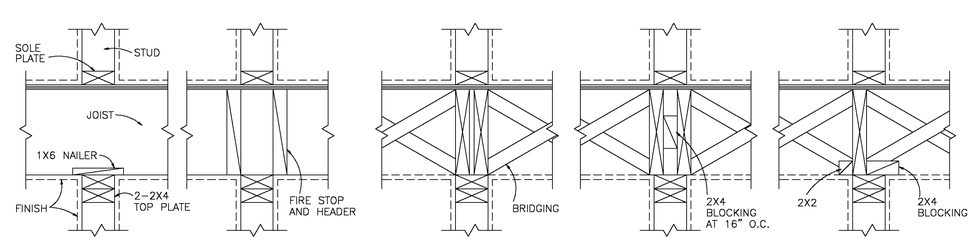
PARTITION TO WALL CONNECTION DETAIL



PARTITIONS PERPENDICULAR TO JOISTS

PARTITIONS PARALLEL TO JOISTS

NONBEARING INTERIOR PARTITIONS
TYPICAL DETAILS



PARTITIONS PERPENDICULAR TO JOISTS

PARTITIONS PARALLEL TO JOISTS

BEARING INTERIOR PARTITIONS
TYPICAL DETAILS

DATE	REVISION
02/05/19	REVISED MEN'S BATHROOM
12/31/18	REVISED BATHROOM, DOORS
12/22/18	REVISED HC BATHROOM
12/10/18	REVISED HC BATHROOM

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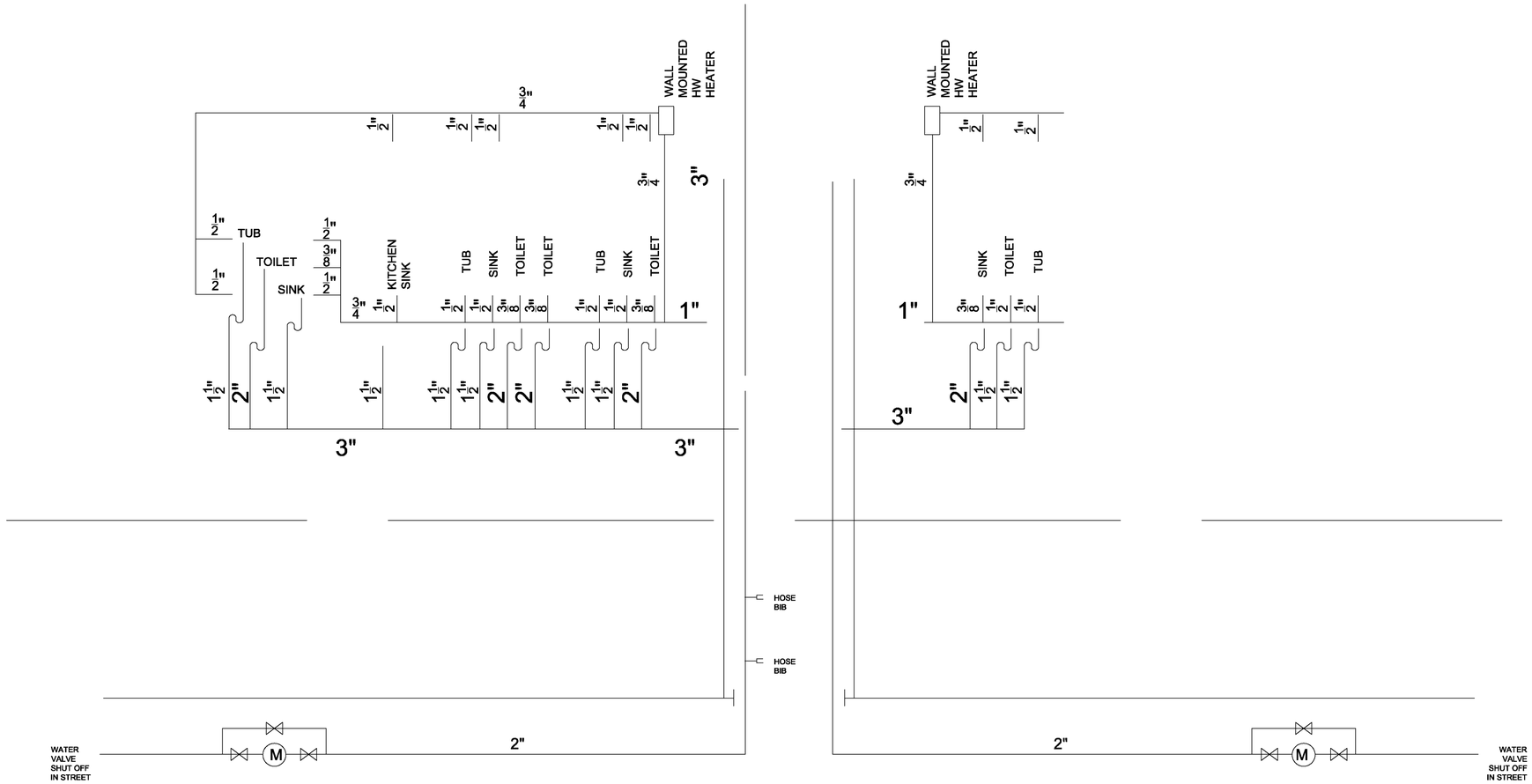
DETAILS

288 GREEN ST.,
CAMBRIDGE, MASSACHUSETTS

RAV & Assoc., Inc.
21 HIGHLAND AVENUE
NEEDHAM, MASSACHUSETTS 02494
TELEPHONE: (781) 449-8200 FAX: (781) 449-8205

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 11/27/2018	DRAWN BY: I.K.	D–1
	CHECKED BY: R.A.V	



DATE	REVISION

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PLUMBING PLAN

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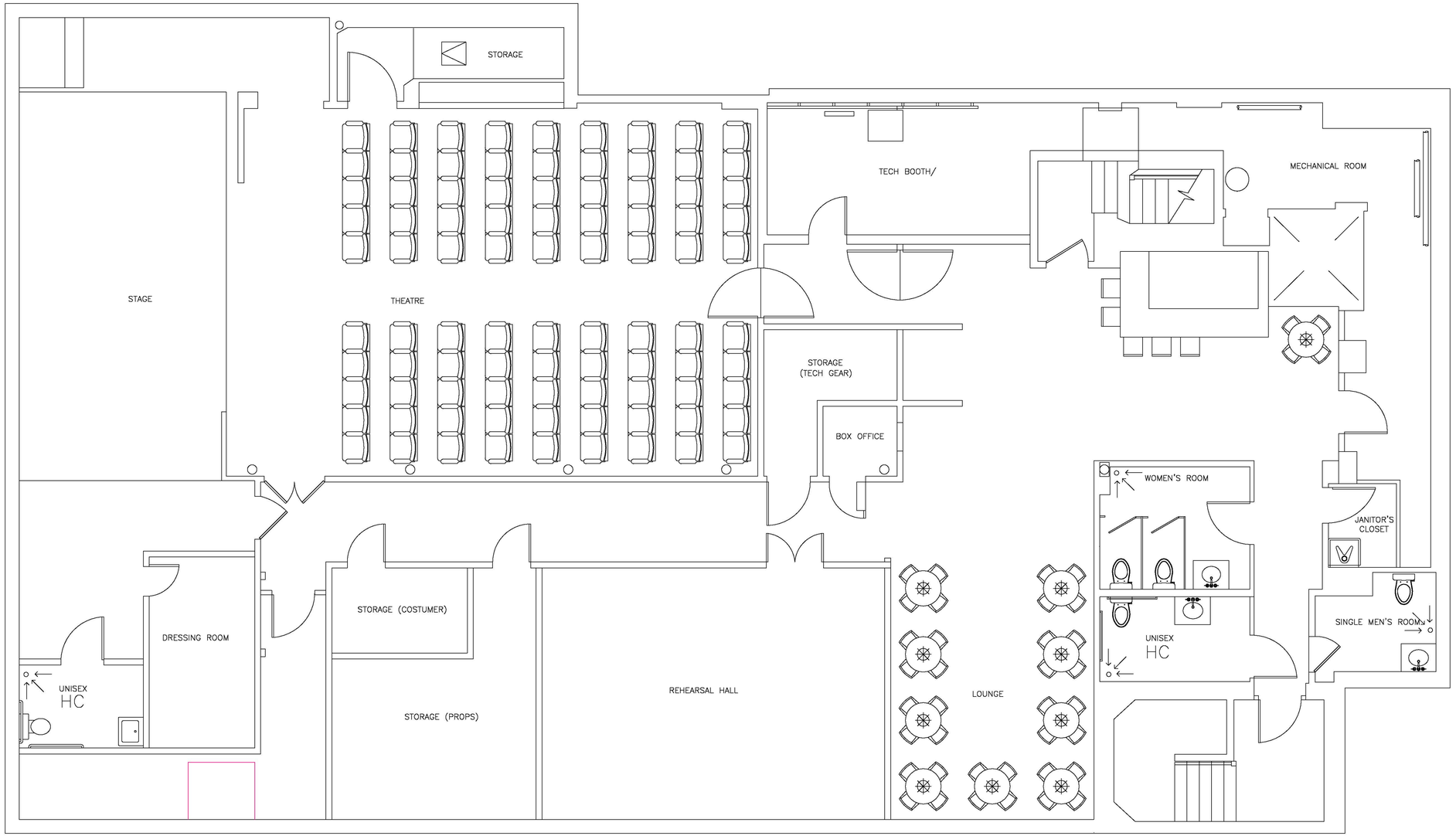
COMMONWEALTH OF MASSACHUSETTS
RICHARD A. VOLKAN
No. 22296
REGISTERED PROFESSIONAL ENGINEER

SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 10/24/2018	DRAWN BY: I.K.	P-1
	CHECKED BY: R.A.V	



LEGEND:

○ ← FLOOR DRAIN

BASEMENT PLAN

DATE	REVISION
12/31/18	REVISED BATHROOM, DOORS
12/22/18	ADDED WHEEL CHAIR LIFT
12/22/18	REVISED HC BATHROOM, FIRE PROTECTION
12/10/18	REVISED HC BATHROOM

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DRAIN PLAN

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SCALE: 1/4"=1'-0"

APPROVED: R.A.V.	DESIGNED BY:	DRAWING No.
DATE: 07/10/2018	DRAWN BY: I.K.	P-2
	CHECKED BY: R.A.V	

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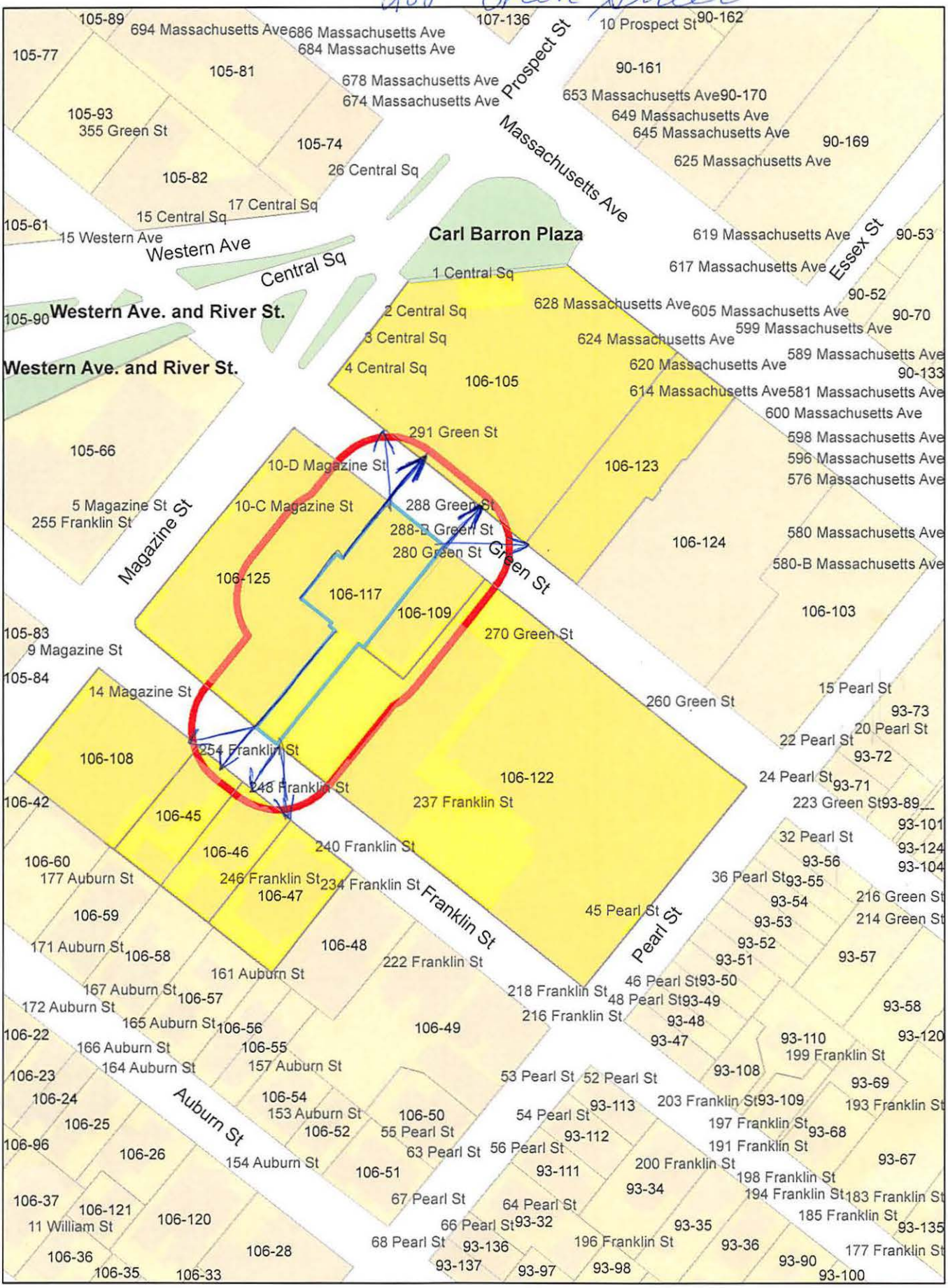

288 Green St.

Petitioner

106-47
KHAN, BADIUZ Z. & SAEMA A. KHAN
240 FRANKLIN ST. UNIT#1
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106-46
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106-108-45
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C/O TRAFFIC & PARKING DEPARTMENT

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620 MASSACHUSETTS AVE
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SHAN, CHUNG CHIEH
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C/O RICHARD ROSSI
CITY MANAGER

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CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

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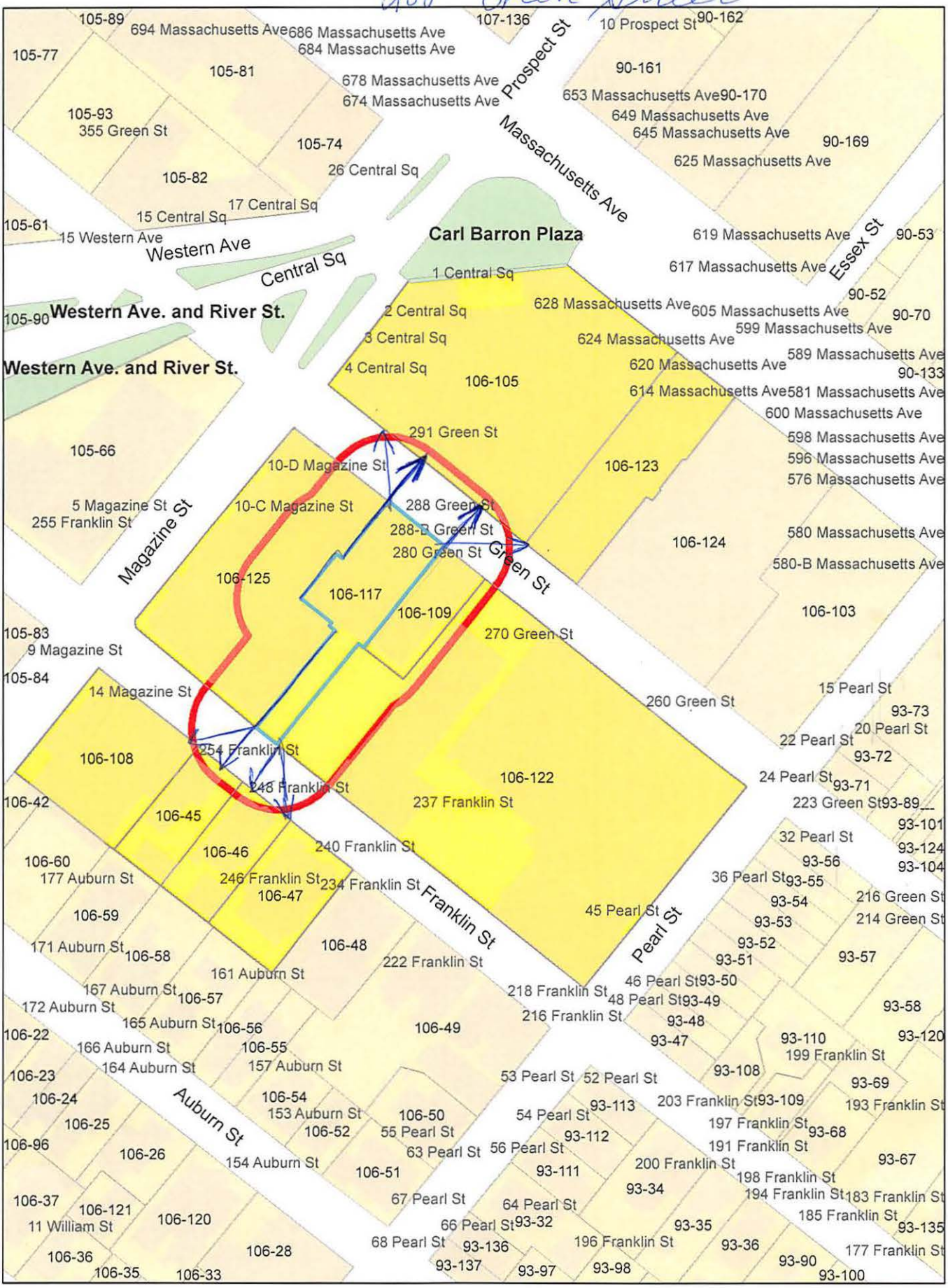

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