

ACUSHNET (PUBLIC - 50' WIDE) AVE.

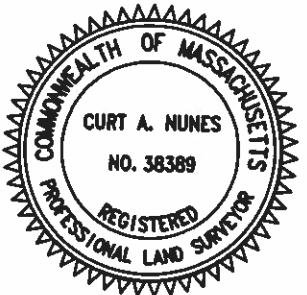
NYE STREET

MAP 99 LOT 102
 EXISTING CONDITIONS SURVEY
 1332 ACUSHNET AVE.
 IN
 NEW BEDFORD, MA.

SCALE: 1" = 20' DATE: AUGUST 8, 2019

THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY ROMANELLI ASSOCIATES INC. ON 7/24/19.

[Signature] 8/08/2019
 PROFESSIONAL LAND SURVEYOR DATE



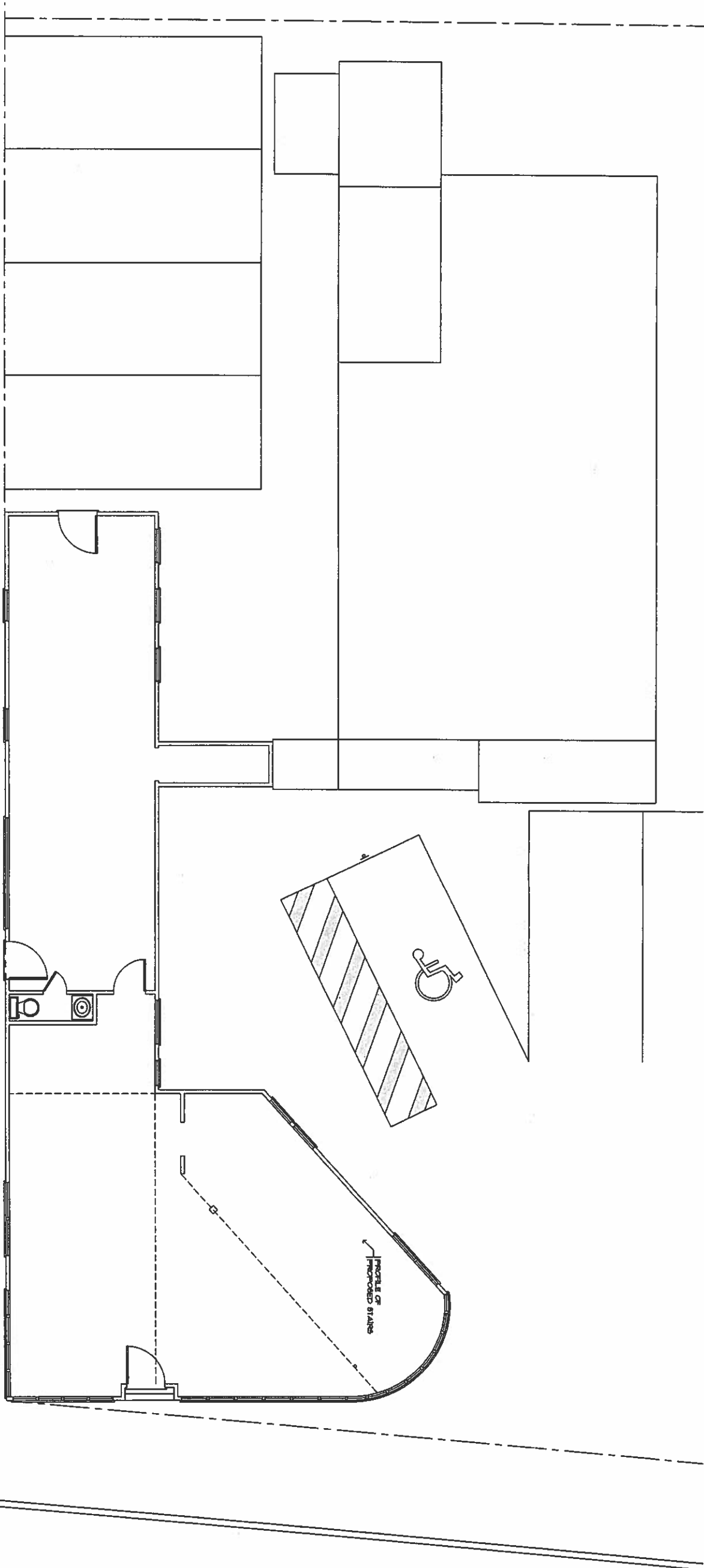
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 PROFESSIONAL LAND SURVEYORS
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 Phone (508) 995-0100 - (508) 995-6678
 WWW.ROMANELLI-INC.COM



NYE ST.

EXISTING CONDITIONS FLOOR PLAN

ACUSHNET AVE.



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Project
PROPOSED RENOVATION
 AT:
 1392-1360 ACUSHNET AVE.
 New Bedford, MA

Drawing Title
EXISTING FLOOR PLAN
 Date: 02.19.2013
 Scale: As Shown
 Drawing No.
EX2.1
 Project No.
 2018-133

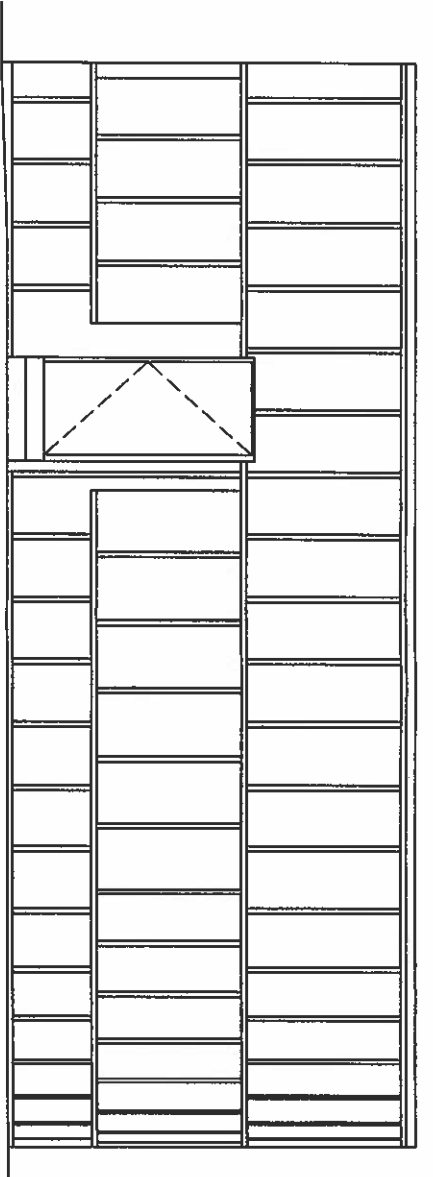
No.	Date	Revisions
1		
2		
3		
4		
5		

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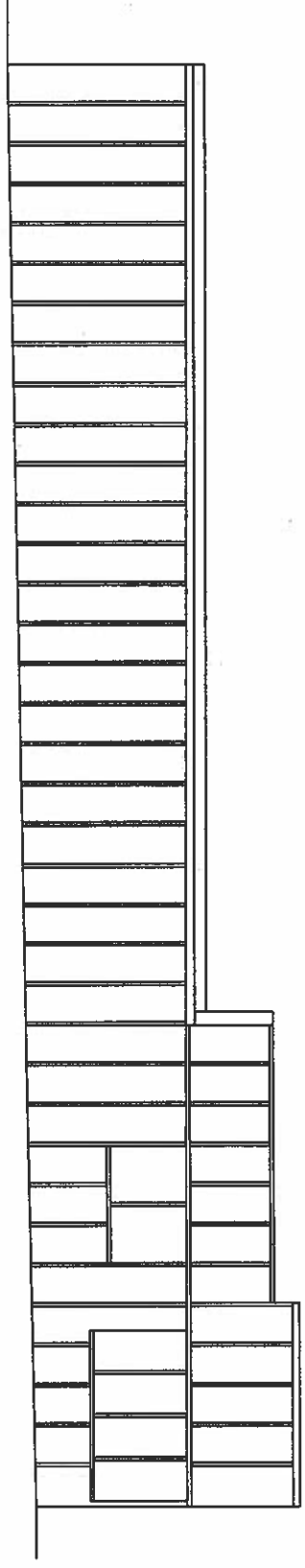
Description
PROPOSED RENOVATION
 Approved
 Approved on Noted
 Date
 by



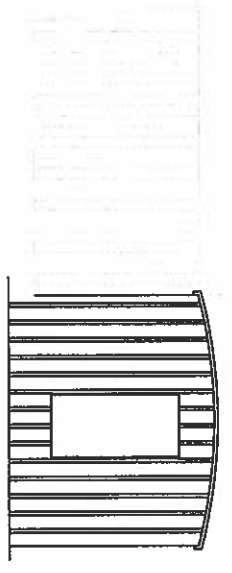
Notes:
 1. All work shall conform to the applicable Massachusetts Building Code and all applicable regulations and codes. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for the safety of the public and the contractor's employees. The contractor shall be responsible for the safety of the contractor to carry out the work in accordance with the contract documents.
 2. The contractor shall be responsible for the safety of the public and the contractor's employees. The contractor shall be responsible for the safety of the contractor to carry out the work in accordance with the contract documents.



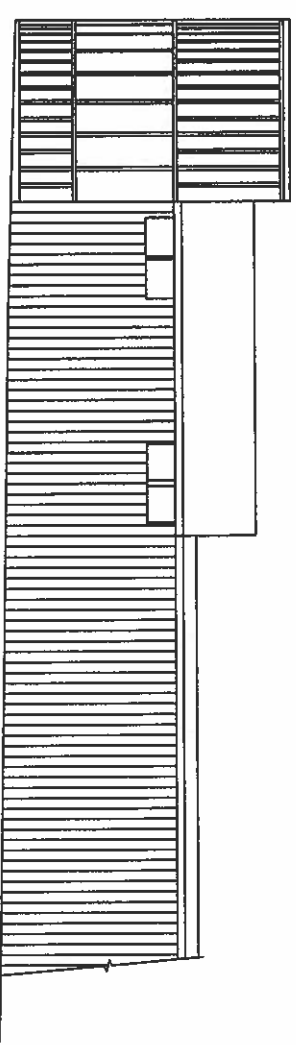
A EXISTING CONDITIONS FRONT ELEVATION
SCALE 3/8" = 1'-0"



B EXISTING CONDITIONS LEFT ELEVATION
SCALE 1/4" = 1'-0"



D EXISTING CONDITIONS REAR ELEVATION
SCALE 1/4" = 1'-0"



C EXISTING CONDITIONS RIGHT ELEVATION
SCALE 1/4" = 1'-0"

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Project
PROPOSED RENOVATION
AT:
1332-1360 ACUSHNET AVE.
New Bedford, MA

Drawing Title
EXISTING ELEVATIONS

Sheet No.
EX2.1

Scale
2010-153

No.	Date	Revision
1		
2		
3		
4		
5		

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Description
PROPOSED RENOVATION

Approved or Noted
by _____



All dimensions and specifications shall be responsible for field verifying all dimensions. The design program furnished shall be in all of the units, measurements and nomenclature used on all sheets or sheets on the drawing.

BUILDING CODE INFORMATION: THE CITY MANAGER'S OFFICE HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE BUILDING CODE (SECTION 180A) AND THE ZONING ORDINANCE (SECTION 180B) OF THE CITY OF NEW BEDFORD, MASSACHUSETTS.

BUILDING USE GROUP
(SECTION 180A)
MERCANTILE GROUP M

CONSTRUCTION TYPE
(TABLE 603)
5 UNPROTECTED

INTERIOR FINISH REQUIREMENTS:
WALL AND CEILING FINISHES
INTERIOR FLOOR FINISHES
CEILING FINISHES IN TYPED I AND II CONSTRUCTION
FLOOR FINISHES IN TYPED I AND II CONSTRUCTION
FLOOR FINISHES IN TYPED III CONSTRUCTION
ACoustICAL CEILING SYSTEMS

LENGTH OF TRAVEL
(TABLE 607)
USE GROUP M | WITHOUT SPRINKLER SYSTEM
M | 250'

OCCUPANT LOAD
(TABLE 604)

USE GROUP	AREA	PER OCCUPANT	TOTAL OCCUPANTS
MERCANTILE	646 SF	60 SF	11

ROOFING WITH FIRE OCCUPANT
(SECTION 1809)

USE GROUP	ROOFING	REQUIRED	PROVIDED
A, B, E, F, M, R, S	DOORS	0"	12"
	STAIRS	0.3"	4.5"
	CORRIDORS	0"	18"

SEPARATE WITH ONE EXIT OR EXIT ACCESS PASSAGEWAY
(TABLE 1006.2) | MINIMUM NUMBER OF EXITS
21

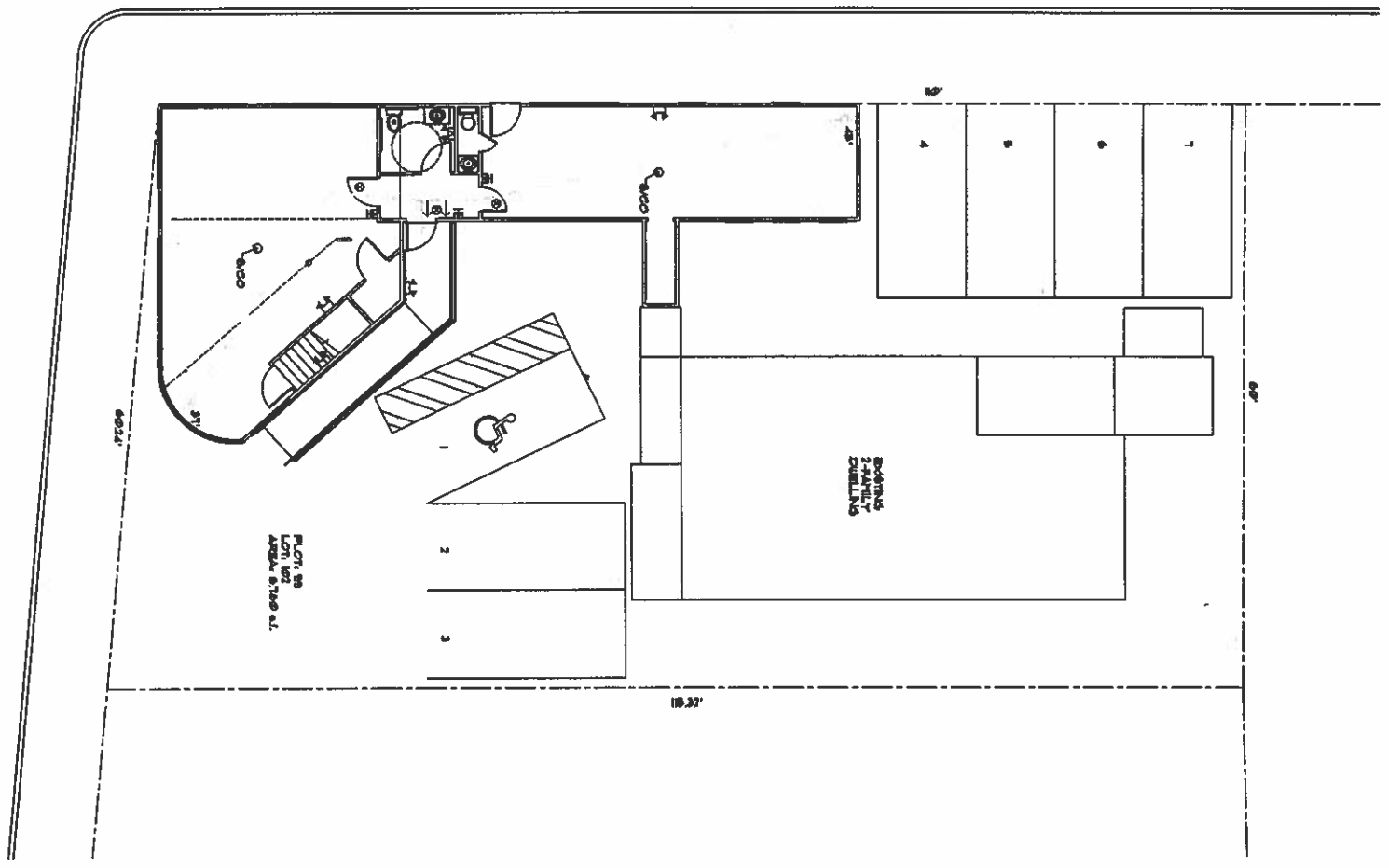
PARKING PER NEW BEDFORD ZONING BYLAW
APPENDIX C
TABLE OF PARKING AND LOADING REQUIREMENTS

USE GROUP	PARKING REQUIREMENTS	TOTAL REQUIRED	TOTAL PROVIDED	LOADING REQUIREMENTS	LOADING PROVIDED
TWO-WHEELER	1 PER 100 SF	6	3	0	0
STANDARD PASSENGER VEHICLE	1 PER 100 SF	6	3	0	0

- LEGEND:**
(REFER TO DIMENSIONS DRAWINGS FOR PROPER LOCATION)
- CEILING MOUNTED EXIT SIGN
 - EMERGENCY LIGHTS
 - DISTANCE OF TRAVEL INDICATOR
 - PULL STATION/HORNSTROBE
 - SMOKE DETECTOR
 - STROBE
 - HORNSTROBE

NYE STREET

ACUSHNET AVENUE



CR111
CODE REVIEW PLAN

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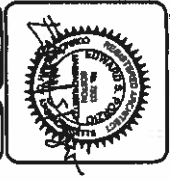
Project PROPOSED RENOVATION AT: 1332-1350 ACUSHNET AVE. New Bedford, MA	Drawing Title Code Review Plan	No. Date Revision
Date: 02.19.2018 Drawing No.: CR1.1	Scale: AS SHOWN	
Drawn By: [Signature]	Checked By: [Signature]	
Sheet of: 102	2018-123	

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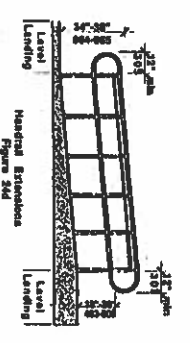
PROPOSED RENOVATION

Approved
 Approved as Noted

Date: _____



The undersigned and his/her assistants shall be responsible for the design of the building and shall be held liable for the safety of the building and the safety of the occupants thereof. The undersigned shall be held liable for the safety of the building and the safety of the occupants thereof.



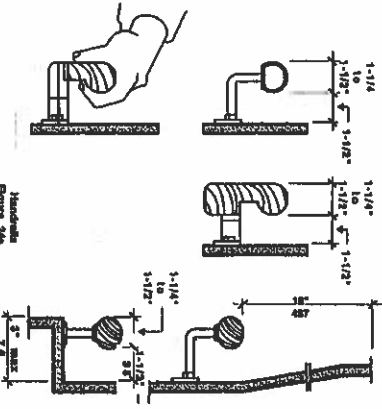
24.5.5 Size: Handrails shall have a circular cross section with an outside diameter of 1 1/2 inches (38mm) minimum and two inches (51mm) maximum.

24.5.6 Shape: The handgrip portion of the handrail shall be round or oval in cross-section. See Fig. 24c.

24.5.7 Surface: The gripping surface shall be free of any sharp or abrasive elements.

24.5.8 Clearance: When a handrail is mounted adjacent to a wall, the clear space between the handrail and the wall shall be 1 1/2 inches (38mm). Handrails may be located in a wall recess if the recess is a maximum of three inches (76mm) deep and extends at least 18 inches (457mm) above the top of the rail. See Fig. 24c.

24.00: RAMPS



24.5.9 End condition: Ends of handrails shall be either rounded or returned smoothly to floor, wall, or pool.

24.5.10 Handrails shall not route within their fittings.

24.6 CROSS SLOPE
The cross slope of ramp surfaces shall be no greater than 1:50 (2%).

24.7 SURFACES
Ramp surfaces shall be stable, firm, and slip resistant. Ramps may be carpeted only if carpeting is installed in accordance with 521 CMR 23A.04 Carpet.

24.8 EDGE PROTECTION
Ramps and landings with drop-offs shall have edge curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Edge curbs shall be a minimum of two inches (51mm) high.

24.00: RAMPS

24.00: RAMPS

24.9 OUTDOOR CONDITIONS
Outdoor ramps and their appurtenances shall be designed so that water will not accumulate on walking surfaces. If gratings are used to disperse water, they shall comply with 521 CMR 22.00: WALKWAYS.

24.10 CIRCULAR RAMPS
Circular ramps are not permitted, except with the approval of the Board.

521 CMR 24.00: RAMPS

24.1 GENERAL
Any part of an accessible route with a slope greater than 1:20 (5%) shall be considered a ramp and shall comply with the requirements of 521 CMR 24.00.

24.2 SLOPE AND RISE
Ramps shall have the least possible slope.

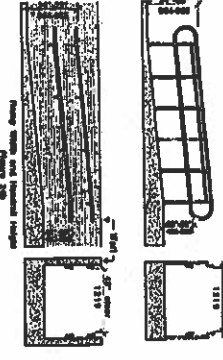
24.2.1 The least possible slope should be used for any ramp. The maximum slope of a ramp shall be 1:12 (8.3%). (There is no tolerance allowed on slope. Refer to 521 CMR 2.4.4d)

24.2.2 The maximum rise for any run shall be 30 inches (762mm). See Fig. 24d.



Exception: A slope between 1:10 (10%) and 1:12 (8.3%) is allowed for a single rise of a maximum three inches (76mm).

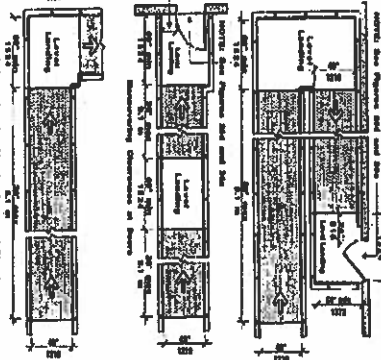
24.3 CLEAR WIDTH
The minimum clear width of a ramp shall be 48 inches (1219mm), measured between the railings. See Fig. 24b.



24.00: RAMPS

24.00: RAMPS

24.4 LANDINGS
Ramps shall have landings for turning and resting. At a minimum, landings shall be located at the bottom and top of each ramp and each ramp run, and whenever a ramp changes direction. The maximum length of a ramp run between landings shall not exceed 30 feet (91m). Landings shall have the following features: See Fig. 24c.



24.4.1 General: Landings shall be level and undisturbed by projections and door swings, except as permitted by 521 CMR 24.4.6.

24.4.2 Width: The landing shall be at least as wide as the ramp run leading to it.

24.4.3 Length: The landing length shall be a minimum of 60 inches (1524mm) clear.

24.4.5 Dimensions for turnings: If ramps change direction at landings, the minimum landing size shall be 60 inches (1524mm) by 60 inches (1524mm) by 1524mm. See Fig. 24c.

24.00: RAMPS

24.00: RAMPS

24.5 HANDRAILS
Handrails shall be provided at all ramps. Handrails shall have the following features:

24.5.1 Location: Handrails shall be provided along both sides of ramp segments.

24.5.2 Height: Handrails shall be provided in pairs, one at a height between 34 inches and 38 inches (864mm - 965mm), and a lower one at a height between 18 and 20 inches (457mm - 508mm), measured vertically from the surface of the ramp to top of handrail.

24.5.3 Continuous surface: Handrails shall be continuous without interruptions, except by doorways and openings, so that a hand can move from end to end without interruption.

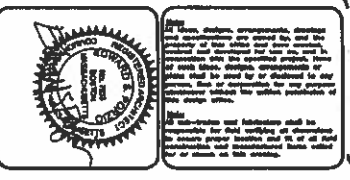
24.5.4 Extensions: Handrails shall extend at least 12 inches (305mm) beyond the top and bottom of the ramp and shall be parallel with the floor or ground surface (See Fig. 24a), except where the extension would create a safety hazard.

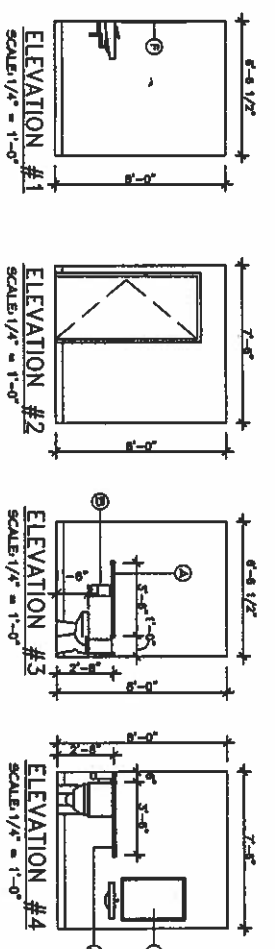
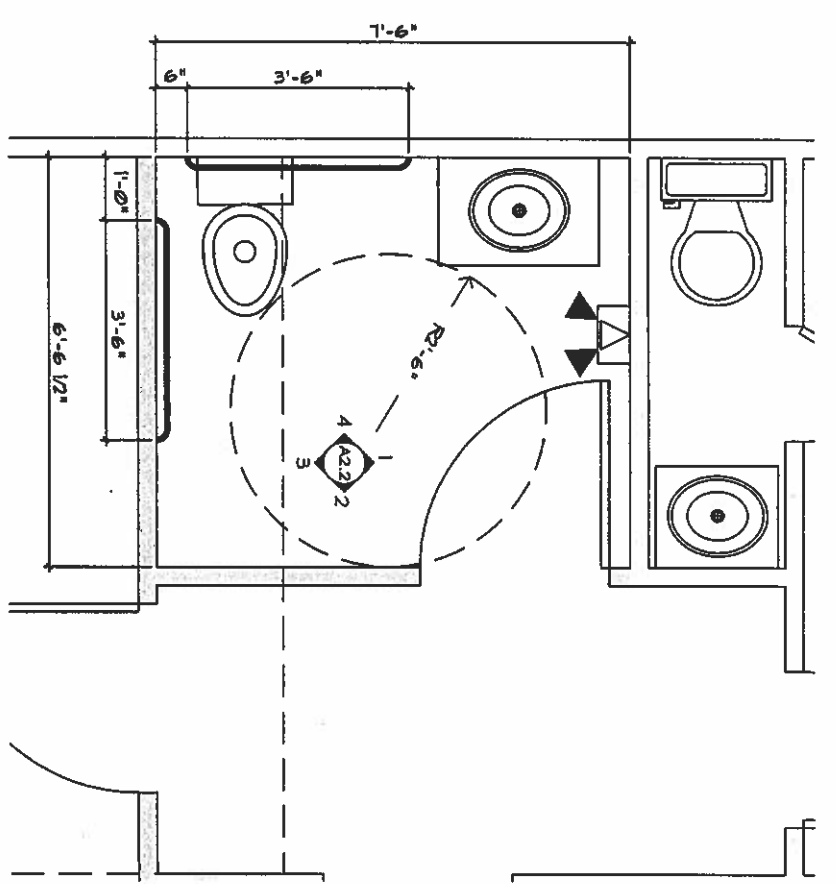
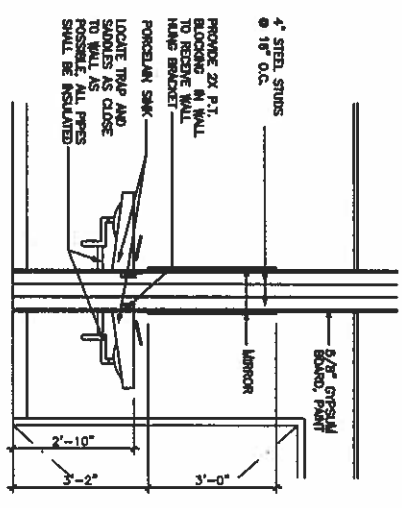
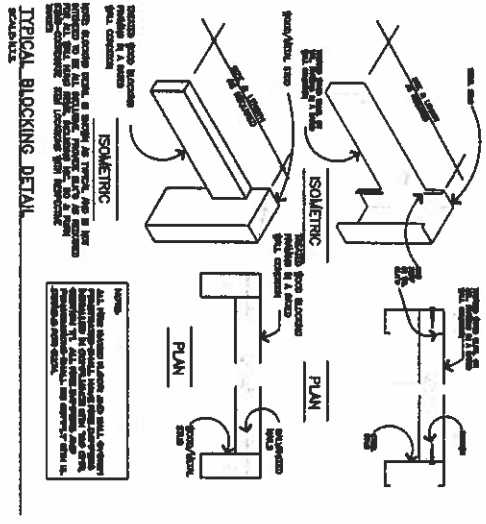
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PROPOSED RENOVATION AT: 1332-1350 ACUSHNET AVE. New Bedford, MA		Drawing Title Ramp Notes Date: 02.18.2013 Drawing No.: A2.1A Scale: AS SHOWN Project No.: 2013-125	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Date	Revision																														
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Description PROPOSED RENOVATION	Date _____
<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved as Noted	By _____





TOILET NO.	DESCRIPTION	MANUFACTURER & #	MOUNTING HEIGHT
1	GRAB BARS	BOBROCK B-8000-42	2'-4\"/>
2	TOILET PAPER DISPENSER	BOBROCK B-235	
3	PAPER TOWEL DISPENSER	BOBROCK B-234	
4	SAUNDIRY HANDWIPE DISPENSER	BOBROCK B-422	COUNTER HEIGHT
5	SOAP DISPENSER	BOBROCK B-250 CUSTOM WAVE	3\"/>
6	COAT HOOK (HANDCARRIED)	BOBROCK	3\"/>

NOTE A: OPERATING CONTROLS OF ALL PAPER TOWEL DISPENSERS, SAUNDIRY WIPER
 NOTE B: O.C. TO FIELD VARY ALL SIZES.
 NOTE C: PROVIDE BLOCKING FOR ALL WALL UNITS.
 NOTE D: ALL TOILET ASSOCIATES SHALL BE PROVIDED BY OWNER.

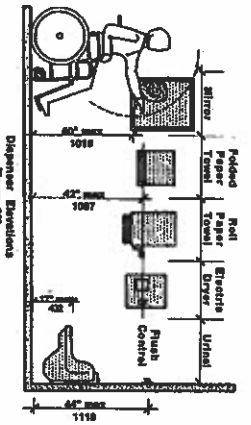
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Project PROPOSED RENOVATION AT: 1332-1350 ACUMENET AVE. New Bedford, MA	Drawing Title PROPOSED TOILET PLAN	Date 11/11/15	Revision 1 2 3
Drawing No. A2.2	Drawing No. A2.2	Date 11/11/15	Revision 1 2 3

0285
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Description PROPOSED RENOVATION	Date 11/11/15
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30.11 **MIRROR**
The top of any shelf and bottom of any mirror that is provided above a sink shall be set with the bottom edge of the reflecting surface no higher than 48 inches (48" = 1016mm) above the finish floor. See Fig. 30.11.

30.12 **DISPENSERS**
Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach. At least one of each device shall be located within reach of a person using the accessible sink and shall comply with S11 CMR 39.5, Operation. See Fig. 30.12.

30.13 **CONTROLS AND RECEPTACLES**
If controls, receptacles, or other equipment is provided, then at least one of each shall be on an accessible route and shall comply with S11 CMR 39.06, CONTROLS.

30.14 **CHILDREN'S WATER CLOSETS**
Where provided, shall comply with the following:
30.14.1 **Clear floor space:** Clear floor space for water closets shall comply with S21 CMR 30.2, Clear Floor Space. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

30.14.2 **Location:** The centerline of the water closet shall be located 11 inches (11" = 279mm) from the nearest side wall for pre-indoor, 11 to 15 inches (11" to 15" = 279mm to 381mm) for kindergarten to third grade and 15 to 18 inches (15" to 18" = 381mm to 457mm) for fourth grade to sixth grade. The water closet shall also be located 42 inches (42" = 1067mm) from the centerline of the water closet to the opposite wall or closed edge of room fixture.

30.14.3 **Height:** Sinks shall be mounted with the rim no higher than 30 inches (30" = 762mm) above the finish floor. A clearance of at least 25 inches (25" = 635mm) above the finish floor to the bottom of the apron shall be provided. Knee and toe clearance shall be at least 30 inches (30" = 762mm) wide and 19 inches (19" = 483mm) deep.

30.14.4 **Faucets:** Sink faucets and drains shall be located as close to rear walls as possible. Hot water and drain pipes exposed under sinks shall be protected, insulated, or guarded. There shall be no sharp or abrasive surfaces under sinks.

30.14.5 **Faucets:** Faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Lever-operated push-type, touch-type, or electronically-controlled mechanisms are acceptable designs. If roll-chocking valves are used, the faucet shall remain open for at least ten seconds.

30.17 **CHILDREN'S URINALS**
Where one or more urinal is provided, at least one urinal shall be accessible.
30.17.1 **Height:** The accessible urinal shall be self-type or wall-hung with an elongated rim at a maximum of 15 inches (15" = 381mm) above the finish floor.

30.17.2 **Flush Controls:** Flush controls shall be hand operated or automatic, and shall be mounted no more than 44 inches (44" = 1120mm) above the finish floor.

30.18 **CHILDREN'S MIRROR**
The top of any shelf and bottom of any mirror which is provided above a sink shall be set with the bottom edge of the reflecting surface no higher than 31 inches (31" = 787mm) above the finish floor.

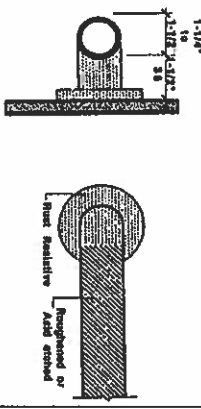
30.19 **CHILDREN'S DISPENSERS**
Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach, and at least one of each device shall be located within reach of a person using the accessible sink.

30.20 **CHILDREN'S CONTROLS AND RECEPTACLES**
If controls, receptacles, or other equipment are provided, then at least one of each shall be mounted no higher than 36 inches (36" = 914mm) above the floor to the centerline of the operable portion of the control.

30.8.1 **Location:** The side grab bar shall be located a maximum of 12 inches (12" = 305mm) from the interior corner. The rear grab bar shall be located a maximum of six inches (6" = 152mm) from the interior corner.

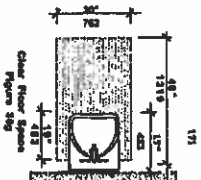
30.8.2 **Height:** Grab bars shall be set at a height of 33 to 36 inches (33" to 36" = 838mm to 914mm) above and parallel to the floor. Where a sink prevents location of the rear grab bar, a bar may be installed three inches (3" = 76mm) above the sink. Where a flushometer prevents the location of a 42 inch (42" = 1067mm) rear grab bar, one grab bar, 36 inches (36" = 914mm) shall be installed to the side of the flushometer, located three inches (3" = 76mm) from the closest edge of the flushometer.

30.8.3 **Thickness:** Grab bars shall be between 1 1/2 inches and 1 3/4 inches (1 1/2" to 1 3/4" = 38mm to 36mm) in outside diameter. Have a 1/2 inch (1/2" = 12.7mm) clearance between the bar and the wall. See Fig. 30.8.

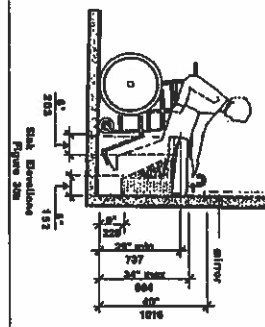


30.8.4 **Material:** Grab bars shall also be non-slip and acid-ended or replacement. Grab bars shall comply with the structural strength defined in S11 CMR 30.4, DEFINITIONS.

30.9 **SINKS**
Sinks, including vanities, shall comply with the following:
30.9.1 **Clear floor space:** A clear floor space complying with S11 CMR 3.4, Walkable Turning Space shall be provided in front of a sink to allow forward approach. The clear floor space shall be on an accessible route and shall extend no more than a maximum of 19 inches (19" = 483mm) underneath the sink. See Fig. 30.9.



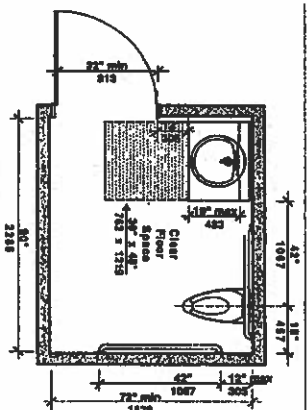
30.9.2 **Height:** Sinks shall be mounted with the rim no higher than 34 inches (34" = 864mm) above the finish floor. See Fig. 30.9. Sinks shall also extend a maximum of 17 inches (17" = 430mm) from the wall to the front of the sink or counter.



30.1 **521 CMR 30.08: PUBLIC TOILET ROOMS**
GENERAL
Each public toilet room provided on a site or in a building shall comply with S11 CMR 30.1.

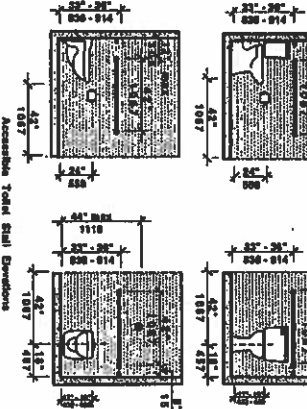
30.1.1 **GENERAL**
a. In each public toilet room, at least one water closet and one sink to each location shall be accessible to persons in wheelchairs, or a separate accessible water closet room shall be provided at each location. Adult vanities shall comply with the provisions of S11 CMR 30.1 through 30.1.3.

30.1.2 **WATER CLOSETS**
They are required to be accessible shall comply with the following:
30.1.2.1 **Clear floor space:** Clear floor space for water closets not in stalls shall comply with Fig. 30.4. Clear floor space may be arranged to allow either a left-handed or right-handed approach to the water closet.



30.1.2.2 **Location:** The centerline of the water closet shall be located 18 inches (18" = 457mm) from the nearest side wall and at least 42 inches (42" = 1067mm) from the finished side wall or the closed edge of an adjacent fixture. There shall be at least 42 inches (42" = 1067mm) clearance between the front edge of the water closet and the nearest wall or fixture.

30.1.2.3 **Height:** Water closets shall be 17 inches (17" to 19" = 432mm to 483mm) high, measured to the top of the water closet seat. See Fig. 30.6.



30.1.2.4 **Seats:** Water closet seats shall not be spring mounted to return to a lifted position.

30.1.2.5 **Flush Controls:** Flush controls shall be hand operated or automatic and shall comply with S11 CMR 39.5, Operation. Controls for flush valves shall be mounted on the wide side of water closets no more than 44 inches (44" = 1120mm) above the floor.

30.1.2.6 **Towel Paper Dispensers:** Towel paper dispensers shall be located on the side wall closest to the water closet. The centerline of the roll shall be set at a minimum height of 24 inches (24" = 610mm) above the floor. Dispensers that cannot deliver or that do not permit continuous paper flow are not allowed.

30.1.2.7 **GRAB BARS**
For the standard accessible toilet stall the water closet shall have two grab bars 42 inches (42" = 1067mm) long, one on the wall to back of the water closet and one on the side wall closest to the water closet.
For the alternate accessible toilet stall, the water closet shall have two parallel grab bars, 42 inches long (42" = 1067mm) installed on the side walls and located a minimum of six inches (6" = 152mm) from the interior corner.

30.1.2.8 **Water Closet Seats:** Water closet seats shall not be spring mounted to return to a lifted position.

30.1.2.9 **Flush Controls:** Flush controls shall be hand operated or automatic and shall comply with S11 CMR 39.5, Operation. Controls for flush valves shall be mounted on the wide side of water closets no more than 44 inches (44" = 1120mm) above the floor.

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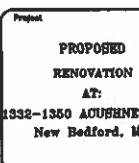


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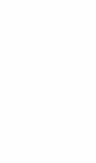


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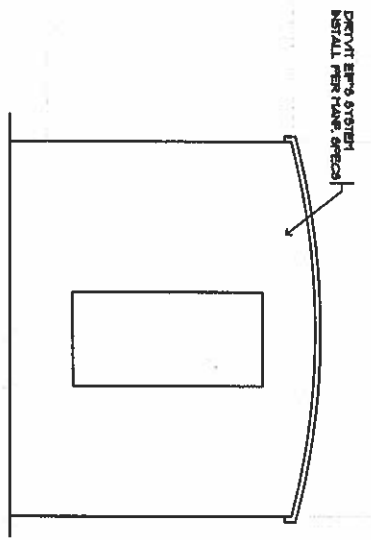
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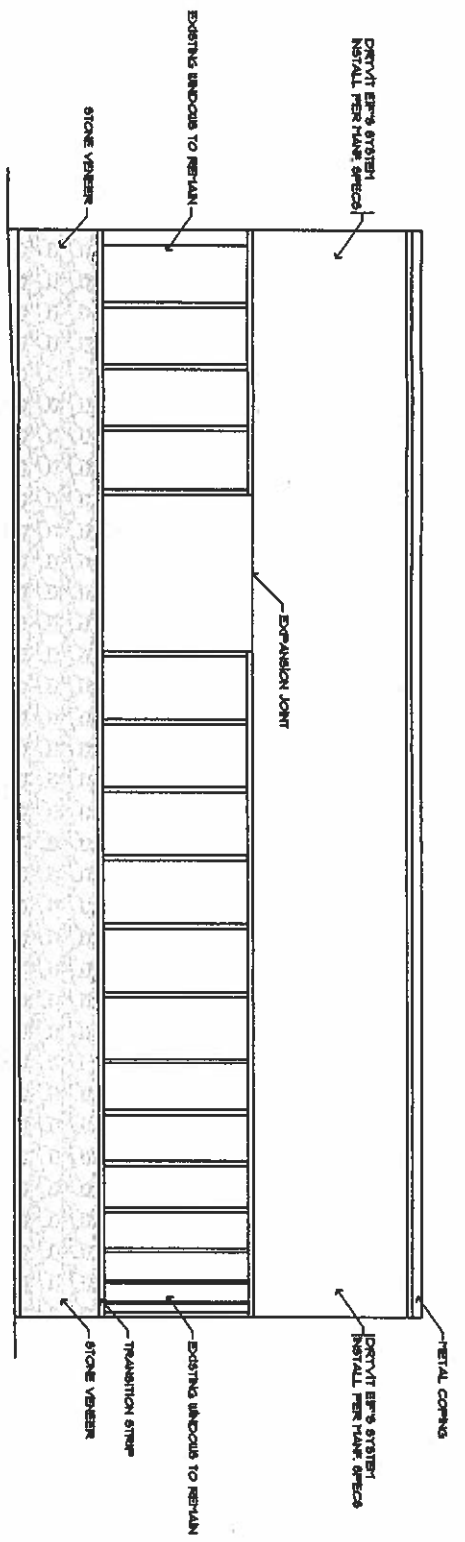
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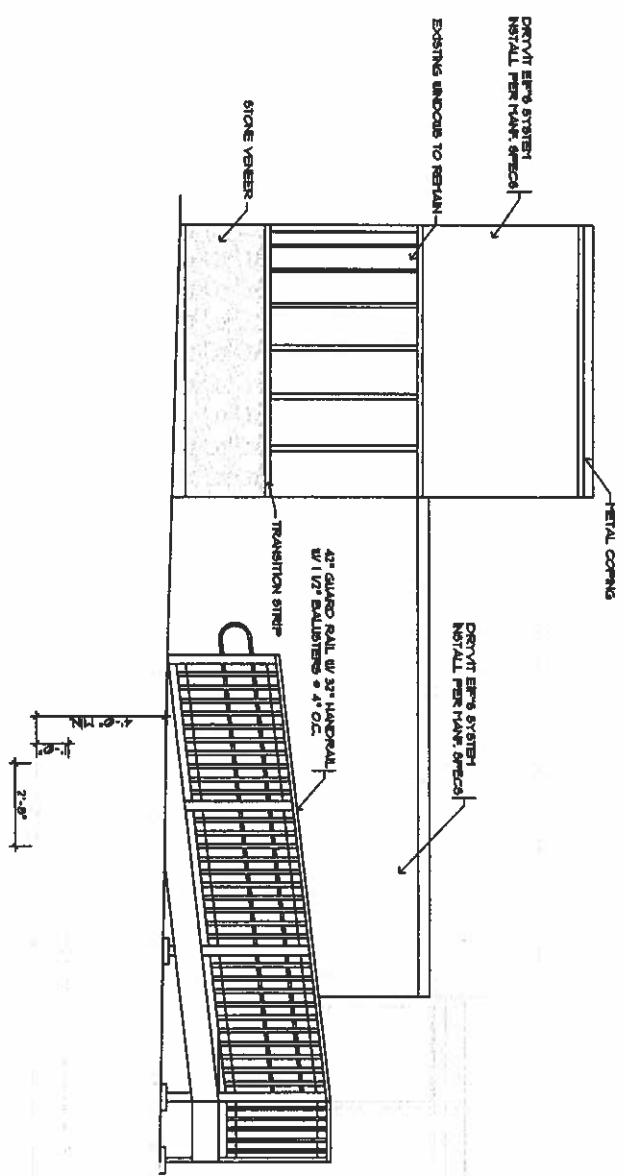
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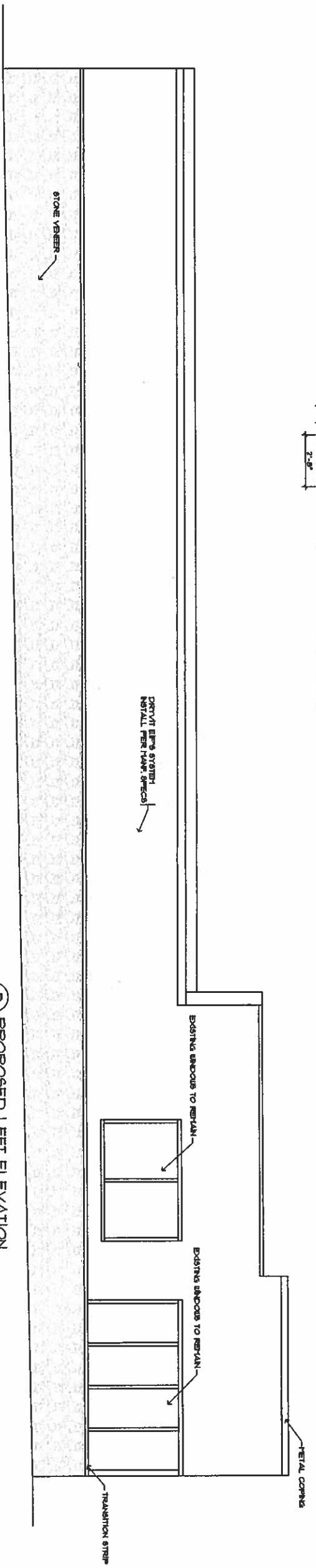
B PROPOSED REAR ELEVATION
 A31 SCALE 3/8" = 1'-0"



A PROPOSED FRONT ELEVATION
 A31 SCALE 3/8" = 1'-0"



C PROPOSED RIGHT ELEVATION
 A31 SCALE 3/8" = 1'-0"



D PROPOSED LEFT ELEVATION
 A31 SCALE 3/8" = 1'-0"

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Project: PROPOSED RENOVATION AT: 1332-1350 ACUSHNET AVE. New Bedford, MA

Drawing Title: PROPOSED ELEVATIONS
 Date: 02/18/2015
 Drawing No: A2.1
 Scale: 3/8" = 1'-0"
 Checked: [Signature]
 Date: 2015-12

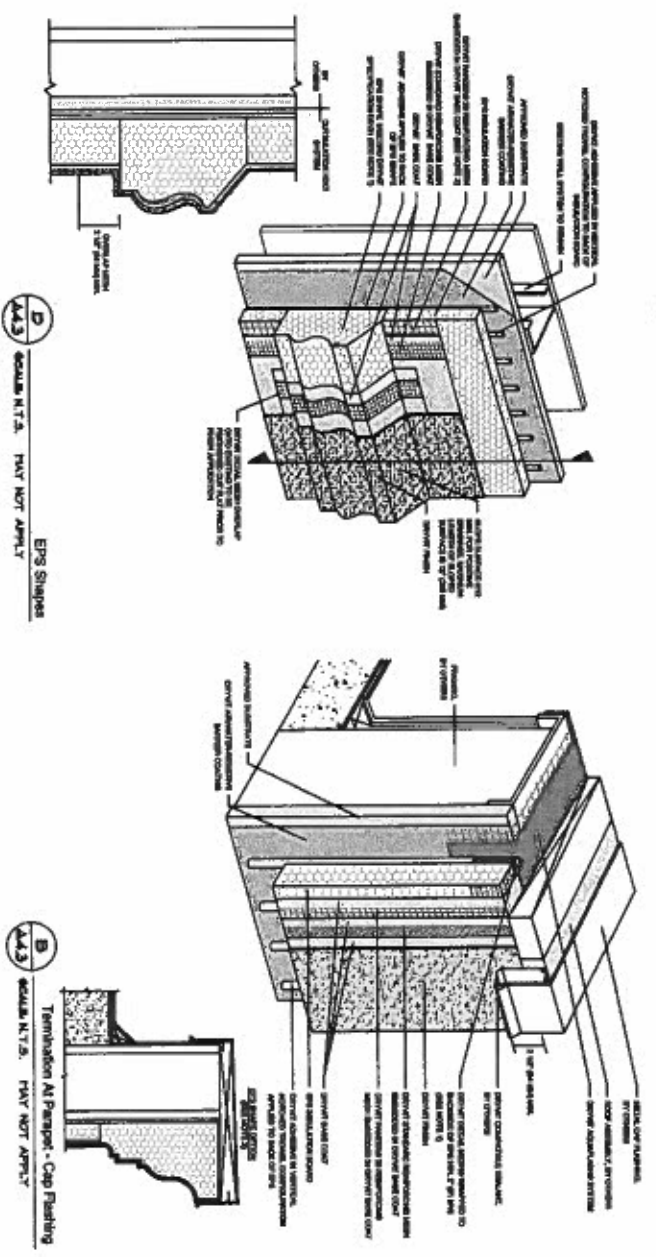
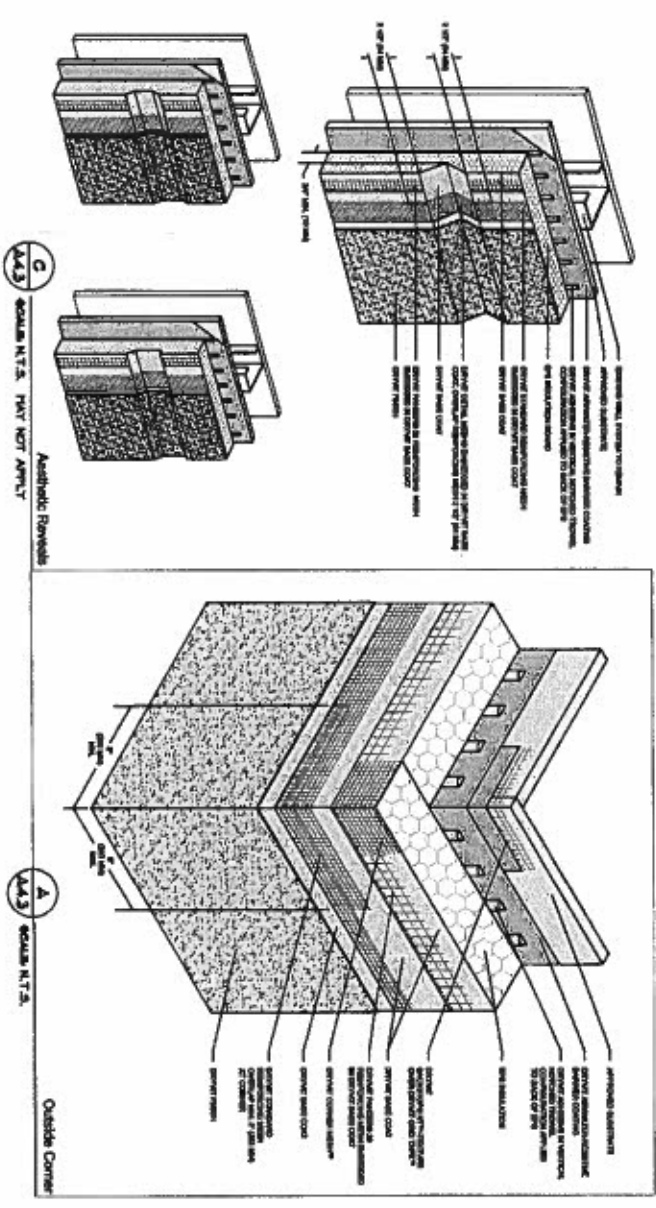
No.	Date	Revisions

COMPREHENSIVE DESIGN/BUILD SERVICES
 2005 P.O. BOX 278 WEST WARDHAM, MA 02576-0278
 T: 508.331.1081 - F: 508.336.6727
 email: edbs.dbs@comcast.net

Description: PROPOSED RENOVATION
 Approved
 Approved as Noted
 Date: _____
 By: _____



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Project PROPOSED RENOVATION AT: 1332-1360 ACUHNET AVE. New Bedford, MA	Drawing Title EPG DETAILS	No. <input type="checkbox"/>	Date	Revisions
Date: 02.16.2013 Scale: AS SHOWN Drawing No.: A4.3 Checked: [Signature] Approved: [Signature] Sheet of 3016-123				



Description PROPOSED RENOVATION	Date
<input type="checkbox"/> Approved	
<input type="checkbox"/> Approved as Noted	



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