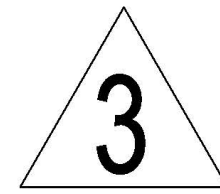


3 Cedar Square

Roxbury, Boston, Massachusetts

Owner: Rob Celiberti - Issued for Permit Set: 05/04/2022

Issued for Revision: 08/07/2023



Modifications from the revision set set dated 03/22/23 included in this drawing set:

1. Building size decreased by 6835 gsf to 12,063 gsf; new FAR 1.72
2. Unit count reduced from 12 to 9 units
3. Parking spaces reduced from 12 to 9 spaces
4. Rear yard setback increased to 20'-2"
5. Open space increased to 164 sf/unit
6. Interior layouts reconfigured
7. Extensive refinement of exterior expression; mansard roof removed and new gable roof with dormers proposed.
8. Street elevation included in drawing set

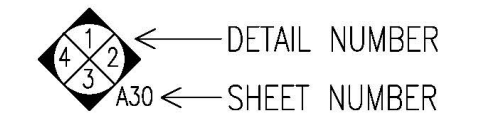
Modifications from the original set set dated 05/04/23 included in this drawing set:

1. Existing lot subdivided into 2 parcels: one with the existing, two-family dwelling to remain and the other with the proposed 12 unit building
2. Zoning information updated on sheet A-02 to reflect subdivision changes

ELEVATION TARGET



INTERIOR ELEVATION TARGET



DETAIL TARGET

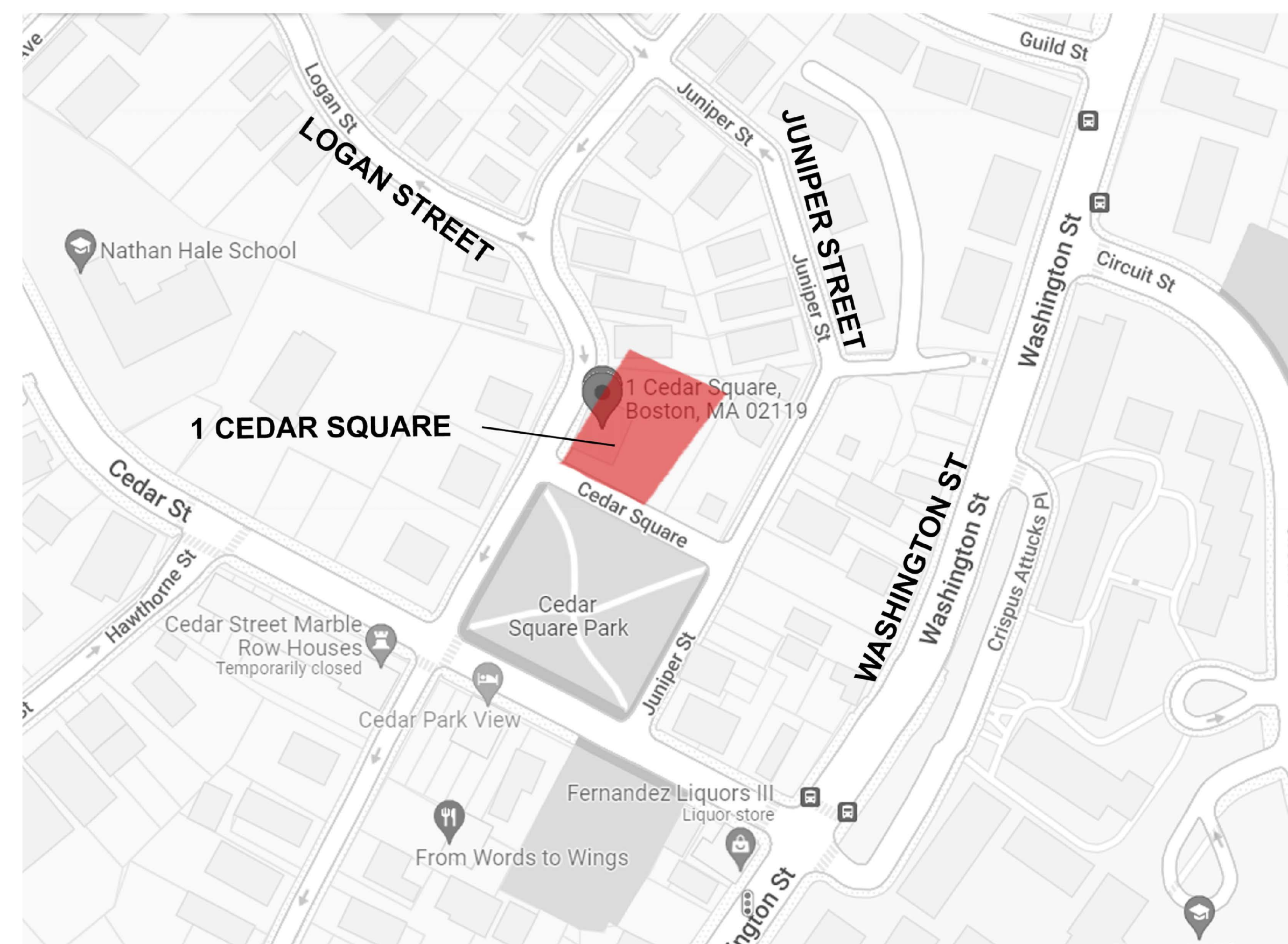


WINDOW TARGET



GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
4. THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES. THE GENERAL CONTRACTOR MUST COORDINATE WITH THE BUILDING FACILITIES MANAGER ALL ACTIVITIES INCLUDING, BUT NOT LIMITED TO WORK WHICH WILL GENERATE EXCESSIVE NOISE AND MODIFICATION TO UTILITIES. WORK MUST NOT INTERFERE WITH EXISTING SMOKE DETECTORS, ALARMS OR BUILDING SYSTEM MANAGEMENT
- 5.1. THE GENERAL CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ANY TENANT DESIGN AND CONSTRUCTION MANUAL AND ANY OTHER BUILDING OWNER OR BUILDING STANDARDS.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- 6.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
- 6.2. BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
- 6.3. WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
7. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON THE DRAWINGS BEFORE LAYING OUT THE WORK, AND SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR INACCURACIES RESULTING FROM FAILURE TO DO SO.
- 7.1. DETAILS SHOWN ARE INDICATIVE OF THE CHARACTER, PROFILES, MATERIALS AND SYSTEMS REQUIRED FOR THE WORK INCLUDING THOSE CONDITIONS NOT COVERED BY SPECIFIC DETAILS.
- 7.2. DIMENSIONS SHALL GOVERN, DO NOT SCALE THE DRAWINGS. WHERE THERE APPEARS TO BE A CONFLICT OR WHERE DIMENSIONS CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- 7.3. ALL DIMENSIONS ARE TO INSIDE FACE OF WALLS.
- 7.4. UNLESS SHOWN OTHERWISE, ALL DOORS SHALL BE LOCATED SUCH THAT THERE IS A 2 INCH WALL RETURN BETWEEN THE JAMB FRAME AND THE ADJACENT PERPENDICULAR WALL.
8. CONSULT WITH THE ARCHITECT OR ENGINEER BEFORE PENETRATING ANY JOISTS, BEAMS, OR OTHER STRUCTURAL MEMBERS
9. ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE TO BE STORED NEATLY WITHIN THE SCOPE OF WORK AREA ONLY.
10. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- 10.1. SUBMIT SHOP DRAWINGS AND SAMPLES FOR ALL STEEL, MILLWORK, SIGNAGE, HARDWARE AND INTERIOR FINISHES
- 10.2. SUBMIT PRODUCT DATA FOR FIXTURES AND HARDWARE
- 10.3. ALL INTERIOR AND EXTERIOR FINISHES, COLORS AND MATERIALS ARE TO BE SELECTED AND APPROVED BY THE OWNER PRIOR TO CONSTRUCTION
- 10.4. ALL INTERIOR FINISHES AND FURNISHINGS ARE TO BE CLASS 'A' FIRE RATED AND ARE TO COMPLY WITH MASSACHUSETTS BUILDING CODE AND THE BOSTON FIRE CODE
- 10.5. ALL WOOD COMPONENTS SHALL BE FIRE TREATED
- 10.6. CONFIRM THAT ALL MATERIALS AND FINISHES, INCLUDING THEIR FABRICATION AND INSTALLATION WILL NOT RELEASE FUMES OR AROMAS WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL
11. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PANEL CONTROL AND CIRCUIT DESIGN AND FOR COMPLIANCE WITH ALL BUILDING, LIFE SAFETY, AND STATE AND NATIONAL ELECTRICAL CODES WHICH MAY APPLY
- 11.1. ALL EXPOSED UTILITY WIRES AND PIPES SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS AND CEILINGS; THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF OF FLOORS AND 1' OFF OF WALLS, CEILINGS OR ADJACENT PIPES OR WIRES
12. WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
13. EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
- 13.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
- 13.2. MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
- 13.3. COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
14. PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
15. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
16. SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
17. EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING. CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
- 17.1. DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES



1 LOCATION PLAN
SCALE: NOT TO SCALE

APPLICABLE CODES:

1. BUILDING CODE: CMR 780 MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION (AMENDED INTERNATIONAL BUILDING CODE 2015, INTERNATIONAL RESIDENTIAL CODE 2015 AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE W/ MASSACHUSETTS AMENDMENTS)
2. ACCESSIBILITY: MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CMR 521 AND UNIFORM FEDERAL ACCESSIBILITY STANDARDS
3. FIRE PROTECTION: MASSACHUSETTS COMPREHENSIVE FIRE SAFETY CODE CMR 527 1.00 - 2012 NFPA 1: FIRE CODE WITH AMENDMENTS
4. ELECTRICAL: 527 CMR 12.00 MASSACHUSETTS ELECTRICAL CODE - 2014 NFPA 70 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
5. MECHANICAL: INTERNATIONAL MECHANICAL CODE 2015 W/ AMENDMENTS
6. PLUMBING: 248 CMR BOARD OF STATE EXAMINERS OF PLUMBERS AND GAS FITTERS - UNIFORM STATE PLUMBING CODE
7. ENERGY: INTERNATIONAL ENERGY CONSERVATION CODE 2015 (IECC)
8. AMERICANS WITH DISABILITIES ACT
9. BOSTON ZONING CODE
10. MGL CH. 148 SECTION 26G

BUILDING DESCRIPTION:

THE EXISTING LOT WILL BE SUBDIVIDED INTO TWO LOTS. THE EXISTING LOT HAS 1 BUILDING CONTAINING 2 DWELLING UNITS. THIS PROPOSAL IS FOR A NEW 4 STORY BUILDING ADJACENT CONTAINING 12 DWELLING UNITS. THERE ARE 3 UNITS PER FLOOR. THE BASEMENT PARKING GARAGE CONTAINS 12 SPACES. THERE IS AN ELEVATOR BETWEEN THE BASEMENT AND LEVEL 1.

CODE SUMMARY:

1. PROPOSED USE OR OCCUPANCY: RESIDENTIAL - R-2
1.1 OCCUPANT LOAD: (200 GROSS SF/PERSON PER 1004.1.1) APPROX. 12,063 = 60 PEOPLE
2. CONSTRUCTION TYPE: V.A. - TABLE 504.4
2.1 PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE TO BE 1 HOUR RATED.
2.2 MAX. AREA PER FLOOR IS 12,000 SF PER TABLE 506 AND MAXIMUM HEIGHT IS 4 STORIES ABOVE GRADE - 504.4
3. PER TABLE 1006.3.2(1) FOR USE GROUP R-2 - TWO EXITS ARE REQUIRED WHEN THERE ARE FOUR STORIES OR MORE AND TRAVEL DISTANCE IS LIMITED TO 125'
4. MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER SECTION 1011.2
5. MAXIMUM LENGTH OF EXIT TRAVEL: 250 FEET PER 1017.2
6. FIRE RATED CONSTRUCTION:
6.1 PER TABLE 602, EXTERIOR WALLS MORE THAN 30' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 30' OR LESS MUST BE 1 HOUR RATED.
6.2 DEMISING PARTITIONS/CORRIDORS MUST BE 1 HOUR RATED IN A SPRINKLERED TYPE V.A. BUILDING 420.1, 708.3.
6.3 HORIZONTAL SEPARATION BETWEEN DWELLING UNITS: 1 HOUR IN A SPRINKLERED TYPE V.A. BUILDING PER 420 AND 711.2.4.3 - REFER TO DETAIL ON A-40
6.4 STAIRWAYS CONNECTING 4 OR MORE STORIES ARE TO BE 2 HOUR RATED, STAIRS CONNECTING LESS THAN 4 STORIES ARE TO BE 1 HOUR RATED PER 1023.2
6.5 PER TABLE 716.5: 1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1 HOUR DOORS. 1 HOUR AND 1/2 HOUR CORRIDORS SHALL HAVE A MINIMUM 20 MIN. RATED DOOR. 2 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 90 MIN. DOORS.
7. DEMISING PARTITION MINIMUM: STC 50 PER SECTION 1207.2
8. ACCESSIBILITY REQUIREMENTS:
8.1 CMR 521 9.3 - BUILDING CONTAINS AN ELEVATOR BETWEEN BASEMENT AND FIRST LEVEL - UNITS ON FIRST LEVEL MUST BE CONSTRUCTED AS GROUP 1 DWELLING UNITS, COMPLY WITH 9.5, 42.00, 43.00 AND 46.00
8.2 CMR 521 9.4 BUILDING DOES NOT CONTAIN 20 OR MORE UNITS

ENERGY REQUIREMENTS:

- MASSACHUSETTS ENERGY STRETCH CODE, CHAPTER 4 - RESIDENTIAL ENERGY EFFICIENCY - RESIDENTIAL BUILDINGS, INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018
1. CLIMATE ZONE 5H PER TABLE 301.1
 2. EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 503.1.1
 3. PER IECC TABLES 402.1.2 AND R402.1.4, FENESTRATION SHALL HAVE A U-FACTOR OF 0.30 OR BETTER.
 4. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.55 OR BETTER PER 402.1.2 AND 402.1.4.
 5. VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
 6. R402.1.2 - CEILING: R=49; WOOD FRAME WALL: R-20 (CAVITY)+ 3.8 (CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10
 7. DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH REQUIRED CODES
 8. HOT WATER PIPES IN UNCONDITIONED SPACES SHALL ALL BE INSULATED TO AT LEAST R-3, AND HOT WATER PIPES IN CONDITIONED SPACES 3/4" AND LARGER SHALL BE INSULATED TO AT LEAST R-3.

LIST OF DRAWINGS

- A-01 ANALYSIS, DRAWING LIST AND NOTES
- A-02 PROPOSED SITE PLAN AND ZONING TABLE
- A-10 PROPOSED PLANS
- A-20 PROPOSED SECTIONS
- A-30 PROPOSED ELEVATIONS
- A-40 PROPOSED DETAILS



Eric Johnson

3 Cedar Square

Rob Celiberti

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Roxbury,
Massachusetts

03 Issued for Revision 08/08/2023
02 Issued for Revision 03/22/2023
01 Issued for Permit 05/04/2022

No. Description Date

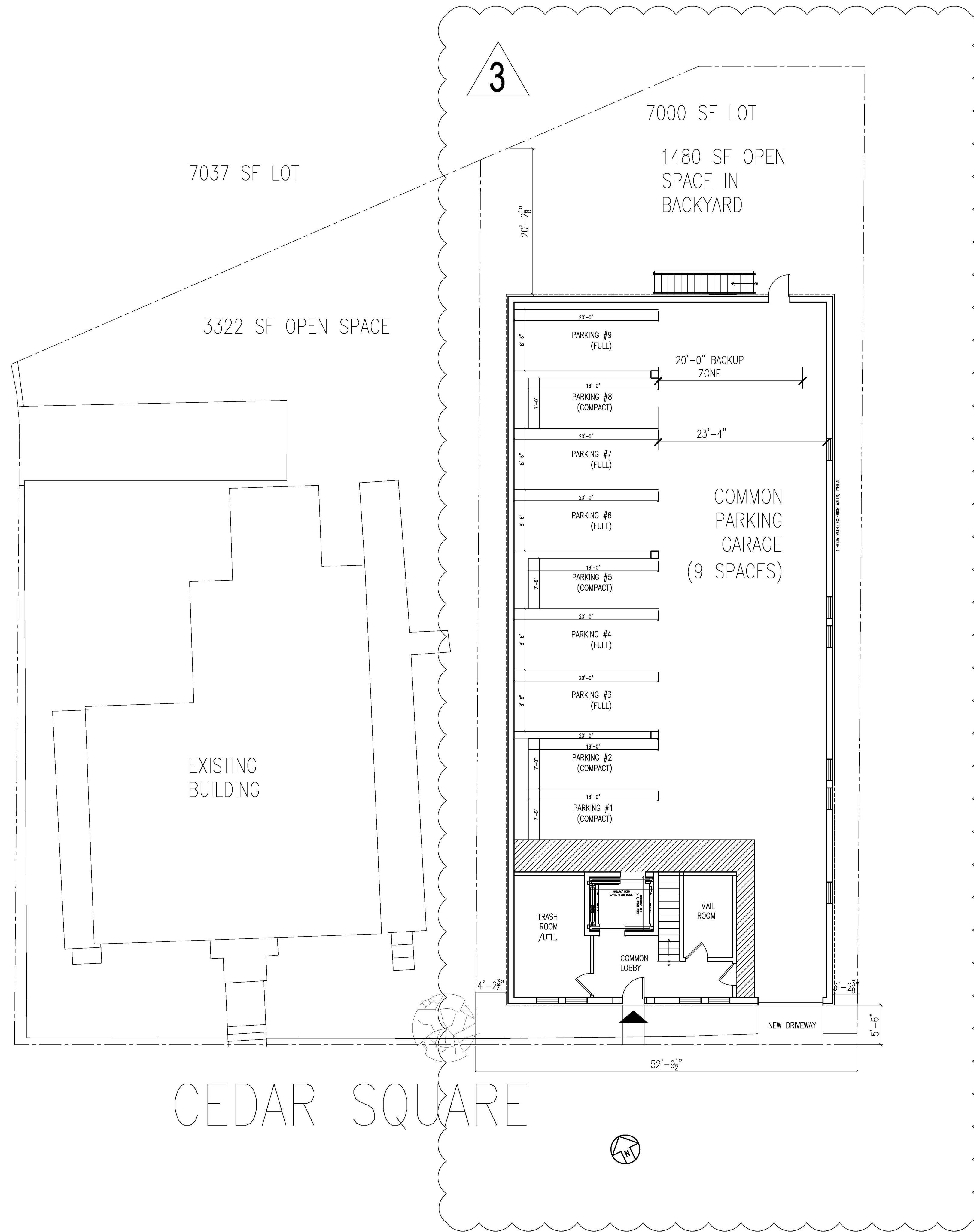
Drawing Title: ANALYSIS, DWG LIST, NOTES

Project No.: 0559

Checked by: EZ

A-01

THORTON STREET



CEDAR SQUARE

NEW BUILDING

ZONING ANALYSIS:	3F-4000	PROPOSED	COMMENTS
LOT AREA MIN. FOR 1-2 UNITS	4000 SF	7,000 SF	14,037 LOT SUBDIVIDED INTO TWO LOTS
ADDITIONAL LOT AREA PER. DU	2000 SF	500 SF	*VARIANCE REQUIRED
MIN. LOT WIDTH/FRONTAGE	45'-0"	52'-9 1/2"	
MAX. FLOOR-AREA-RATIO	0.8	$\frac{12063}{7000} = 1.73$	*VARIANCE REQUIRED
MAX. HEIGHT (STORIES / FEET)	3 / 35'-0"	4 / 45'-11"	*VARIANCE REQUIRED
MIN. FRONT YARD SETBACK	20'-0"	5'-6"	*VARIANCE REQUIRED
MIN. SIDE YARD SETBACK	5'-0"	3'-2"	*VARIANCE REQUIRED
MIN. REAR YARD SETBACK	30'-0"	20'-2"	*VARIANCE REQUIRED
USABLE OPEN SPACE PER DU	650 SF/DU	164 SF/DU	*VARIANCE REQUIRED
UNIT COUNT	3 UNITS	9 UNITS	*VARIANCE REQUIRED
PARKING REQUIREMENT	1/UNIT	9 SPACES	

3

EXISTING BUILDING

ZONING ANALYSIS:	3F-4000	EXISTING	PROPOSED	COMMENTS
LOT AREA MIN. FOR 1-2 UNITS	4000 SF	14,037 SF	7037 SF	14,037 LOT SUBDIVIDED INTO TWO LOTS
ADDITIONAL LOT AREA PER. DU	2000 SF	N/A	N/A	*EXISTING CONDITION UNCHANGED
MIN. LOT WIDTH/FRONTAGE	45'-0"	117'-8"	64'-9"	
MAX. FLOOR-AREA-RATIO	0.8	$\frac{3706}{14037} = 0.26$	$\frac{3706}{14037} = 0.26$	*EXISTING CONDITION UNCHANGED
MAX. HEIGHT (STORIES / FEET)	3 / 35'-0"	2.5 / 35'-0"	2.5 / 35'-0"	*EXISTING CONDITION UNCHANGED
MIN. FRONT YARD SETBACK	20'-0"	13'-9 1/2"	9'-4"	*EXISTING CONDITION UNCHANGED
MIN. SIDE YARD SETBACK	5'-0"	66'-10"	8'-8"	
MIN. REAR YARD SETBACK	30'-0"	27'-8"	27'-8"	*EXISTING CONDITION UNCHANGED
USABLE OPEN SPACE PER DU	650 SF/DU	6075 SF/DU	1661 SF/DU	
UNIT COUNT	3 UNITS	2 UNITS	2 UNITS	*EXISTING CONDITION UNCHANGED
PARKING REQUIREMENT	1/UNIT	2 SPACES	2 SPACES	*EXISTING CONDITION UNCHANGED

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Drawing Title: Proposed Site Plan

Project No.: 0559 Checked by: EZ



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A-02

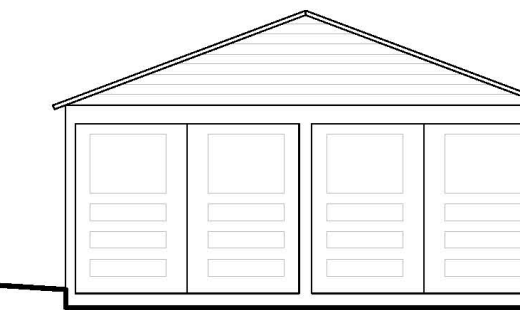
Thorton Street



1 Cedar Square
(Existing two-family building)



3 Cedar Square
9 unit proposed building



22 Juniper Street
(Existing garage)

Juniper Street

09/22/2023

1 CEDAR SQ STREET ELEVATION
SCALE: 1/8" = 1'-0"

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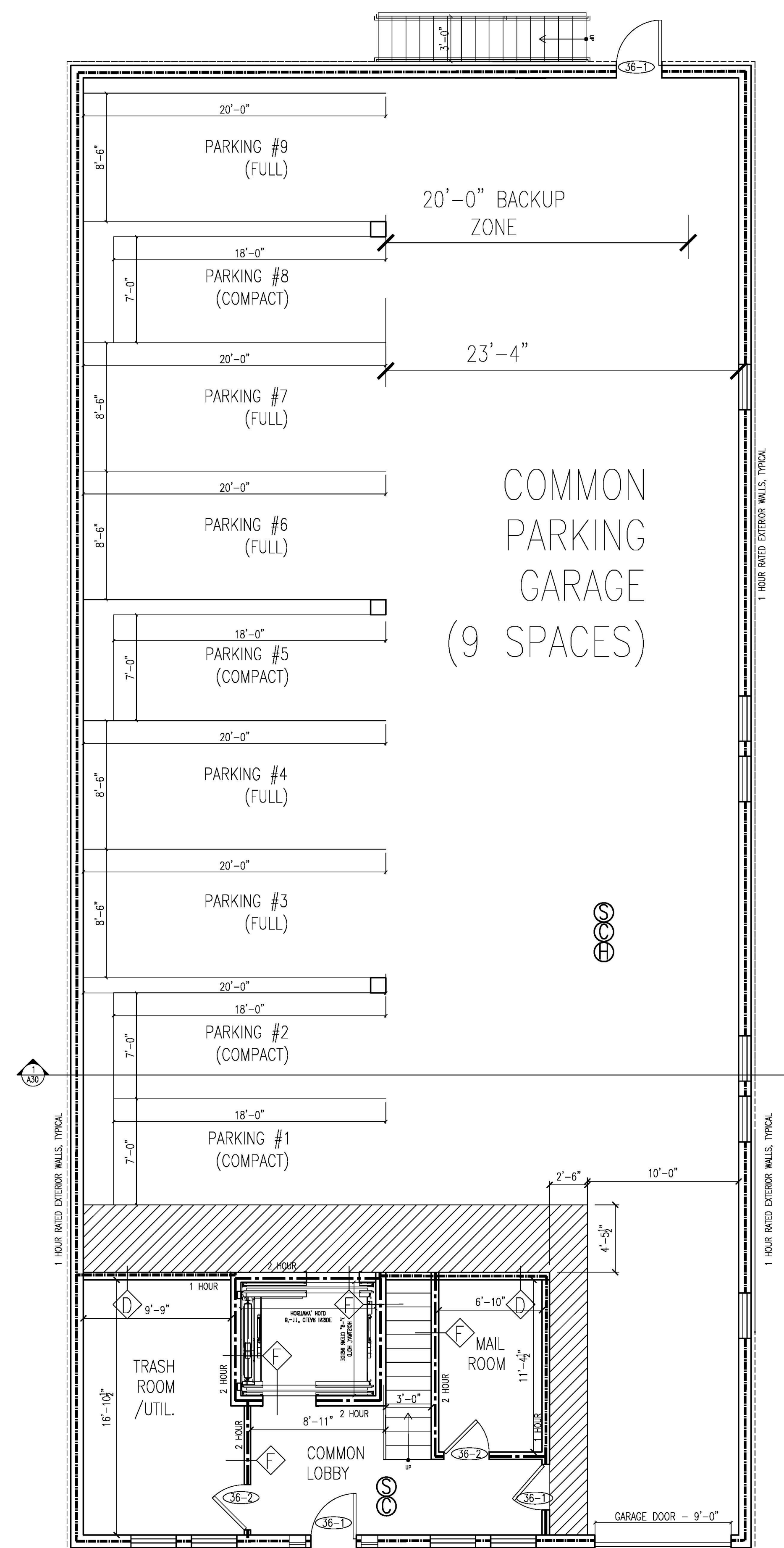
Drawing Title: Proposed Street Elevation

Project No.: 0559 Checked by: EZ

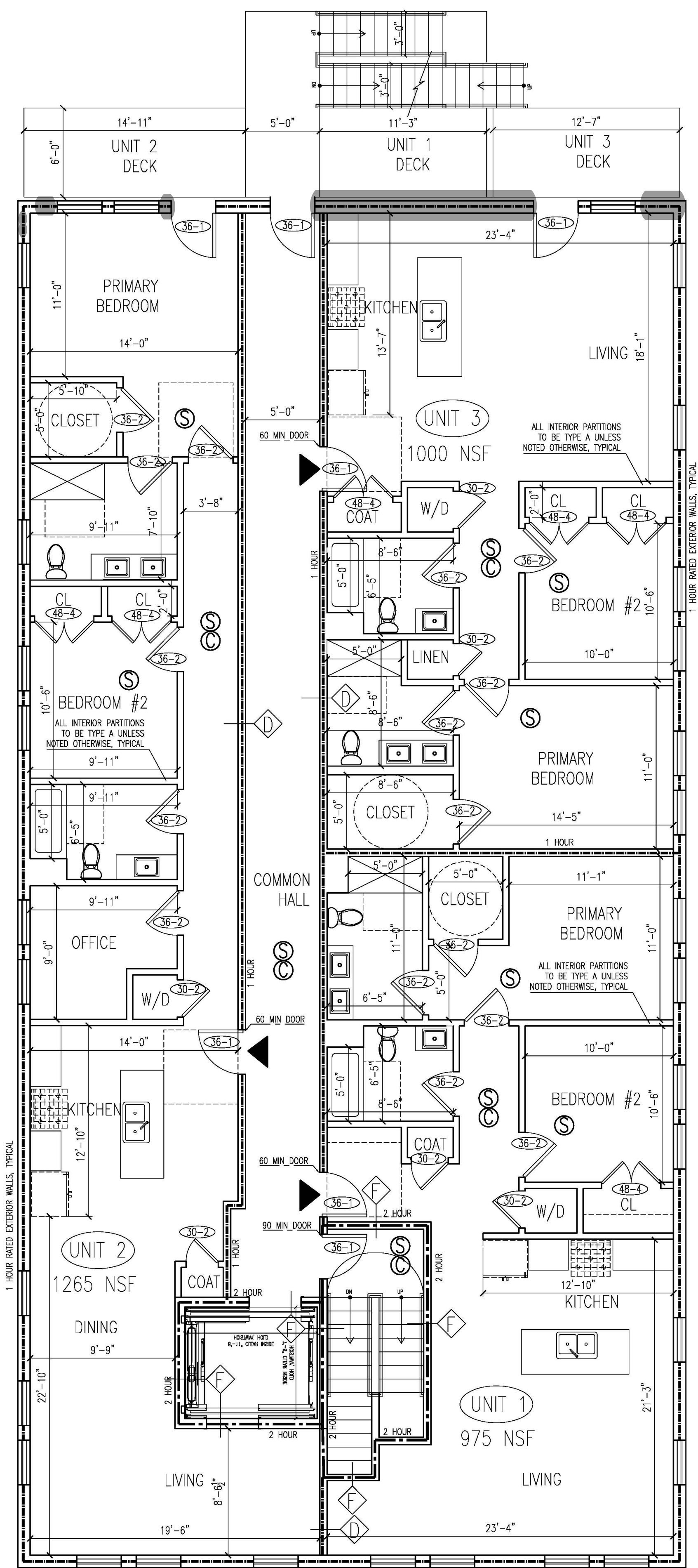
A-03



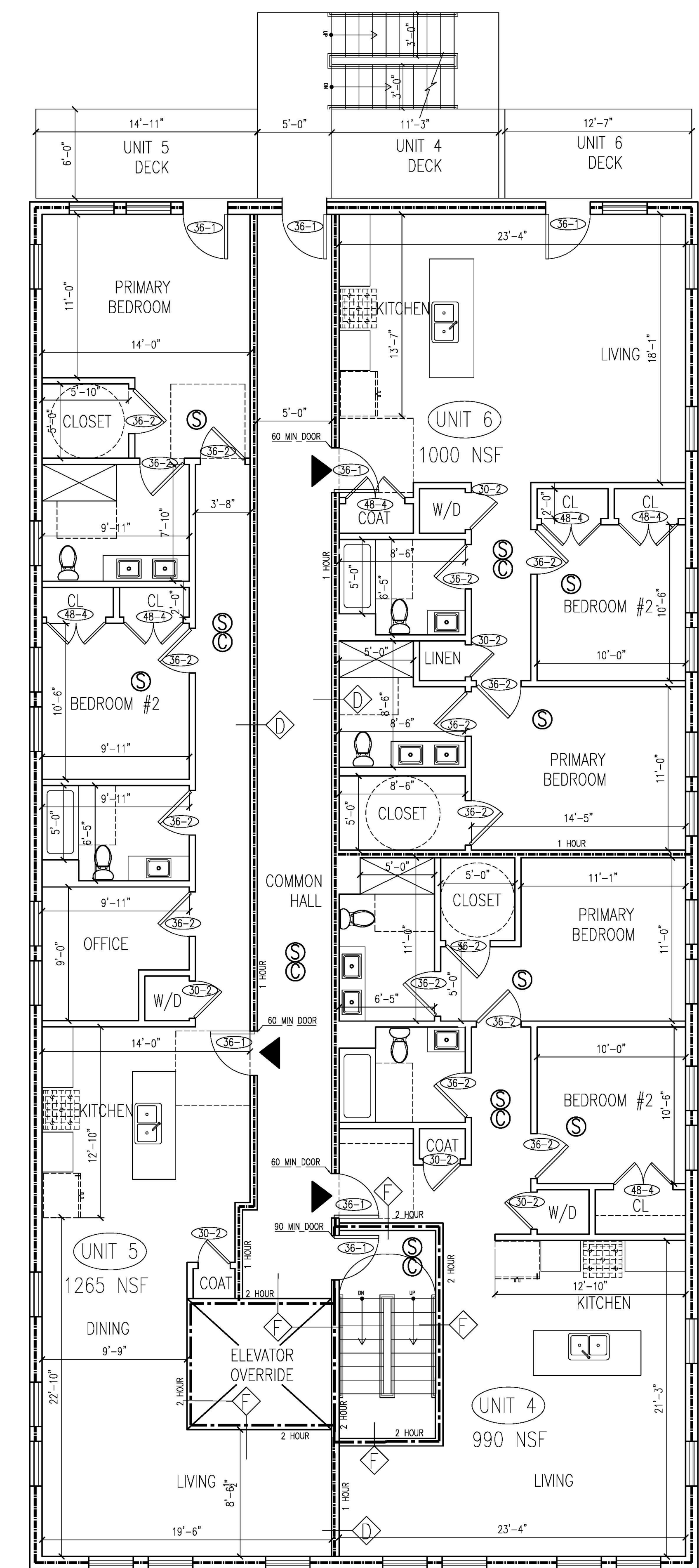
Eric Johnson



B BASEMENT PLAN
SCALE: 3/16" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 3/16" = 1'-0"



2 LEVEL 2 PLAN
SCALE: 3/16" = 1'-0"



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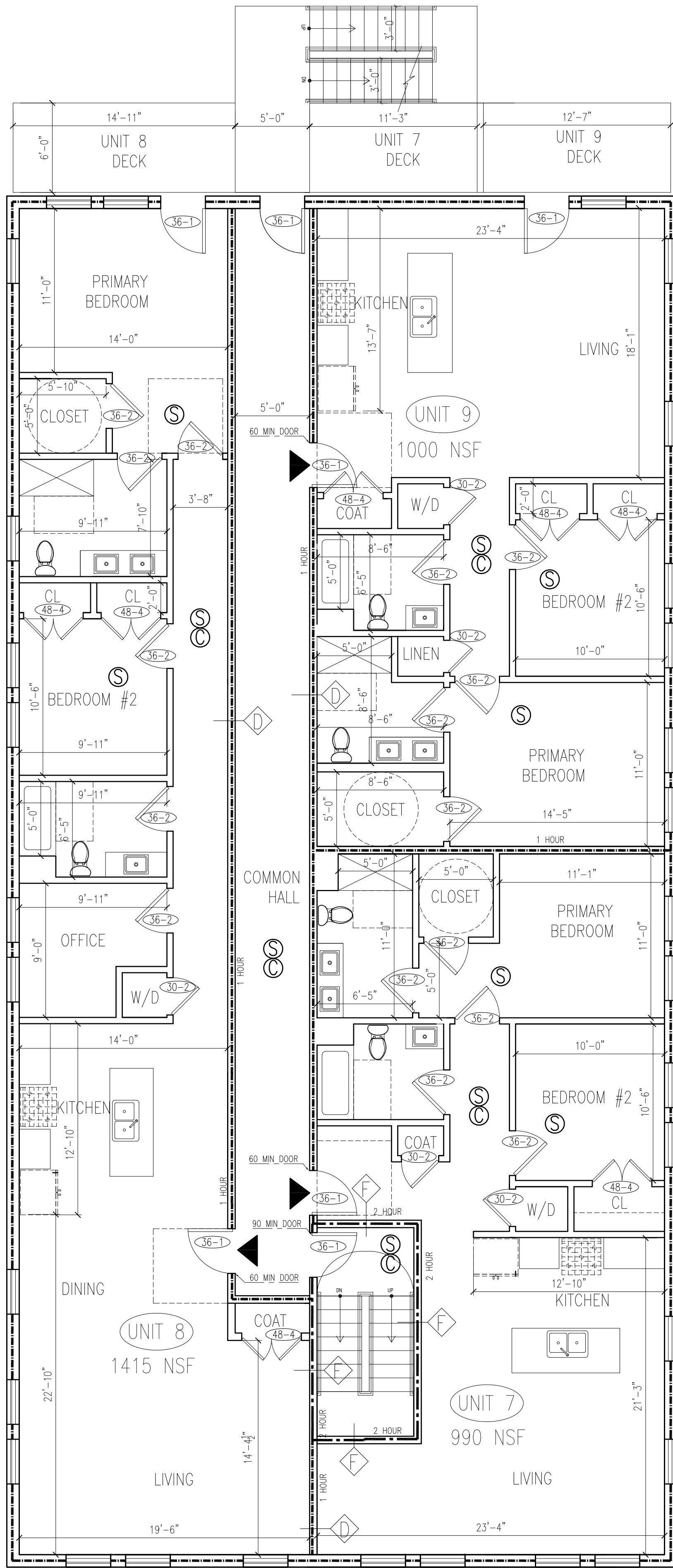
03	Issued for Revision	08/08/2023
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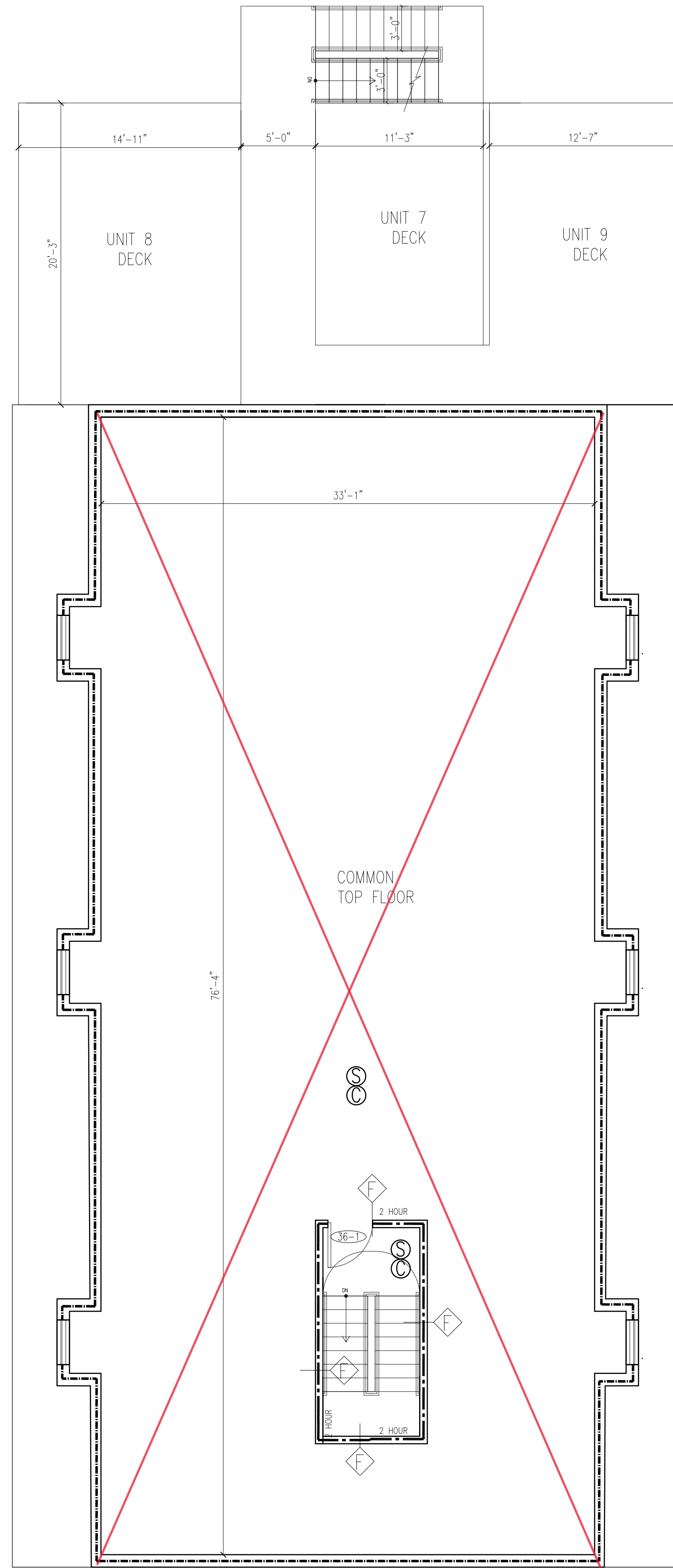
Drawing Title: Proposed Plans

Project No.: 0559 Checked by: EZ

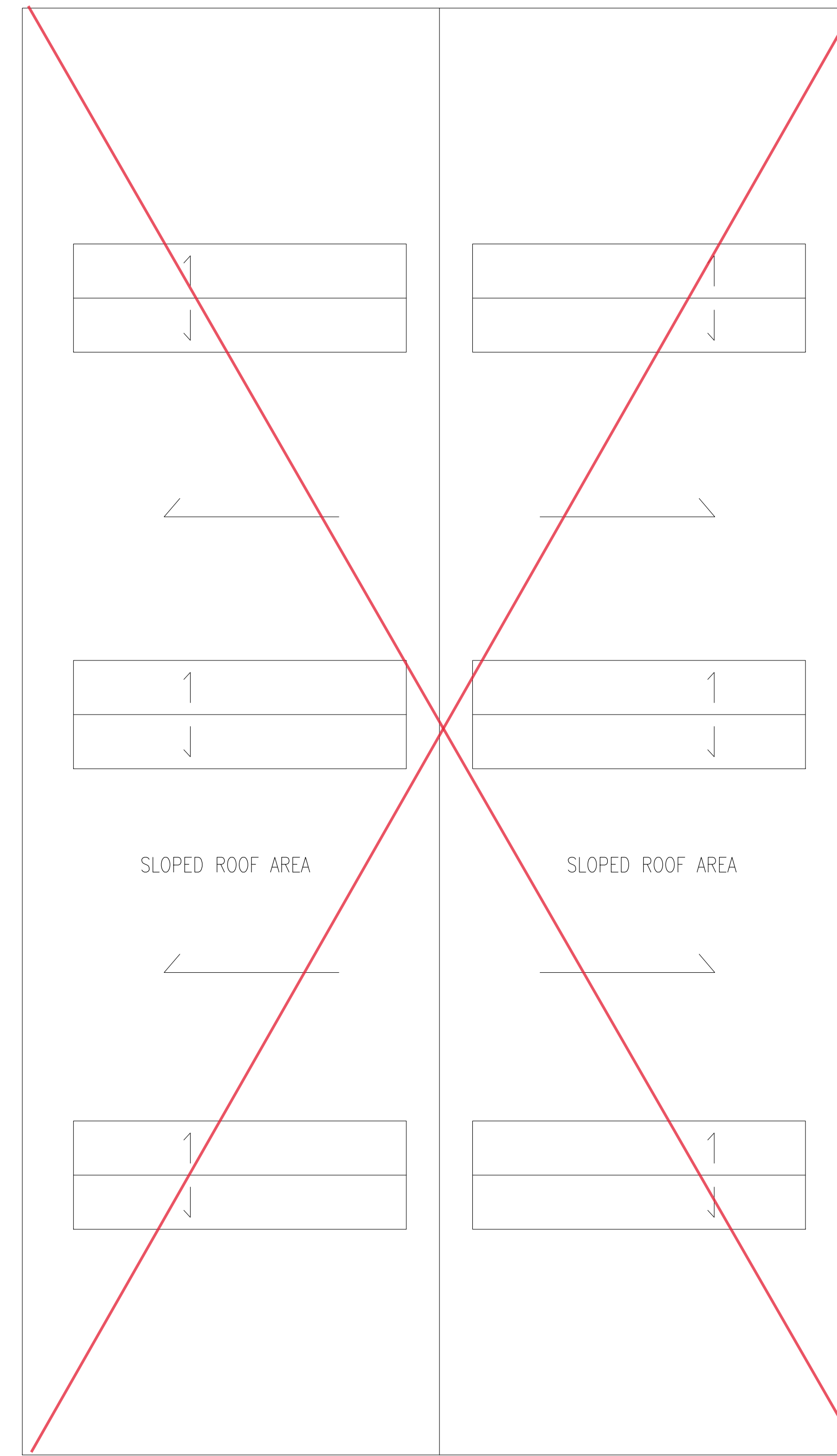
A-10



3 LEVEL 3 PLAN
SCALE: 3/16" = 1'-0"



4 LEVEL 4 PLAN
SCALE: 3/16" = 1'-0"



R ROOF PLAN
SCALE: 3/16" = 1'-0"



Eric Zuhar

08/07/2023

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Drawing Title: Proposed Plans

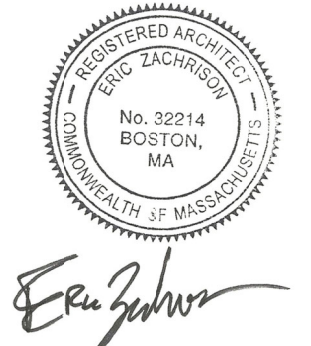
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A-11



1 CEDAR SQ ELEVATION
SCALE: 3/8" = 1'-0"

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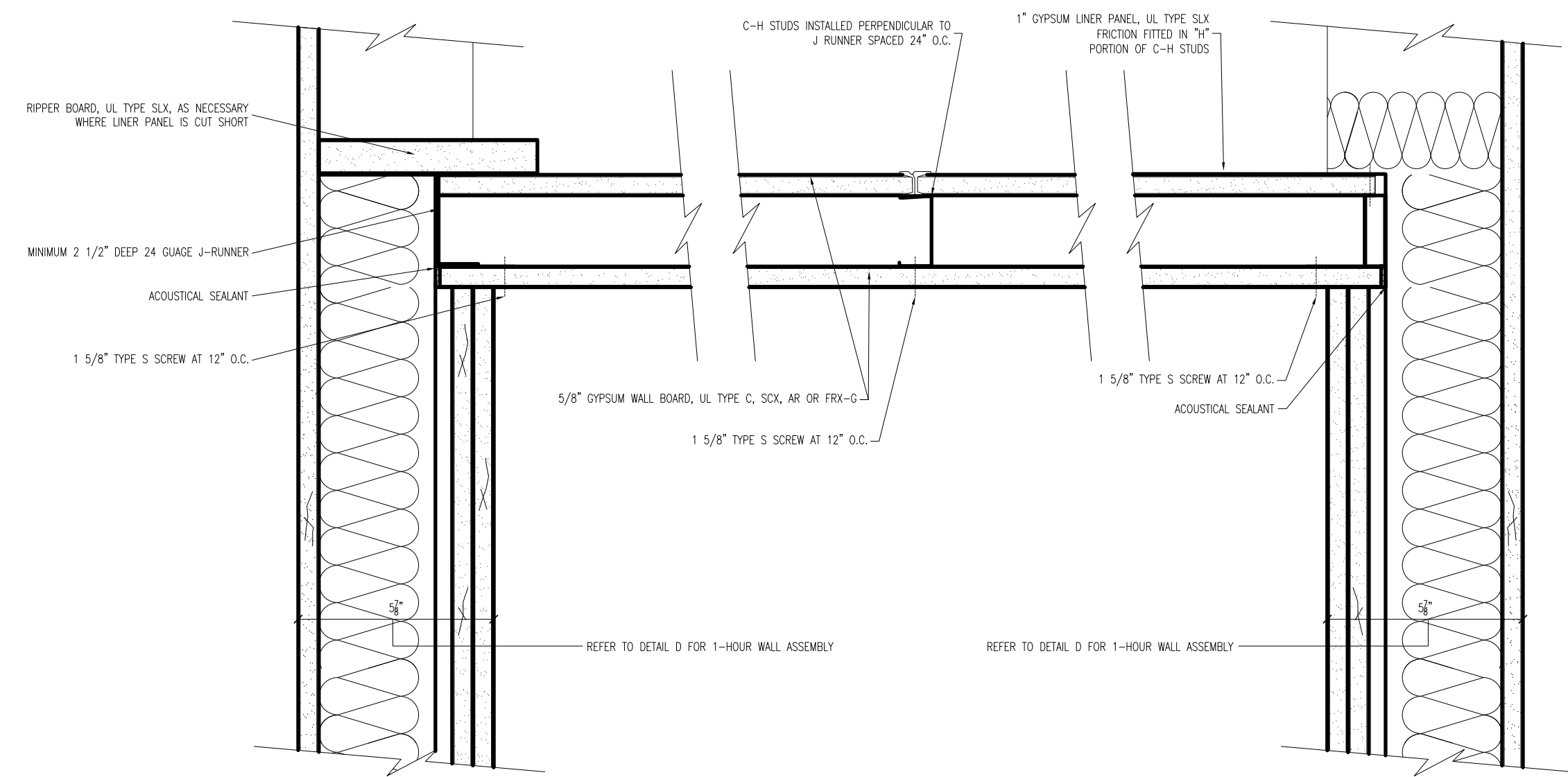
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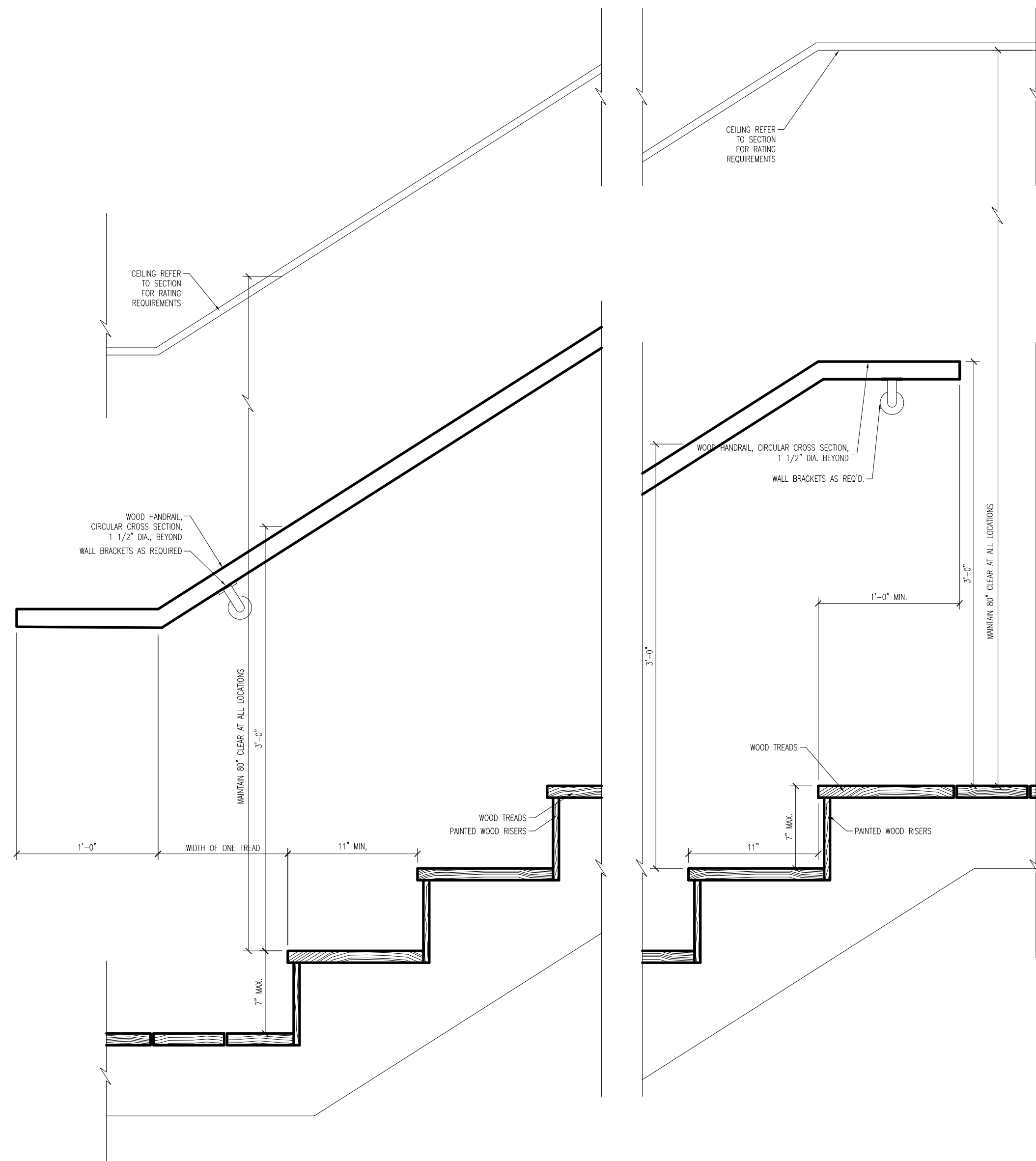
Drawing Title: Proposed Plans

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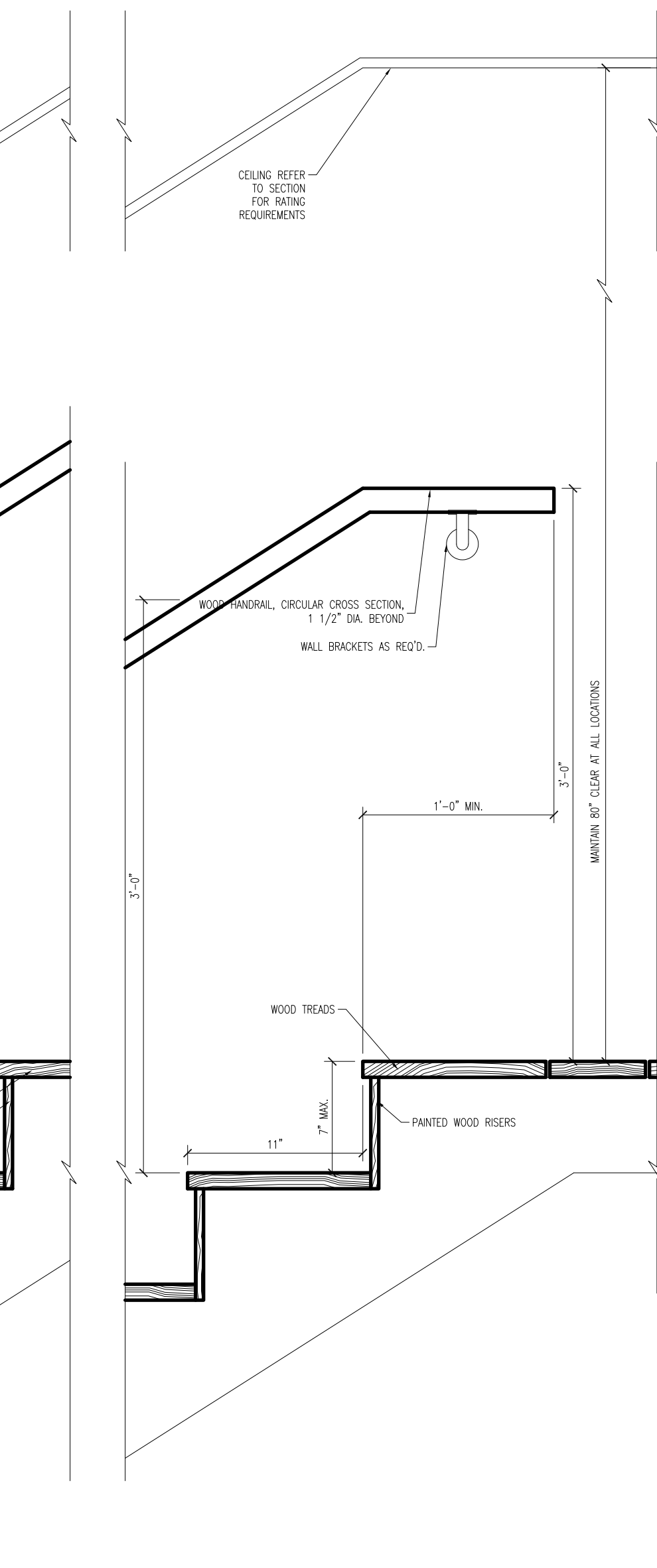
A-20



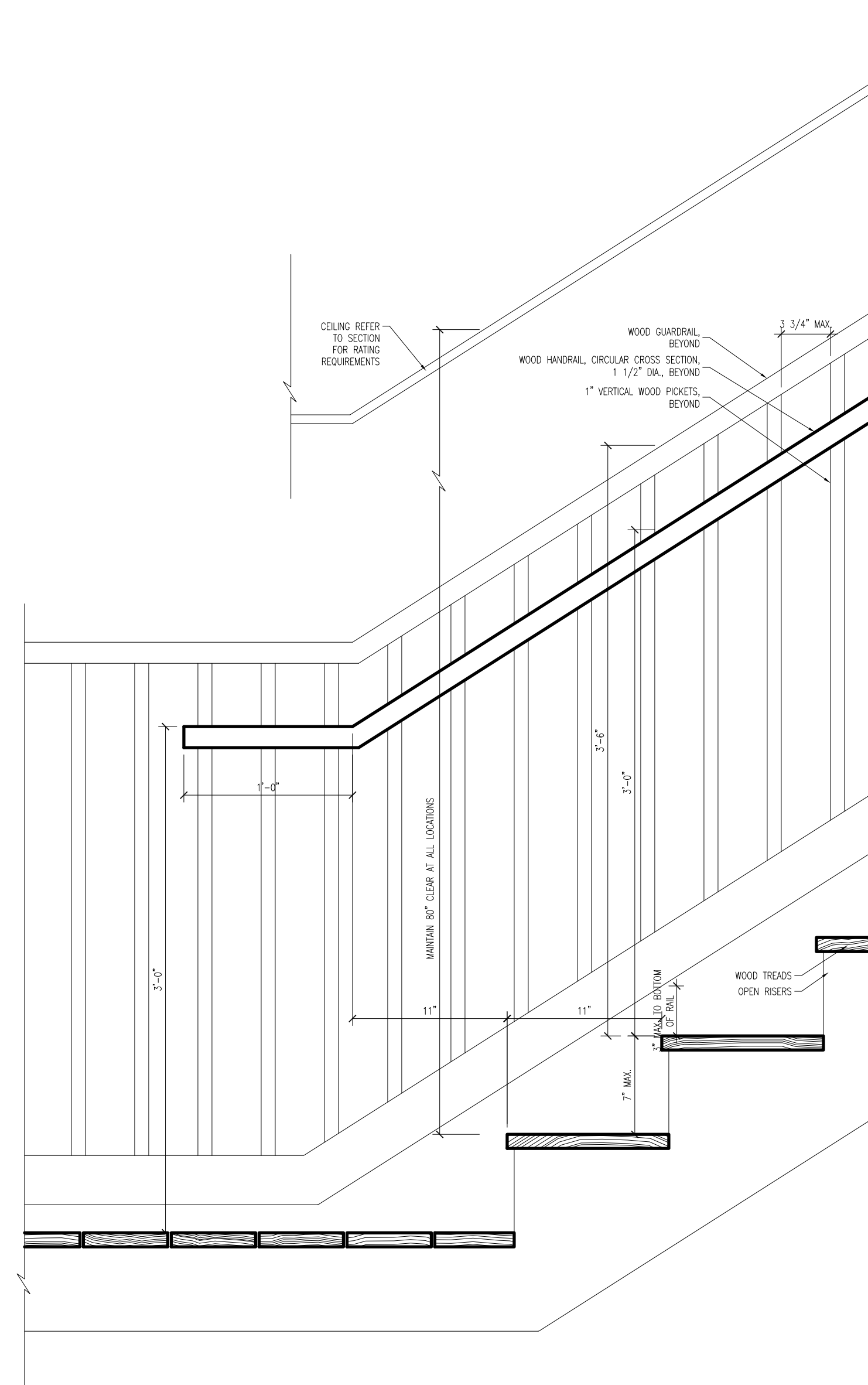
15 SHAFT WALL/CEILING DETAIL
SCALE: 3" = 1'-0"



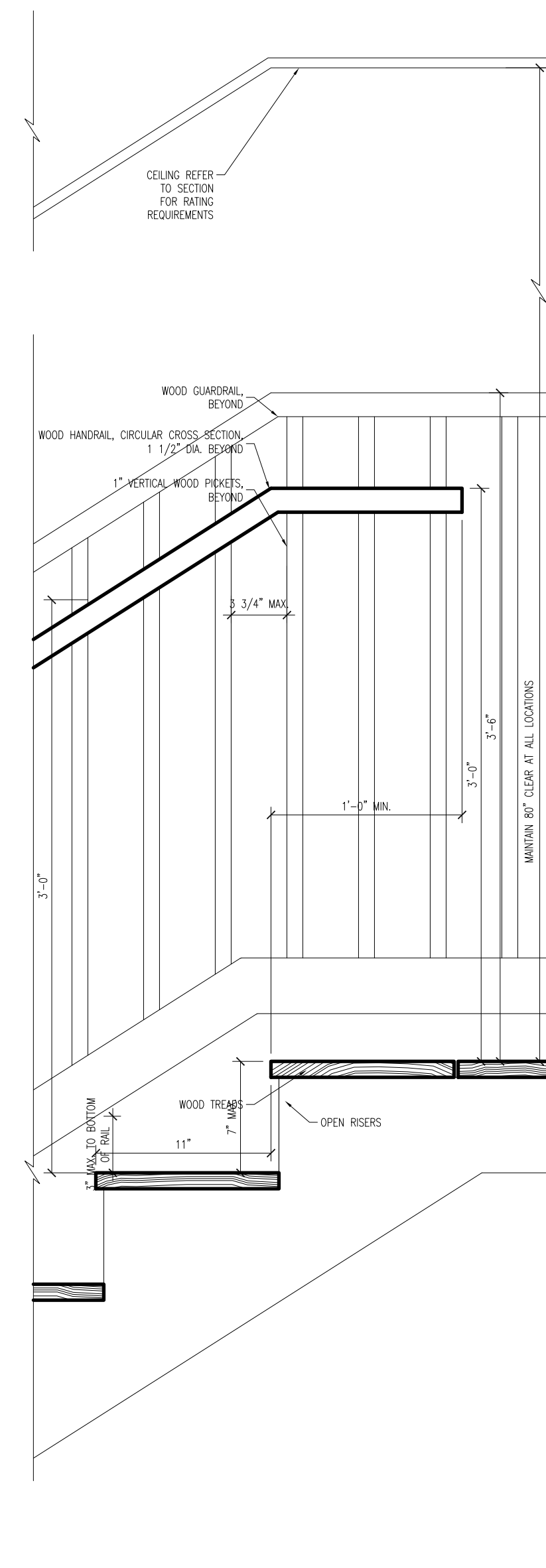
16 BASE OF INTERIOR COMMON STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



17 TOP OF INTERIOR COMMON STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



18 BASE OF EXTERIOR COMMON STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



19 TOP OF EXTERIOR COMMON STAIR DETAIL
SCALE: 1 1/2" = 1'-0"



Eric Zelnick

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No.	Description	Date
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Drawing Title: Proposed Details

Project No.: 0559 Checked by: EZ

A-41