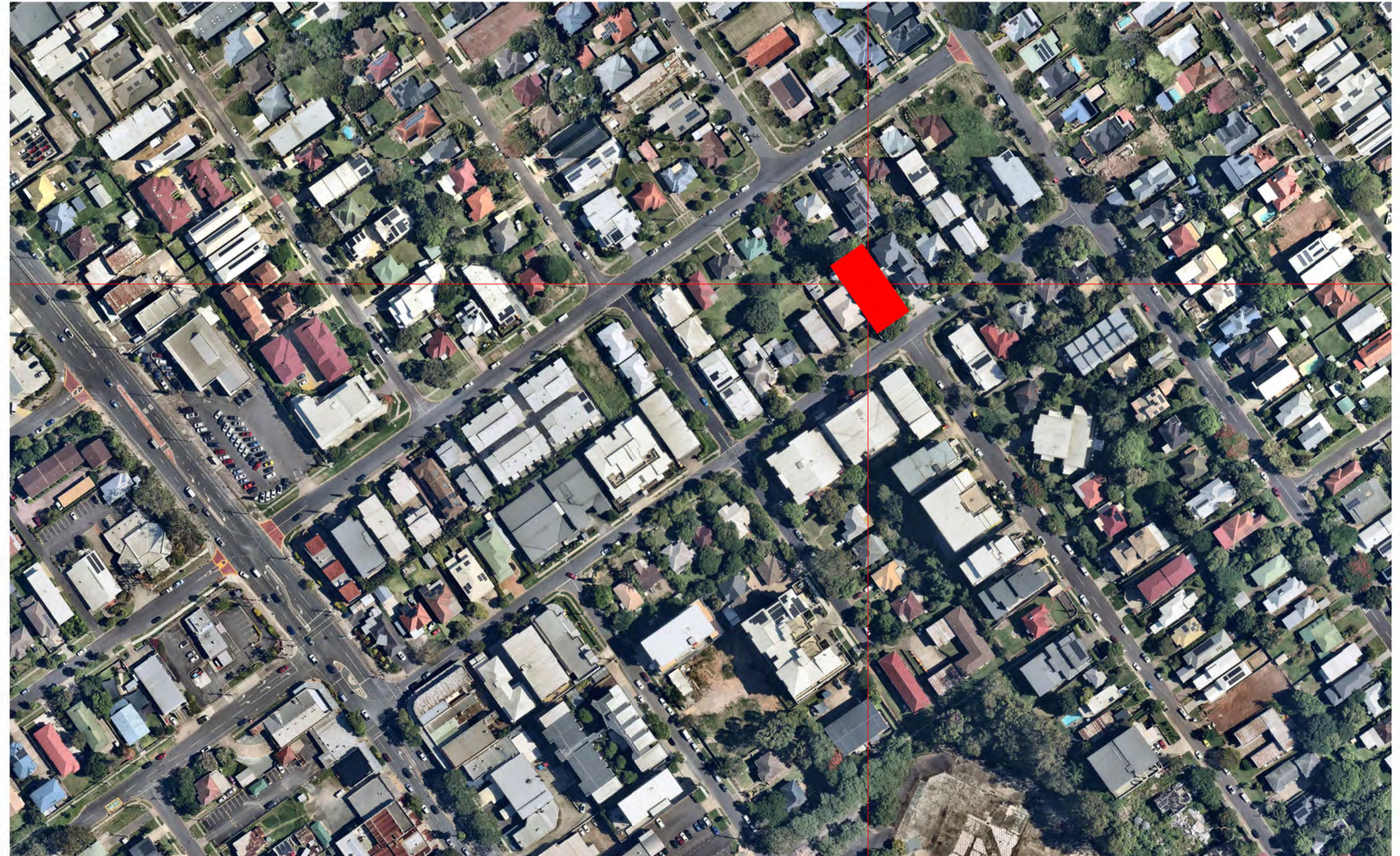


PROPOSED NEW TOWNHOUSES

36 SELBORNE STREET, MOUNT GRAVATT EAST

BRISBANE CITY COUNCIL
 BUILDING CLASS: 1A
 3-STOREYS
 LOT 36
 SITE AREA: 625.9m²



SHEET LIST

Project Issue Date	SHEET NO.	SHEET NAME	REVISION
07-04-26	SD001	VIEWS	B
07-04-26	SD002	VIEWS	B
07-04-26	SD003	VIEWS	B
07-04-26	SD004	VIEWS	B
07-04-26	SD005	VIEWS	B
07-04-26	SD100	EXISTING SITE PLAN	
07-04-26	SD101	PROPOSED SITE PLAN	C
07-04-26	SD102	PROPOSED GROUND FLOOR PLAN	C
07-04-26	SD103	PROPOSED LEVEL 1 FLOOR PLAN	B
07-04-26	SD104	PROPOSED LEVEL 2 FLOOR PLAN	C
07-04-26	SD105	PROPOSED ROOF PLAN	B
07-04-26	SD107	SITE COVER AREA CALCULATION	C
07-04-26	SD108	FLOOR AREA CALCULATION	C
07-04-26	SD109	FLOOR AREA CALCULATION	B
07-04-26	SD110	FLOOR AREA CALCULATION	C
07-04-26	SD111	PRIVATE SPACE CALCULATION	C
07-04-26	SD112	PRIVATE SPACE CALCULATION	B
07-04-26	SD113	DEEP PLANTING AREA CALCULATIONS	C
07-04-26	SD201	ELEVATIONS	B
07-04-26	SD202	ELEVATIONS	C
07-04-26	SD300	HEIGHT SECTION	B
07-04-26	SD301	HEIGHT SECTION	C
07-04-26	SD302	SECTION	B

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TARUN JANGRA
 BUILDING DESIGNERS
 0431 287 724
 tjb@buildingdesigners.com.au
 tarun@tjbbuildingdesigners.com.au
 71 Kempsie Rd Upper Mount Gravatt, 4122

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CLIENT:	REHJAM PTY LTD ATF REHMAT FAMILY TRUST
PROJECT:	PROPOSED MULTI UNIT DEVELOPMENT
LOCATION:	36 SELBORNE STREET, MOUNT GRAVATT EAST

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ALP	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD000
ISSUE DATE:	07-04-26	REVISION:	B



STREET VIEW

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BUILDING DESIGNERS
0431 287 724
 tjbuildingdesigners.com.au
 tarun@tjbuildingdesigners.com.au
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PROJECT: PROPOSED MULTI UNIT DEVELOPMENT
LOCATION: 36 SELBORNE STREET, MOUNT GRAVATT EAST

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD001
ISSUE DATE:	07-04-26	REVISION:	B



SIDE VIEW

TARUN JANGRA
 BUILDING DESIGNERS
 0431 287 724
 tjb@buildingdesigners.com.au
 tarun@tjbbuildingdesigners.com.au
 71 Kempsie Rd Upper Mount Gravatt, 4122

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CLIENT: **REHJAM PTY LTD ATF REHMAT FAMILY TRUST**

PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**

LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD002
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BUILDING DESIGNERS
0431 287 724
 tjbuildingdesigners.com.au
 tarun@tjbuildingdesigners.com.au
 71 Kempsie Rd Upper Mount Gravatt, 4122

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CLIENT: REHJAM PTY LTD ATF REHMAT FAMILY TRUST
PROJECT: PROPOSED MULTI UNIT DEVELOPMENT
LOCATION: 36 SELBORNE STREET, MOUNT GRAVATT EAST

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
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ISSUE DATE:	07-04-26	REVISION:	B



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BUILDING DESIGNERS
0431 287 724
 tjbuildingdesigners.com.au
 tarun@tjbuildingdesigners.com.au
 71 Kempsie Rd Upper Mount Gravatt, 4122

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PROJECT: PROPOSED MULTI UNIT DEVELOPMENT
LOCATION: 36 SELBORNE STREET, MOUNT GRAVATT EAST

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

DRAWN BY:	ZT	JOB No:	5225
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ISSUE DATE:	07-04-26	REVISION:	B



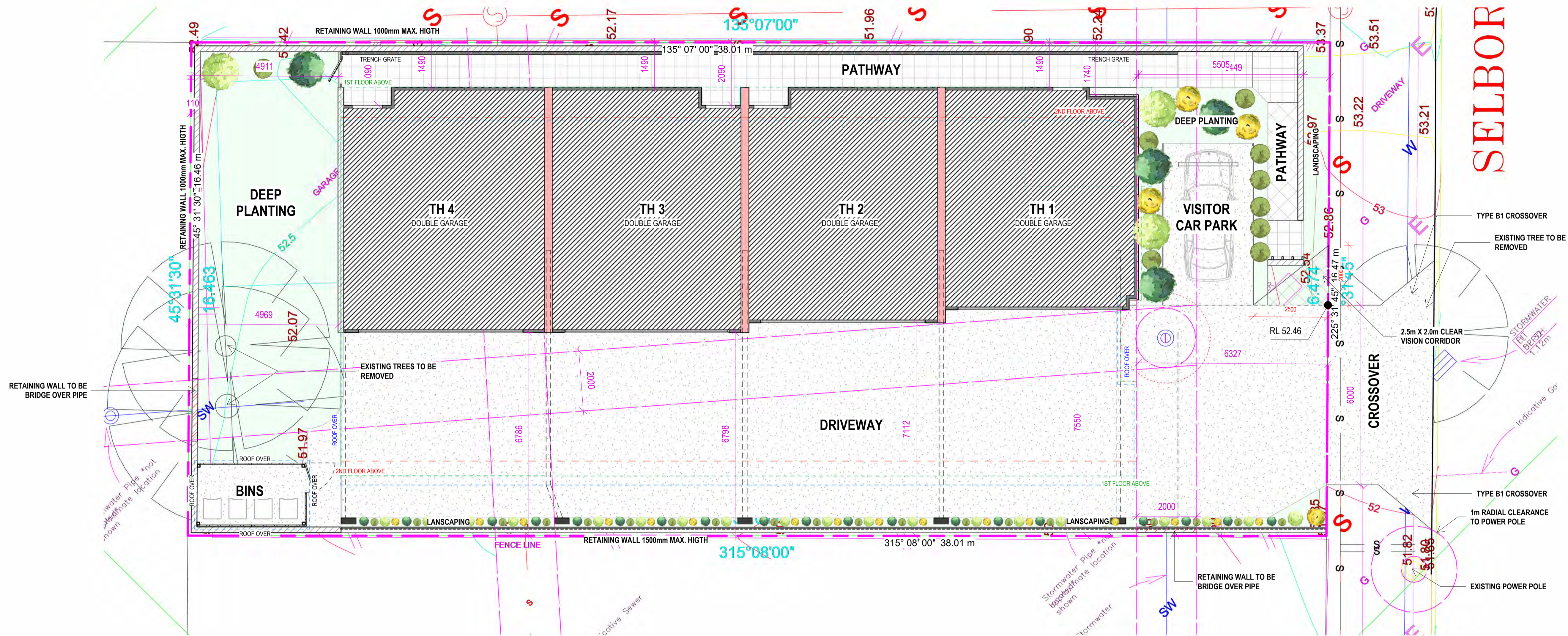
REAR VIEW

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REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26

NOTE:
REFER TO CIVIL ENGINEER DRAWINGS FOR CROSSOVER,
VERGE, AND FOOTPATH LEVELS AND LAYOUT



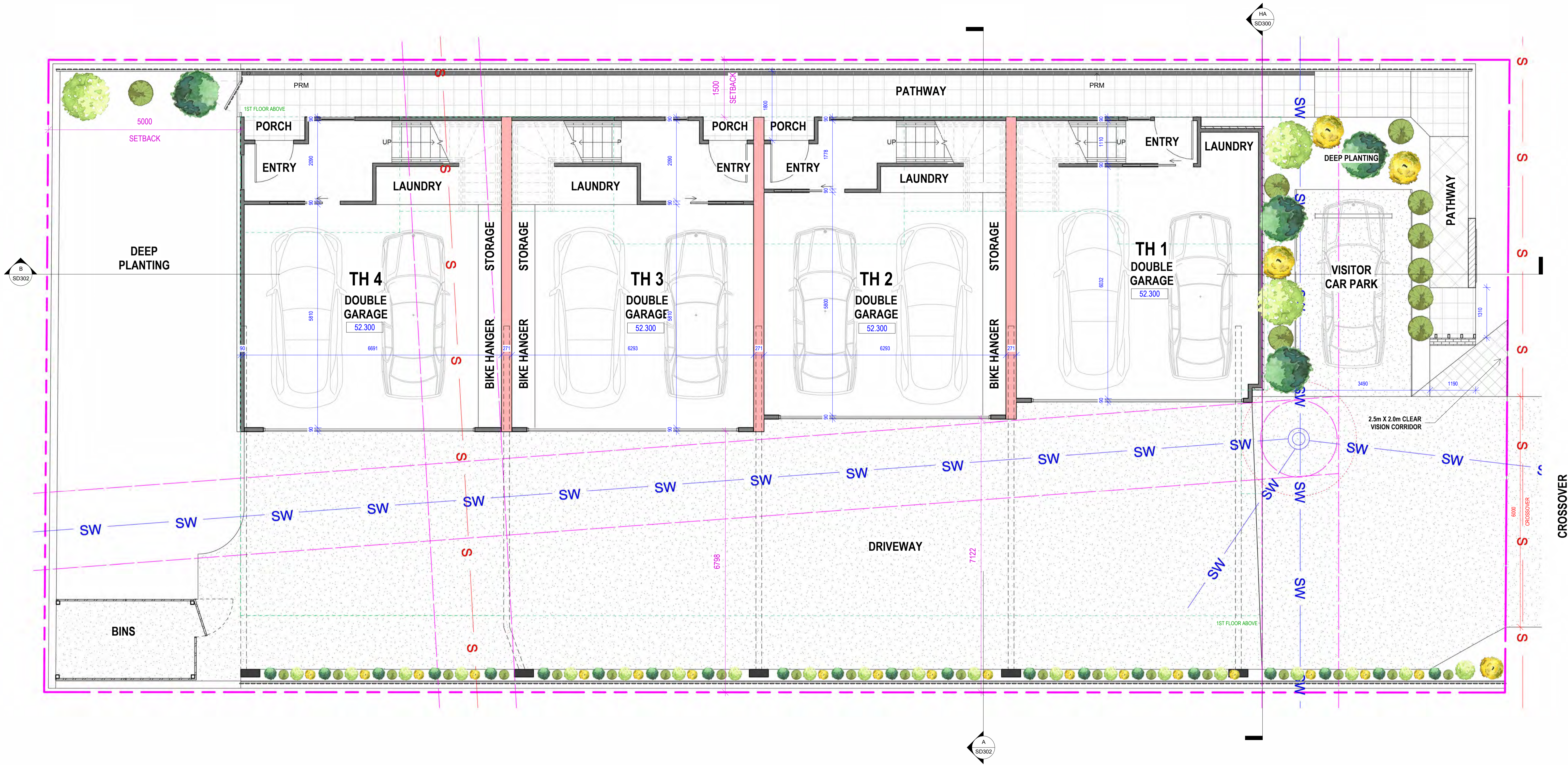
SELBOR

1 PROPOSED SITE PLAN
1:75

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REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED, TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26



1 GROUND FLOOR
1:50

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TARUN JANGRA
 BUILDING DESIGNERS
 0491 287 724
 tjbuildingdesigners.com.au
 tarun@tjbuildingdesigners.com.au
 71 Kempzie Rd Upper Mount Gravatt, 4122

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CLIENT: **REHJAM PTY LTD ATF REHMAT FAMILY TRUST**

PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**

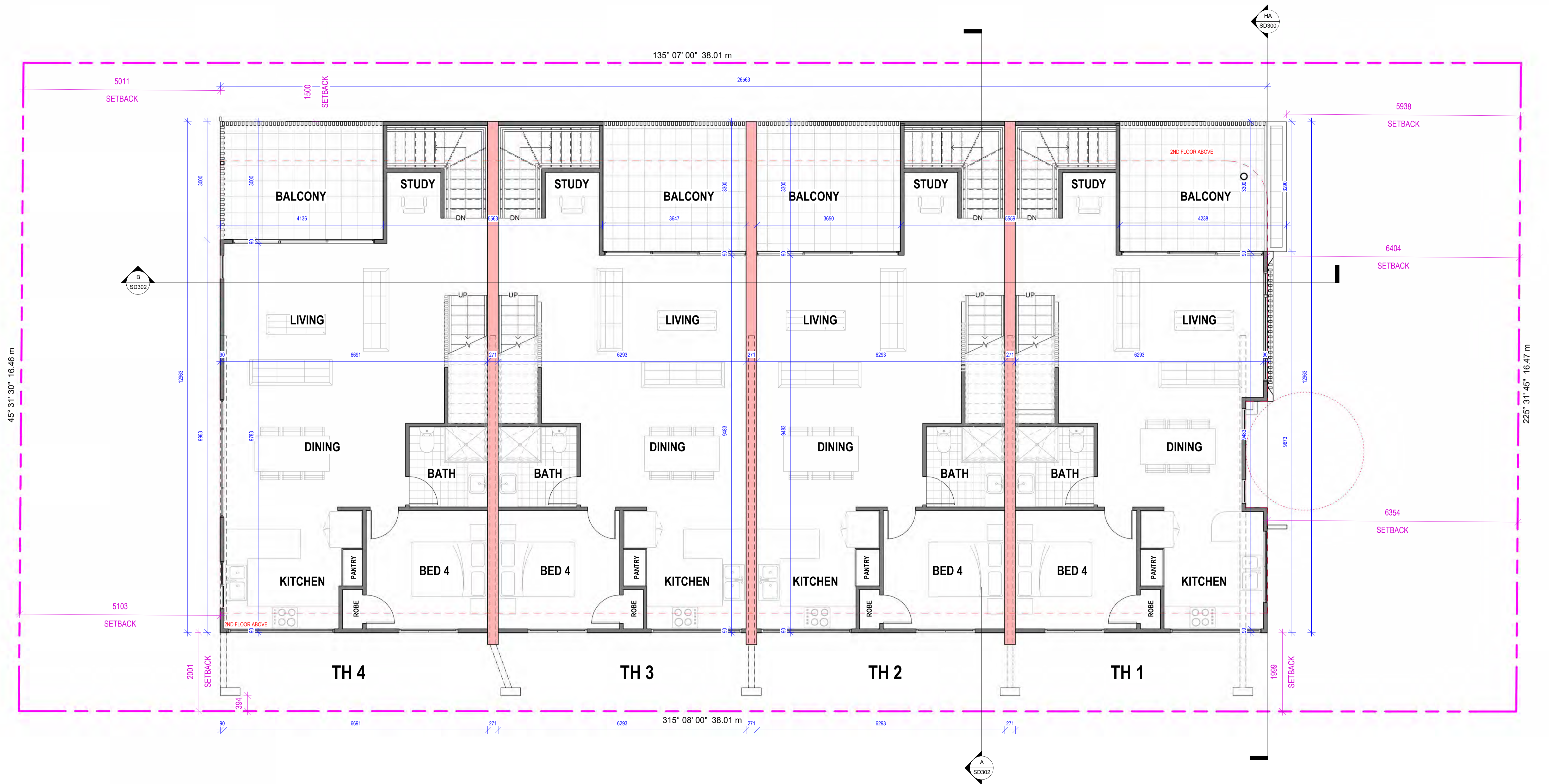
LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE			
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DRAWN BY: Tarun JOB No: 5225

CHECKED BY: Tarun SHEET No: SD102

ISSUE DATE: 07-04-26 REVISION: C



1 FIRST FLOOR
1:50

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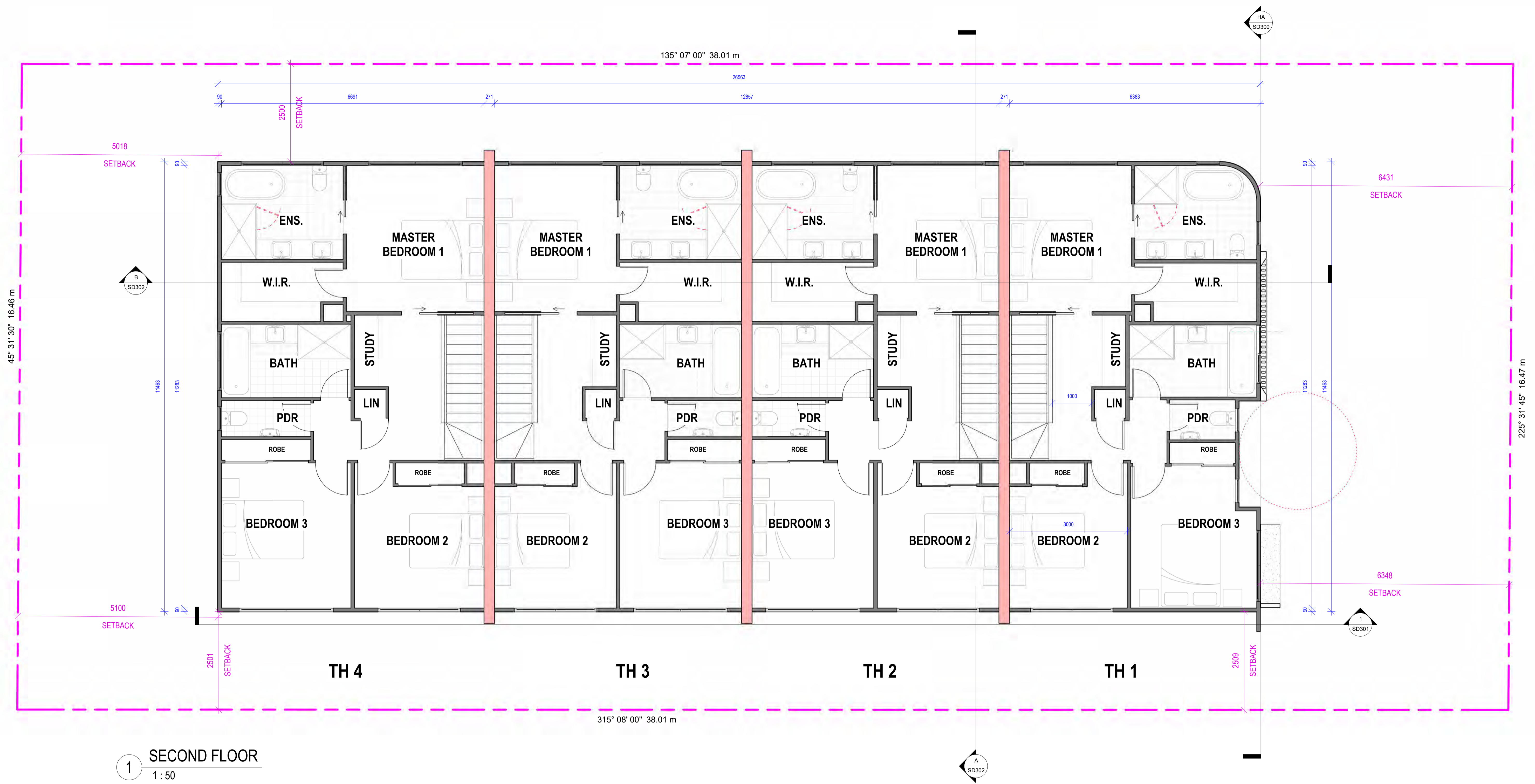
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PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT 17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT 20-03-26

DRAWN BY:	Tarun	JOB No:	5225
CHECKED BY:	Tarun	SHEET No:	SD103
ISSUE DATE:	07-04-26	REVISION:	B



1 SECOND FLOOR
1 : 50

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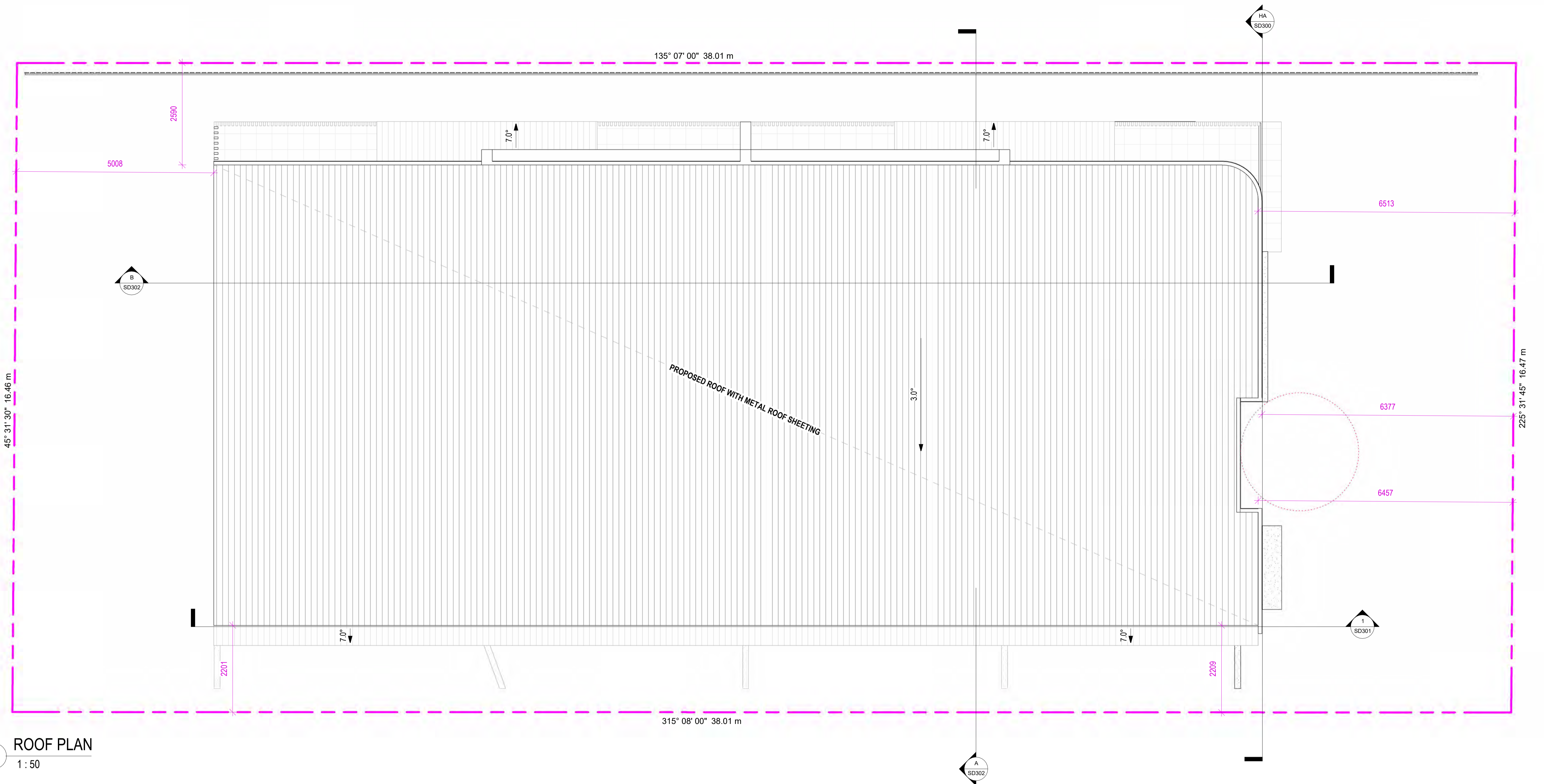
TARUN JANGRA
BUILDING DESIGNERS
0431 287 724
tjbuildingdesigners.com.au
tarun@tjbuildingdesigners.com.au
71 Kemprie Rd Upper Mount Gravatt, 4122

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1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CURRENT AUSTRALIAN STANDARDS AND SPECIFICATIONS.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL COUNCIL AND STATE AUTHORITIES.
3. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

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PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**
LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

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DRAWN BY:	Tarun	JOB No:	5225
CHECKED BY:	Tarun	SHEET No:	SD104
ISSUE DATE:	07-04-26	REVISION:	C

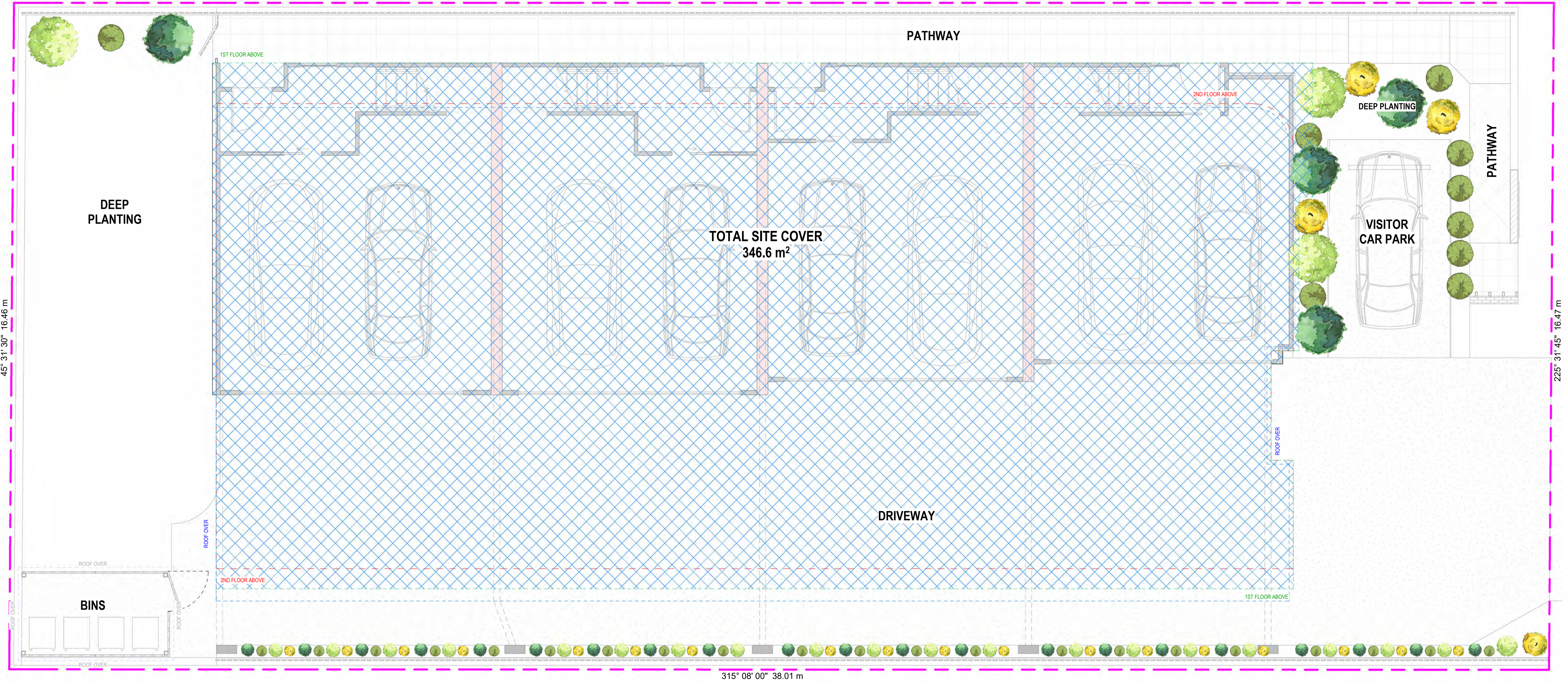


1 ROOF PLAN
1:50

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135° 07' 00" 38.01 m



45° 31' 30" 16.46 m

225° 31' 45" 16.47 m

315° 08' 00" 38.01 m

1 SITE COVER AREA CALCULATION PLAN
1 : 50

SITE COVER CALCULATION

SITE COVER 346.6 m²
SITE 625.9 m²
% SITE COVER 55.3%

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 tjbuildingdesigners.com.au
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 71 Kempzie Rd Upper Mount Gravatt, 4122

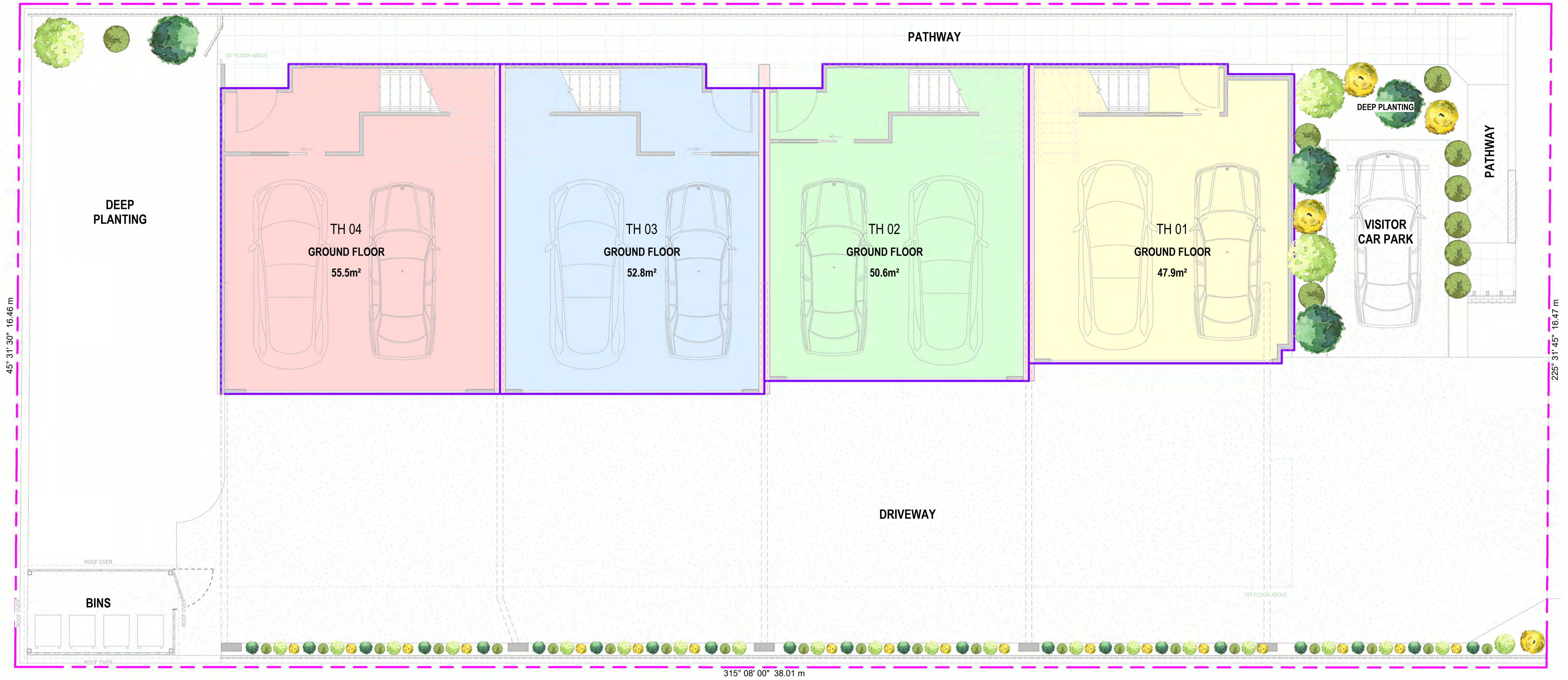
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PROJECT: PROPOSED MULTI UNIT DEVELOPMENT
LOCATION: 36 SELBORNE STREET, MOUNT GRAVATT EAST

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DRAWN BY:	ZT	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD107
ISSUE DATE:	07-04-26	REVISION:	C

135° 07' 00" 38.01 m



1 GROUND FLOOR AREA
1 : 50

FLOOR AREA CALCULATION

TH 01	
GROUND FLOOR	47.9 m ²
FIRST FLOOR	70.9 m ²
SECOND FLOOR	73.3 m ²
	192.1 m ²
TH 01 BALCONY	
FIRST FLOOR	12.3 m ²
	12.3 m ²
TH 02	
GROUND FLOOR	50.6 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	198.8 m ²
TH 02 BALCONY	
FIRST FLOOR	12.5 m ²
	12.5 m ²

FLOOR AREA CALCULATION

TH 03	
GROUND FLOOR	52.8 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	200.9 m ²
TH 03 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²
TH 04	
GROUND FLOOR	55.5 m ²
FIRST FLOOR	77.5 m ²
SECOND FLOOR	79.5 m ²
	212.6 m ²
TH 04 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²
TH 04 PRIVATE COURTYARD	
GROUND FLOOR	Not Placed
	0.0 m ²

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1 FIRST FLOOR AREA
1:50

FLOOR AREA CALCULATION

TH 01	
GROUND FLOOR	47.9 m ²
FIRST FLOOR	70.9 m ²
SECOND FLOOR	73.3 m ²
192.1 m ²	

TH 01 BALCONY	
FIRST FLOOR	12.3 m ²
12.3 m ²	

TH 02	
GROUND FLOOR	50.6 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
198.8 m ²	

TH 02 BALCONY	
FIRST FLOOR	12.5 m ²
12.5 m ²	

FLOOR AREA CALCULATION

TH 03	
GROUND FLOOR	52.8 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
200.9 m ²	

TH 03 BALCONY	
FIRST FLOOR	12.4 m ²
12.4 m ²	

TH 04	
GROUND FLOOR	55.5 m ²
FIRST FLOOR	77.5 m ²
SECOND FLOOR	79.5 m ²
212.6 m ²	

TH 04 BALCONY	
FIRST FLOOR	12.4 m ²
12.4 m ²	

TH 04 PRIVATE COURTYARD	
GROUND FLOOR	Not Placed
0.0 m ²	

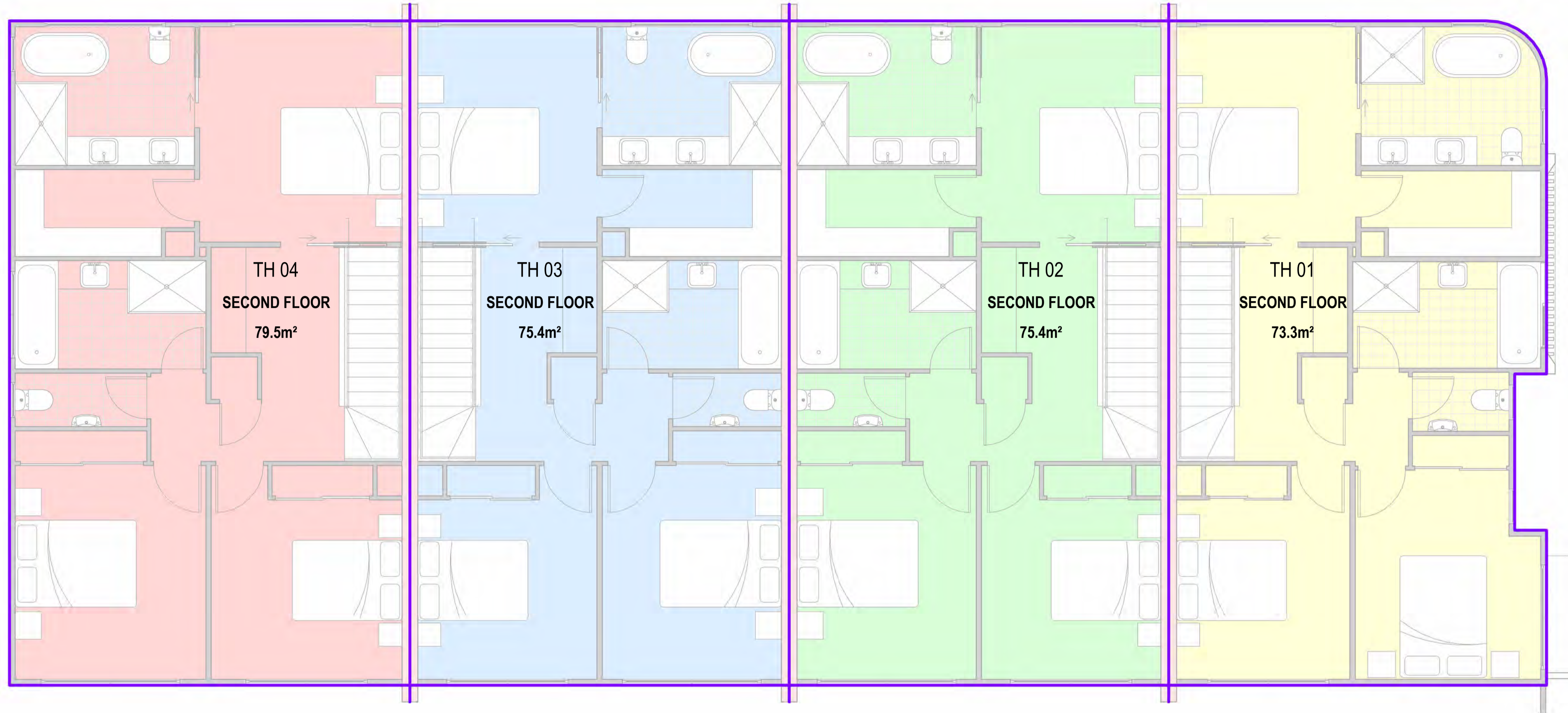
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135° 07' 00" 38.01 m

45° 31' 30" 16.46 m

225° 31' 45" 16.47 m



315° 08' 00" 38.01 m

1 SECOND FLOOR AREA
1:50

FLOOR AREA CALCULATION

TH 01	
GROUND FLOOR	47.9 m ²
FIRST FLOOR	70.9 m ²
SECOND FLOOR	73.3 m ²
	192.1 m ²

TH 01 BALCONY	
FIRST FLOOR	12.3 m ²
	12.3 m ²

TH 02	
GROUND FLOOR	50.6 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	198.8 m ²

TH 02 BALCONY	
FIRST FLOOR	12.5 m ²
	12.5 m ²

FLOOR AREA CALCULATION

TH 03	
GROUND FLOOR	52.8 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	200.9 m ²

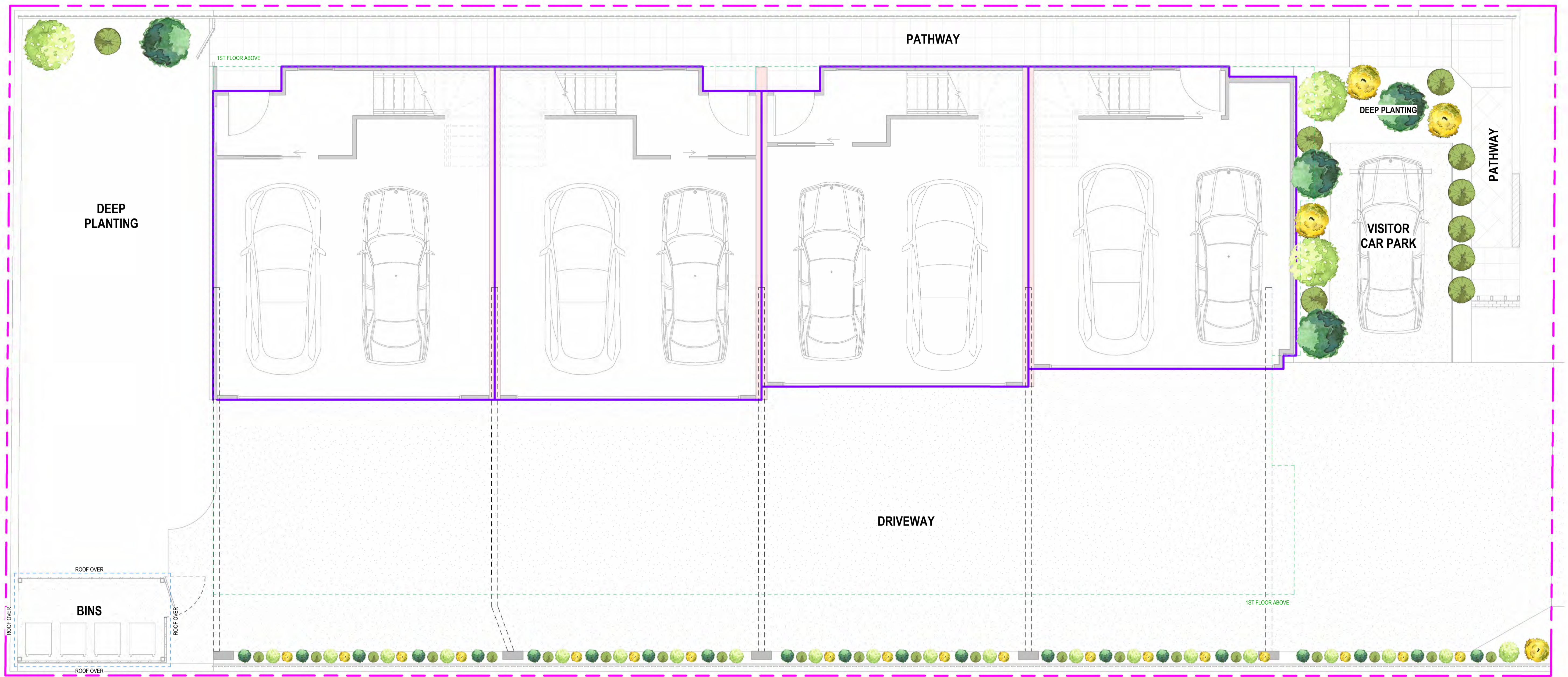
TH 03 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²

TH 04	
GROUND FLOOR	55.5 m ²
FIRST FLOOR	77.5 m ²
SECOND FLOOR	79.5 m ²
	212.6 m ²

TH 04 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²

TH 04 PRIVATE COURTYARD	
GROUND FLOOR	Not Placed
	0.0 m ²

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1 GROUND FLOOR PRIVATE OPEN SPACE AREA CALCULATIONS
1 : 50

FLOOR AREA CALCULATION

TH 01	
GROUND FLOOR	47.9 m ²
FIRST FLOOR	70.9 m ²
SECOND FLOOR	73.3 m ²
	192.1 m ²

TH 01 BALCONY	
FIRST FLOOR	12.3 m ²
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TH 02 BALCONY	
FIRST FLOOR	12.5 m ²
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FLOOR AREA CALCULATION

TH 03	
GROUND FLOOR	52.8 m ²
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GROUND FLOOR	55.5 m ²
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SECOND FLOOR	79.5 m ²
	212.6 m ²

TH 04 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²

TH 04 PRIVATE COURTYARD	
GROUND FLOOR	Not Placed
	0.0 m ²

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1 FIRST FLOOR AREA PRIVATE OPEN SPACE AREA CALCULATIONS
1:50

FLOOR AREA CALCULATION

TH 01	
GROUND FLOOR	47.9 m ²
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SECOND FLOOR	73.3 m ²
	192.1 m ²

TH 01 BALCONY	
FIRST FLOOR	12.3 m ²
	12.3 m ²

TH 02	
GROUND FLOOR	50.6 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	198.8 m ²

TH 02 BALCONY	
FIRST FLOOR	12.5 m ²
	12.5 m ²

FLOOR AREA CALCULATION

TH 03	
GROUND FLOOR	52.8 m ²
FIRST FLOOR	72.8 m ²
SECOND FLOOR	75.4 m ²
	200.9 m ²

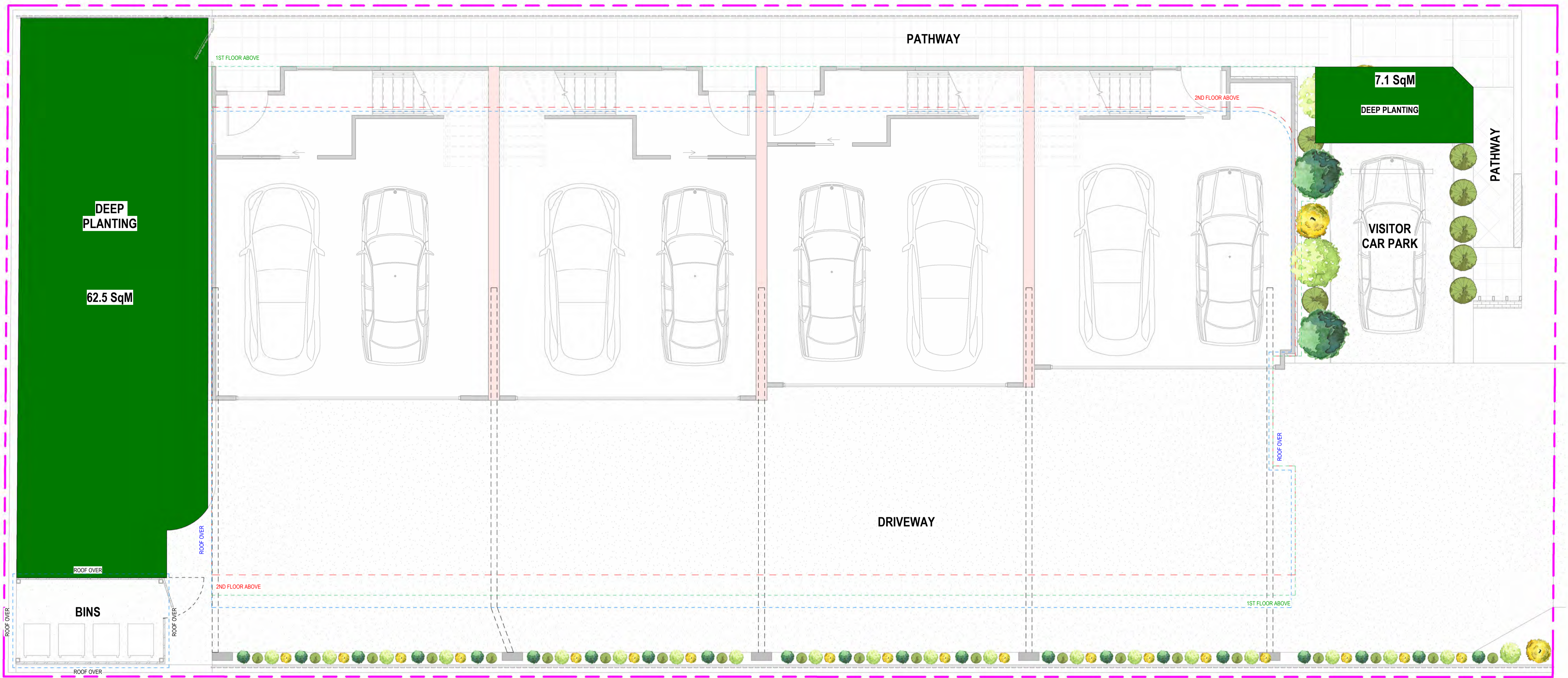
TH 03 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²

TH 04	
GROUND FLOOR	55.5 m ²
FIRST FLOOR	77.5 m ²
SECOND FLOOR	79.5 m ²
	212.6 m ²

TH 04 BALCONY	
FIRST FLOOR	12.4 m ²
	12.4 m ²

TH 04 PRIVATE COURTYARD	
GROUND FLOOR	Not Placed
	0.0 m ²

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1 DEEP PLATING AREA CALCULATIONS
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LANDSCAPING PLAN

DEEP PLANTING AREA SITE	69.6 m ² 625.9 m ²
% DEEP PLANTING	11.1%

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TARUN JANGRA
BUILDING DESIGNERS
0431 287 724
tjbuildingdesigners.com.au
tarun@tjbuildingdesigners.com.au
71 Kempster Rd Upper Mount Gravatt, 4122

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CLIENT:	REHJAM PTY LTD ATF REHMAT FAMILY TRUST
PROJECT:	PROPOSED MULTI UNIT DEVELOPMENT
LOCATION:	36 SELBORNE STREET, MOUNT GRAVATT EAST

REVISION SCHEDULE			
A	AMENDED 3D MODEL, UPDATED WALLS, AND PROVIDED RENDER	ZT	17-03-26
B	AMENDED EXTERIOR MATERIAL AND RENDER	ZT	20-03-26
C	CROSSOVER AMENDED, 2x2.5 METER VISUAL CLEARANCE TO CROSSOVER NOTED, TH 1 ENSUITE AMNEDED, VISITOR CAR PARK RELOCATED, ENTRY PATHWAY RELOCATED, SITE COVER AREA CORRECTED	TJ	07-04-26

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ISSUE DATE:	07-04-26	REVISION:	C

LEGEND

CODE	DESCRIPTION
AFD	ALUMINIUM-FRAMED DOOR
AFG	ALUMINIUM-FRAMED GLAZING
BINS	BINS
CCMC	COLORBOND CORRUGATED METAL CLADDING
CL	COLUMN
CSOD	COLORBOND SECTIONAL OVERHEAD DOOR
HR	HANDRAIL (1100mm-HEIGHT)
PRFC	PAINTED RENDERED FIBROUS CEMENT
PRLC	PAINTED RENDERED LIGHT WEIGHT CONSTRUCTION
PRM	PAINTED RENDERED MASONRY
SC	STONE CLADDING
TC	TIMBER CLADDING
TFB	TIMBER-FEATURE BATTENS
TPF	TIMBER PALE FENCE



1 EAST ELEVATION
1 : 50

2 WEST ELEVATION
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tjbuildingdesigners.com.au
tarun@tjbuildingdesigners.com.au
71 Kempzie Rd Upper Mount Gravatt, 4122

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PROJECT: **PROPOSED MULTI UNIT DEVELOPMENT**

LOCATION: **36 SELBORNE STREET, MOUNT GRAVATT EAST**

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DRAWN BY:	ALP	JOB No:	5225
CHECKED BY:	TJ	SHEET No:	SD201
ISSUE DATE:	07-04-26	REVISION:	B

LEGEND

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BINS	BINS
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SC	STONE CLADDING
TC	TIMBER CLADDING
TFB	TIMBER-FEATURE BATTENS
TPF	TIMBER PALE FENCE



1 NORTH ELEVATION
1 : 50



2 SOUTH ELEVATION
1 : 50

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TARUN JANGRA
BUILDING DESIGNERS
 0431 287 724
 tjb@buildingdesigners.com.au
 tarun@tjbbuildingdesigners.com.au
 71 Kempsie Rd Upper Mount Gravatt, 4122

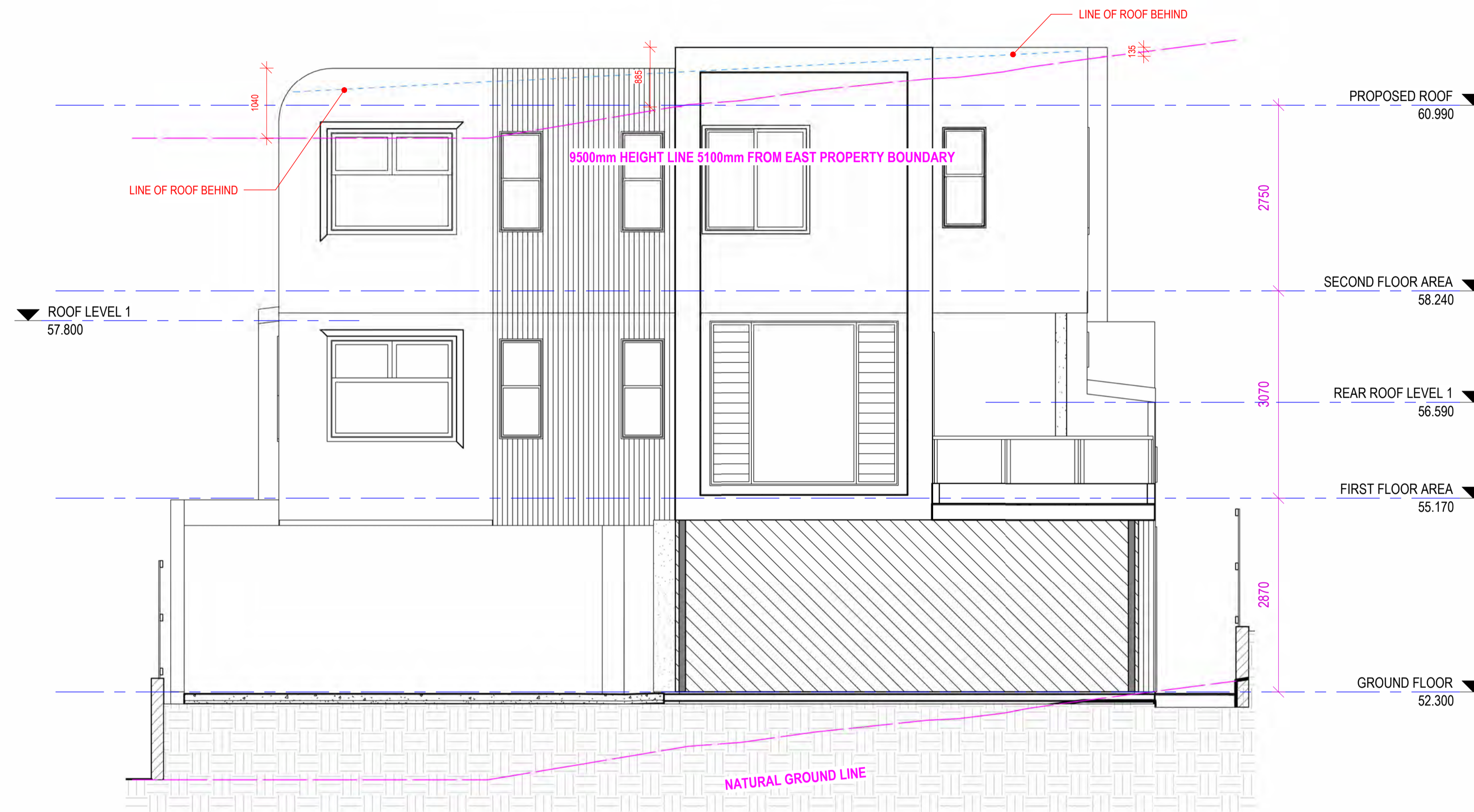
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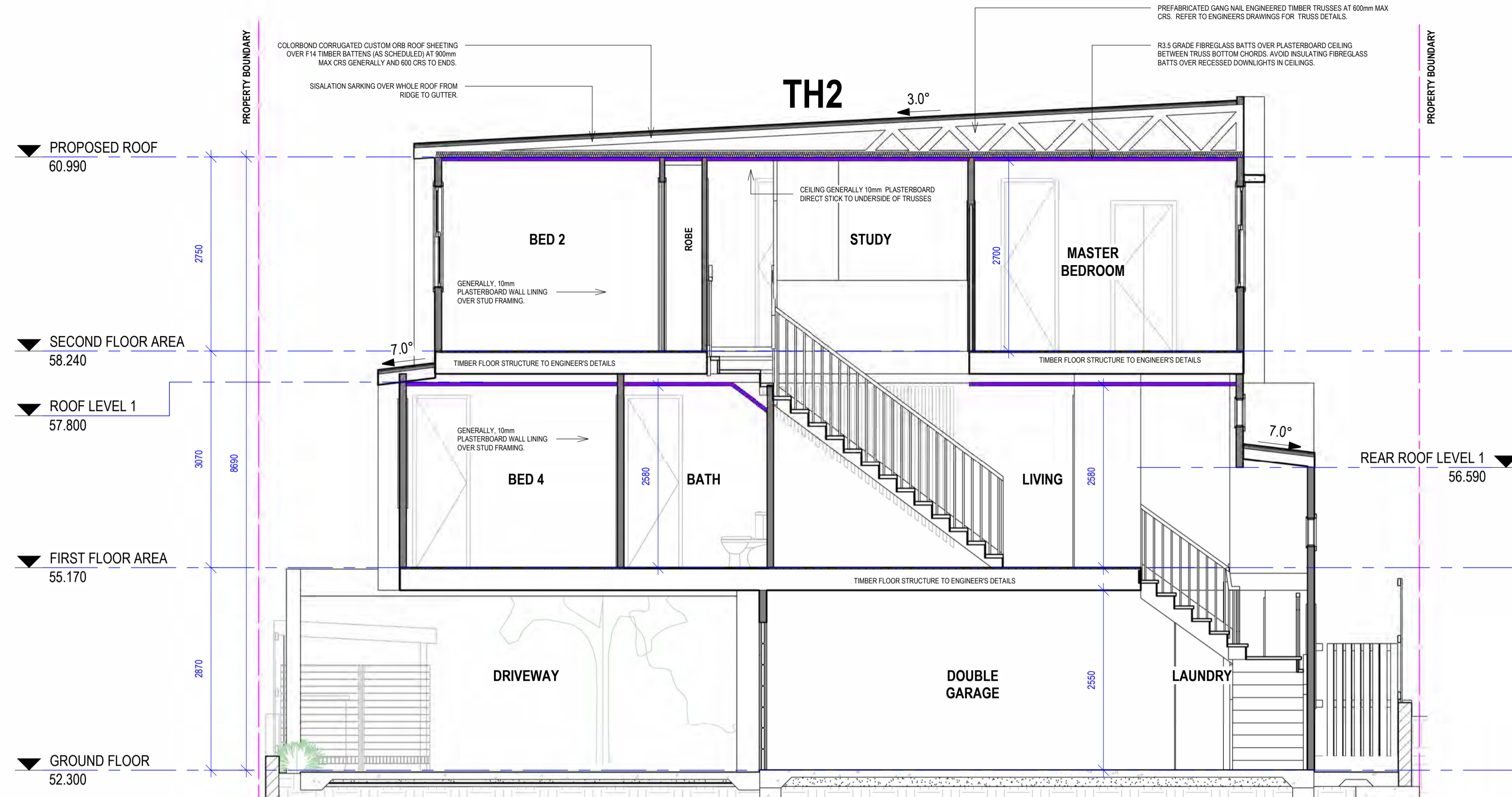
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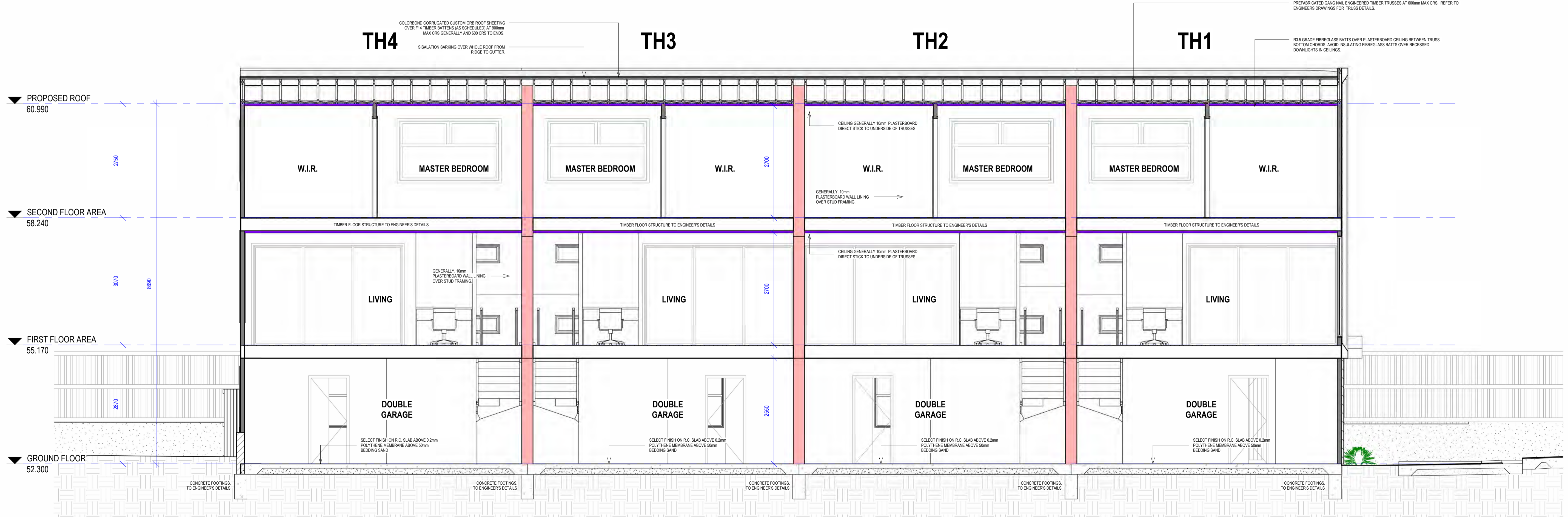
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A SECTION A
1:50



B SECTION B
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tj@buildingdesigners.com.au
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