

PRIVATE RESIDENCE

360 S HIBISCUS DRIVE, MIAMI BEACH, FL 33139
 DRB FINAL SUBMITTAL PACKAGE
 08-08-2022
 DRB NO. DRB22-0854



360 S HIBISCUS, MIAMI BEACH, FL

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AND INTERIOR DESIGN, INC.
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 Fax: (305) 573-3766

LANDSCAPE ARCHITECT
CLAD LANDSCAPE
ARCHITECTURE AND DESIGN
 8020 NE 4th Ave.
 Studio 113
 Miami, FL 33138

Rev.	Date	Rev.	Date

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ZONING PACKAGE

PRIVATE RESIDENCE
 360 S HIBISCUS DRIVE,
 MIAMI, FL, 33139

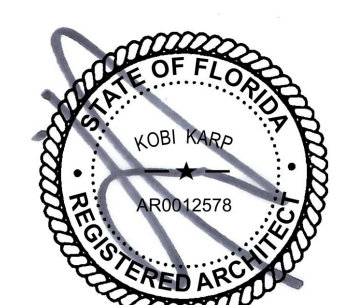
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Consultant: GENERAL CONTRACTOR
 Name: Bart Reines Luxury Homebuilder
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KOBI KARP
 Lic. # AR0012578



COVER

Date	08-08-2022	Sheet No.	A0.00
Scale			
Project	2210		



Planning Department, 1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Project Information			
1	Address:	360 S HIBISCUS DRIVE, MIAMI BEACH, FL 33139		
2	Folio number(s):	02-3232-006-0150		
3	Board and file numbers :			
4	Year built:(EXISTING TO BE DEMO'D.)	1952	Zoning District:	RS-3
5	Base Flood Elevation:	+10.00' NGVD	Grade value in NGVD:	+5.83' NGVD
6	Adjusted grade (Flood+Grade/2):	+7.915' NGVD	Free board:	+2 = +12.00' NGVD
7	Lot Area:	15,750 Sq.Ft		
8	Lot width:	90'-0"	Lot Depth:	175'-0"
9	Max Lot Coverage SF and %:	4,725 SF (30.00%)	Proposed Lot Coverage SF and %:	4,724.9 SF (29.99%)
10	Existing Lot Coverage SF and %:		Lot coverage deducted (garage-storage) SF:	500SF
11	Front Yard Open Space SF and %:	999 SF (55.5 %)	Rear Yard Open Space SF and %:	1,678 SF (70.97 %)
12	Max Unit Size SF and %:	11,300 SF (50.00 %)	Proposed Unit Size SF and %:	7,971 SF (49.97 %)
13	Existing First Floor Unit Size:		Proposed First Floor Unit Size:	3,716 SF (23.59 %)
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home requires Board Approval)	N/A
15			Proposed Second Floor Unit Size SF and % :	4,053 SF (27.73 %)
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	1,010 SF (24.91%)

	Zoning Information / Calculations	Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"		28'-0"	4'-0"
18	Setbacks:				WAIVER
19	Front First level:	20'-0"		20'-0"	
20	Front Second level:	30'-0"		30'-0"	
21	Side 1:	12'-6" MIN.		12'-6" MIN.	
22	Side 2 or (facing street):	10'-0" MIN.		10'-0" MIN.	
23	Rear:	26'-3"		26'-3"	
	Accessory Structure Side 1:	N / A		N / A	
24	Accessory Structure Side 2 or (facing street) :	N / A		N / A	
25	Accessory Structure Rear:	N / A		N / A	
26	Sum of side yard :	25'-0" MIN.		22'-10"	
27	Located within a Local Historic District?			Yes or No	
28	Designated as an individual Historic Single Family Residence Site?			Yes or No	
29	Determined to be Architecturally Significant?			Yes or No	
	Additional data or information must be presented in the format outlined in this section				

Notes:
If not applicable write N/A

App/PlanRev1-16v.1

INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURAL DRAWINGS	
A0.00	COVER
A0.01	PROJECT DATA / DRAWING INDEX & GENERAL NOTES
	SURVEY
A0.02	LOCATION MAP
A0.03	IMAGE KEY PLAN
A0.04	CONTEXTUAL IMAGES
A0.05	EXISTING HOME IMAGES
A0.06	NEIGHBORING HOMES IMAGES
A0.07	NEIGHBORING HOMES IMAGES
A0.08	ZONING DIAGRAMS – LOT COVERAGE
A0.09	ZONING DIAGRAMS – UNIT SIZE REQUIREMENTS
A0.10	ZONING DIAGRAMS – UNIT SIZE REQUIREMENTS
A0.11	AXONOMETRIC RENDERING
A0.12	AXONOMETRIC RENDERING
A2.01	SITE PLAN
A3.01	GROUND FLOOR PLAN
A3.02	SECOND FLOOR PLAN
A3.03	ROOF PLAN
A4.01	FRONT & REAR ELEVATIONS
A4.02	SIDE ELEVATIONS
A4.03	RENDERED FRONT & REAR ELEVATIONS
A4.04	RENDERED FRONT & REAR ELEVATIONS
A4.05	CONTEXTUAL ELEVATIONS
A4.06	HOUSE MATERIALS
A5.01	SECTIONS
A5.02	SECTIONS
A5.03	SITE YARD SECTIONS
A6.01	RENDERING
A6.02	RENDERING

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

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CONCEPT DESIGN

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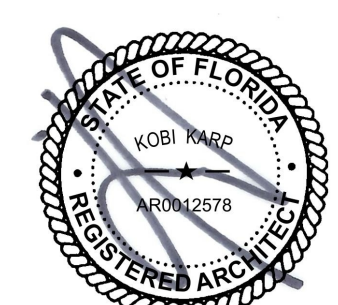
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DATA SHEET

Date	06-06-2022	Sheet No.	A0.01
Scale			
Project	2210		



1 LOCATION MAP-1/2 MI RADIUS
Scale: N.T.S.



2 LOCATION MAP
Scale: N.T.S.

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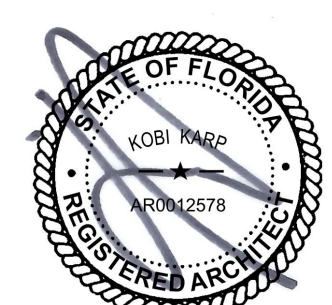
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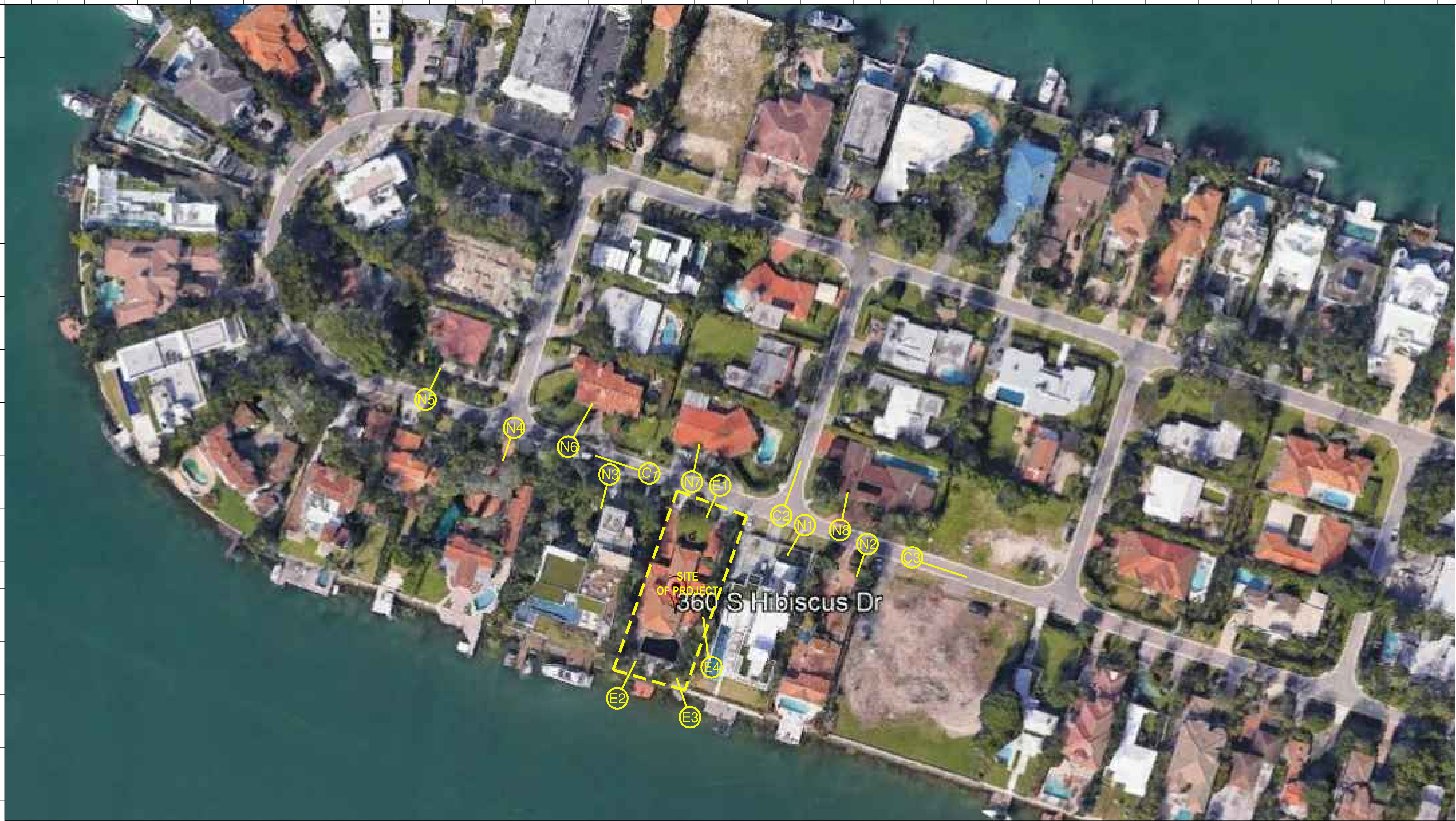


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IMAGE KEY

Date	08-08-2022	Sheet No.	A0.02
Scale			
Project	2210		



1 IMAGE KEY PLAN
Scale: N.T.S.

IMAGES ON SHEET A0.04-CONTEXT	
C1	- S HIBISCUS Dr - WEST
C2	- W 3RD CT - NORTH
C3	- S HIBISCUS Dr - EAST

IMAGES ON SHEET A0.05-EXISTING PROPERTY	
E1	- FRONT YARD
E2	- REAR YARD
E3	- REAR YARD
E4	- SIDE YARD

IMAGES ON SHEET A0.06-NEIGHBOR PROPERTY	
N1	- 350 & 356 S HIBISCUS Dr
N2	- 340 S HIBISCUS Dr
N3	- 370 & 380 S HIBISCUS Dr
N4	- 394 S HIBISCUS Dr

IMAGES ON SHEET A0.07-NEARBY PROPERTY	
N5	- 106 S HIBISCUS Dr
N6	- 394 S HIBISCUS Dr
N7	- 394 S HIBISCUS Dr
N8	- 394 S HIBISCUS Dr

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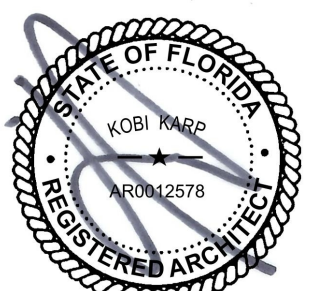
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Consultant: GENERAL CONTRACTOR
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IMAGE KEY PLAN

Date	08-08-2022	Sheet No.	A0.03
Scale			
Project	2210		



① C1
Scale: N.T.S.



② C2
Scale: N.T.S.



③ C3
Scale: N.T.S.

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CONTEXTUAL IMAGES

Date	08-08-2022	Sheet No.
Scale		A0.04
Project	2210	



1 E1
Scale: N.T.S.



2 E2
Scale: N.T.S.



1 E3
Scale: N.T.S.



2 E4
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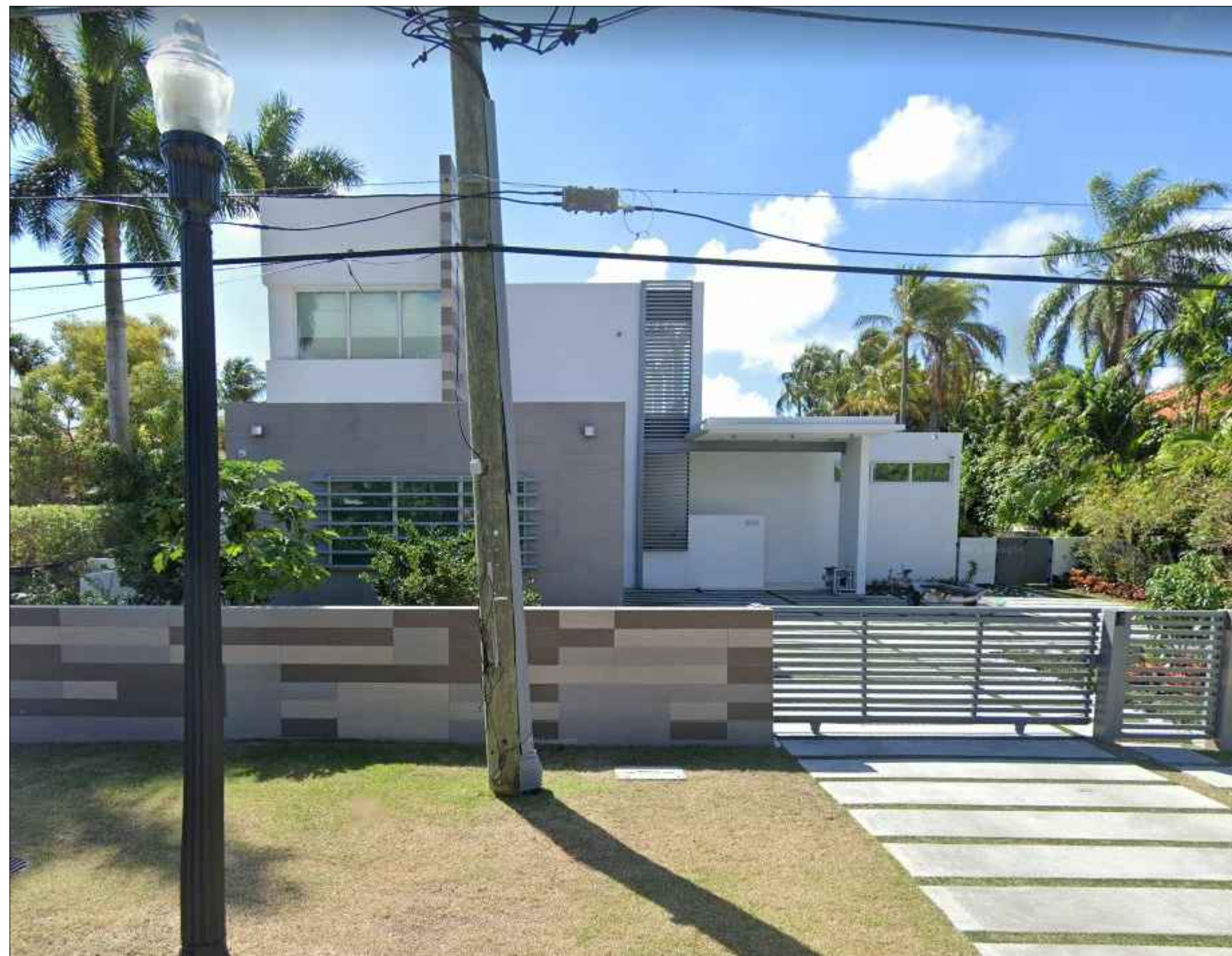


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EXISTING HOME IMAGES

Date	08-08-2022	Sheet No.
Scale		A0.05
Project	2210	



1 N1
Scale: N.T.S.



2 N2
Scale: N.T.S.



3 N3
Scale: N.T.S.



4 N4
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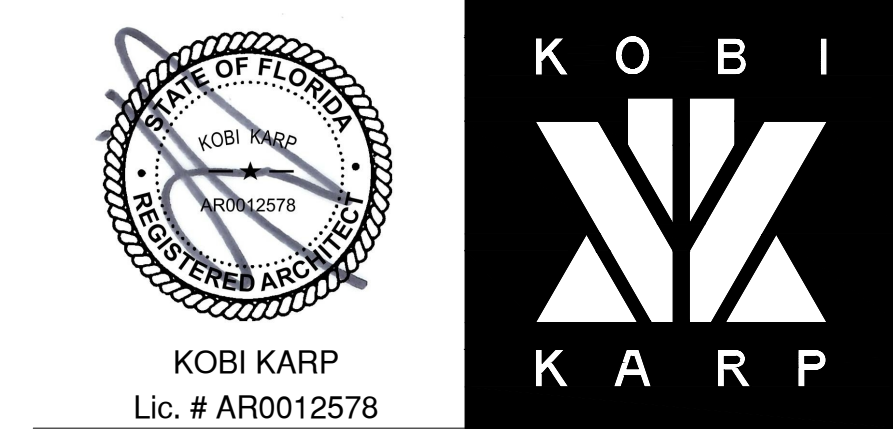
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NEIGHBORING HOME IMAGES

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Scale			A0.06
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Scale: N.T.S.



2 N6
Scale: N.T.S.



3 N7
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4 N8
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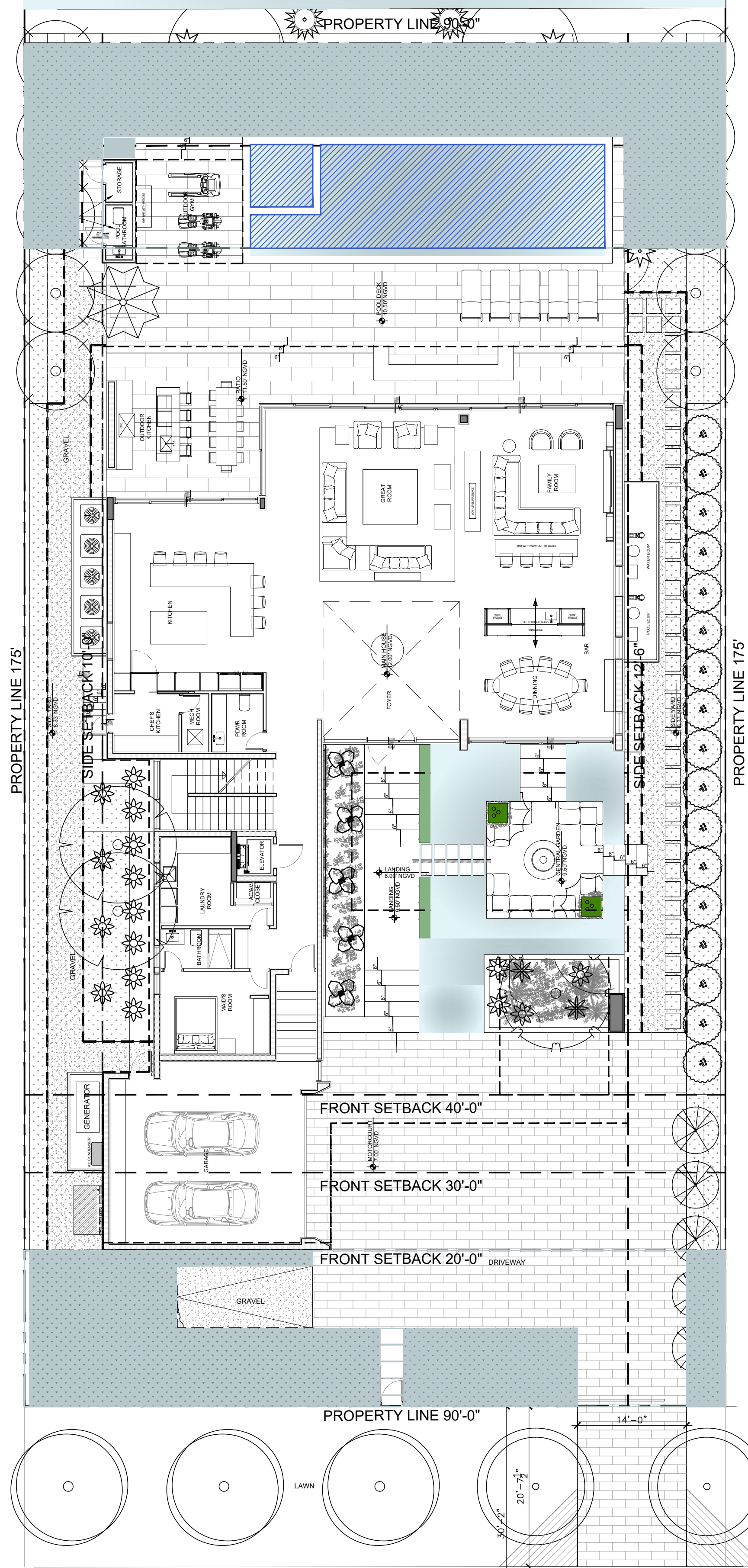


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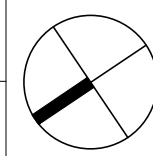


NEIGHBORING HOME IMAGES

Date	08-08-2022	Sheet No.	A0.07
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PLAN NORTH



A ZONING DIAGRAMS-PERVIOUS CALCS.

Scale: 3/32" = 1'-0"

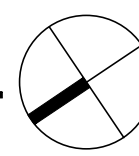
PERVIOUS / IMPERVIOUS:

LOT SIZE: 15,750 SF
 FRONT YARD
 (50% REQ. FRONT YARD AREA):
 1,800 SF (50%)
 REQUIRED: 900 SF (50% OF 1,800SF)
 PROVIDED: 999 SF (55.5%)

REAR YARD (70% REQ. YARD AREA)
 2,365 SF
 REQUIRED: 1,655.5 SF (70% OF 2,365 SF)
 PROVIDED: 1,384 SF (OPEN SPACE) +
 294.5SF
 (50% OF POOL AREA)

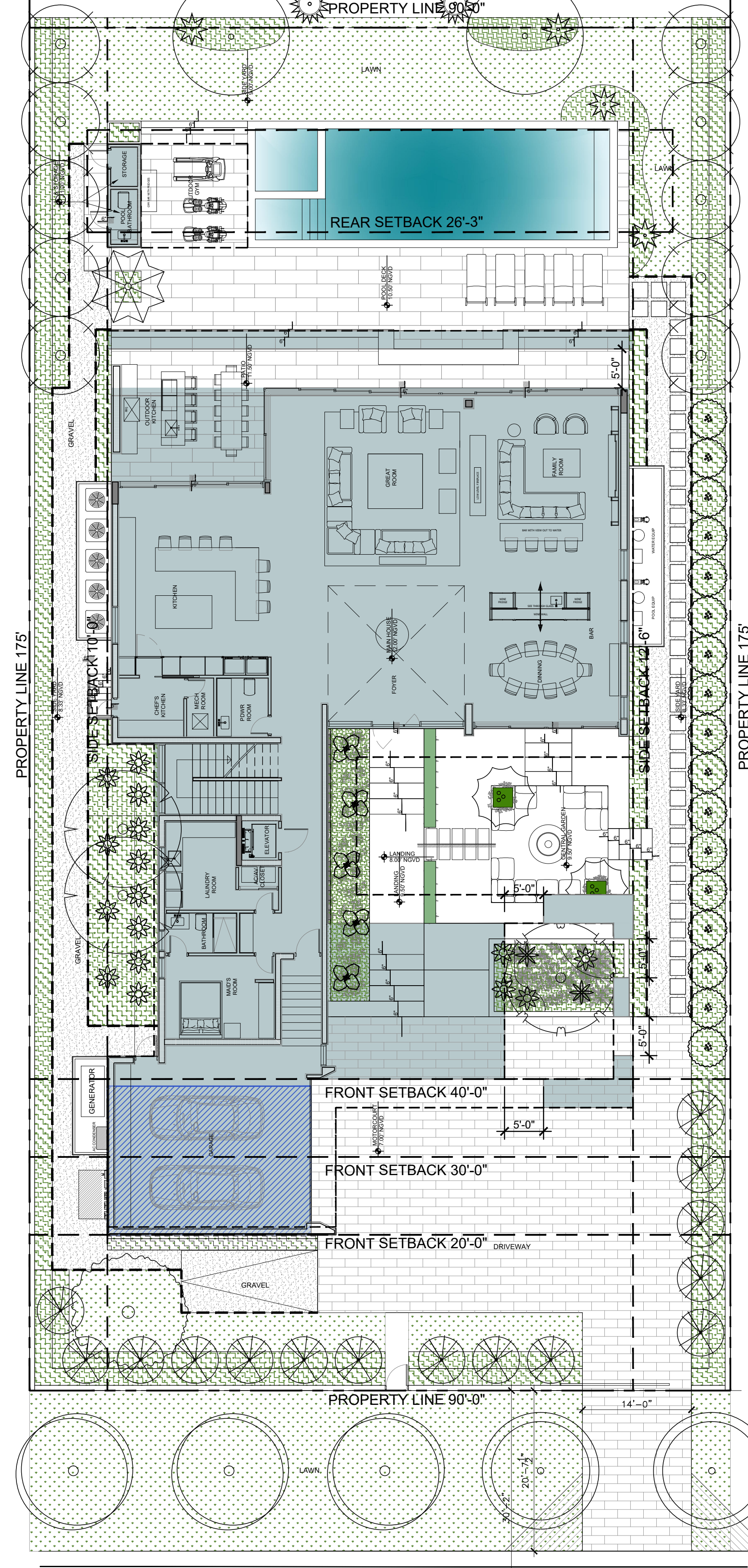
TOTAL : 1,678.5 SF (70.97%)

PLAN NORTH



B ZONING DIAGRAMS-LOT COVERAGE

Scale: 3/32" = 1'-0"



LOT COVERAGE:

LOT SIZE: 15,750 SF
 ALLOWED LOT COVERAGE:
 4,725 SF (30%)
 PROPOSED LOT COVERAGE:
 4,723.5 SF (24.77%)
 GARAGE 500 SF (EXCLUDED)
TOTAL : 4,724.9 SF (29.99%)

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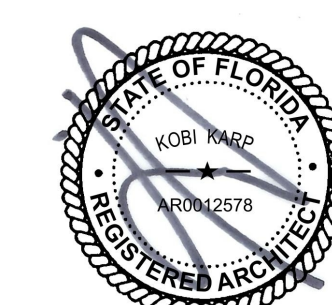
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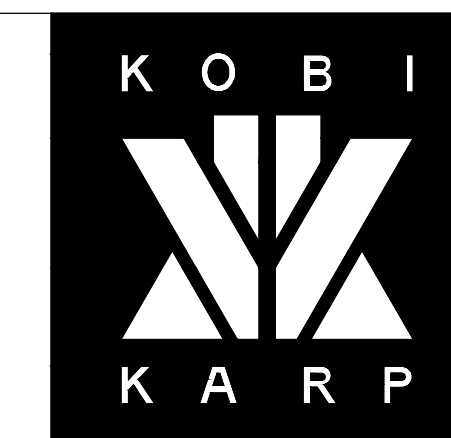
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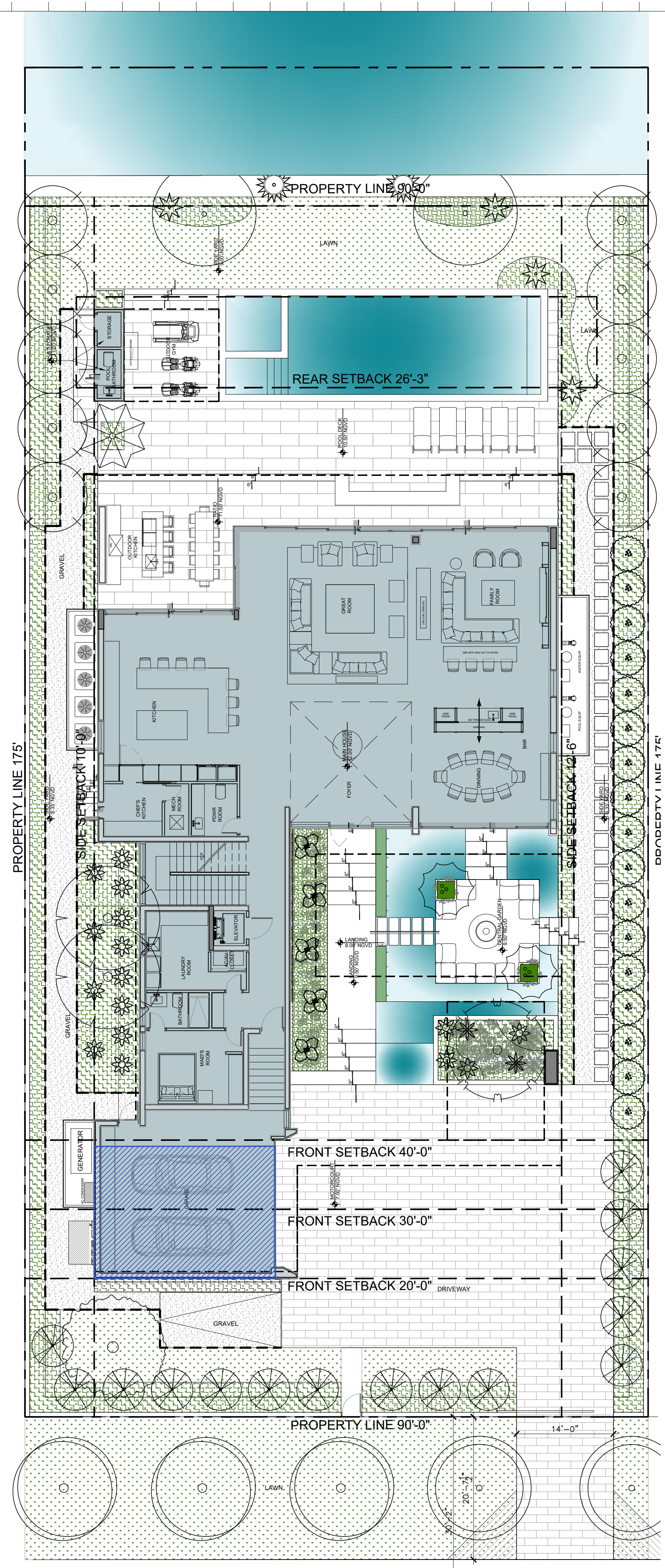


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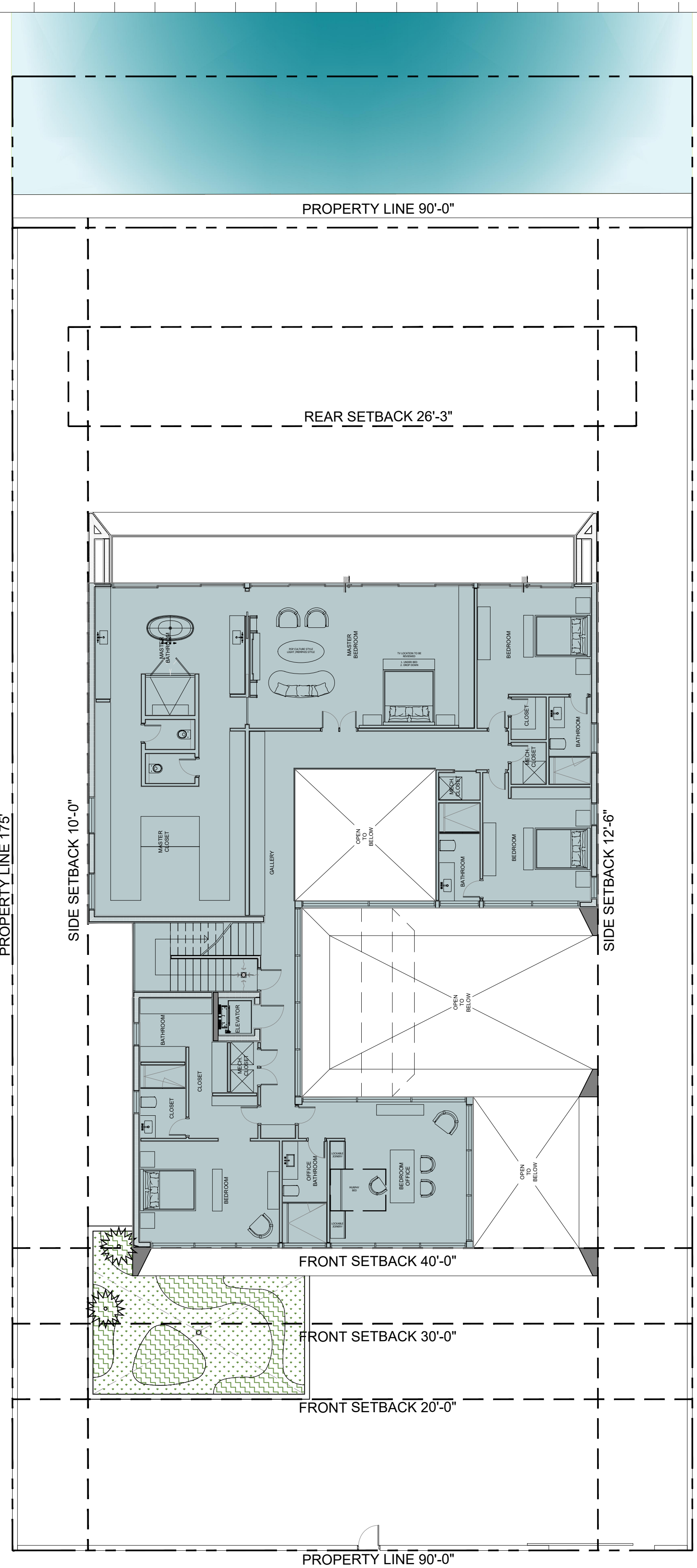


ZONING DIAGRAMS

Date	08-08-2022	Sheet No.	A0.08
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PLAN NORTH
S HIBISCUS DR
A UNIT SIZE-GROUND FLOOR
Scale: 3/32" = 1'-0"



PLAN NORTH
S HIBISCUS DR
B UNIT SIZE-SECOND FLOOR
Scale: 3/32" = 1'-0"

UNIT SIZE LEGEND:

LOTE SIZE:	15,750 SF
ALLOWED UNIT SIZE:	7,875 SF (50%)
PROPOSED UNIT SIZE:	
GROUND FLOOR:	3,716 SF (23.59%)
SECOND FLOOR:	4,053 SF (27.73%)
ROOF:	44 SF (0.27%)
POOL BATHROOM:	58 SF (0.36%)
GARAGE:	500 SF (EXCLUDED)
TOTAL:	7,971 SF (49.97%)

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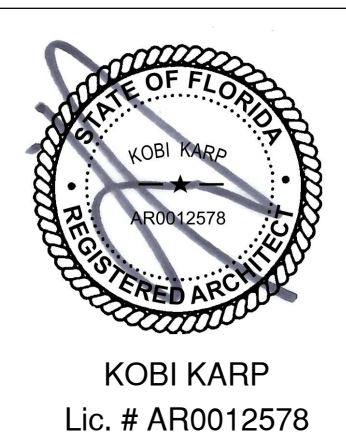
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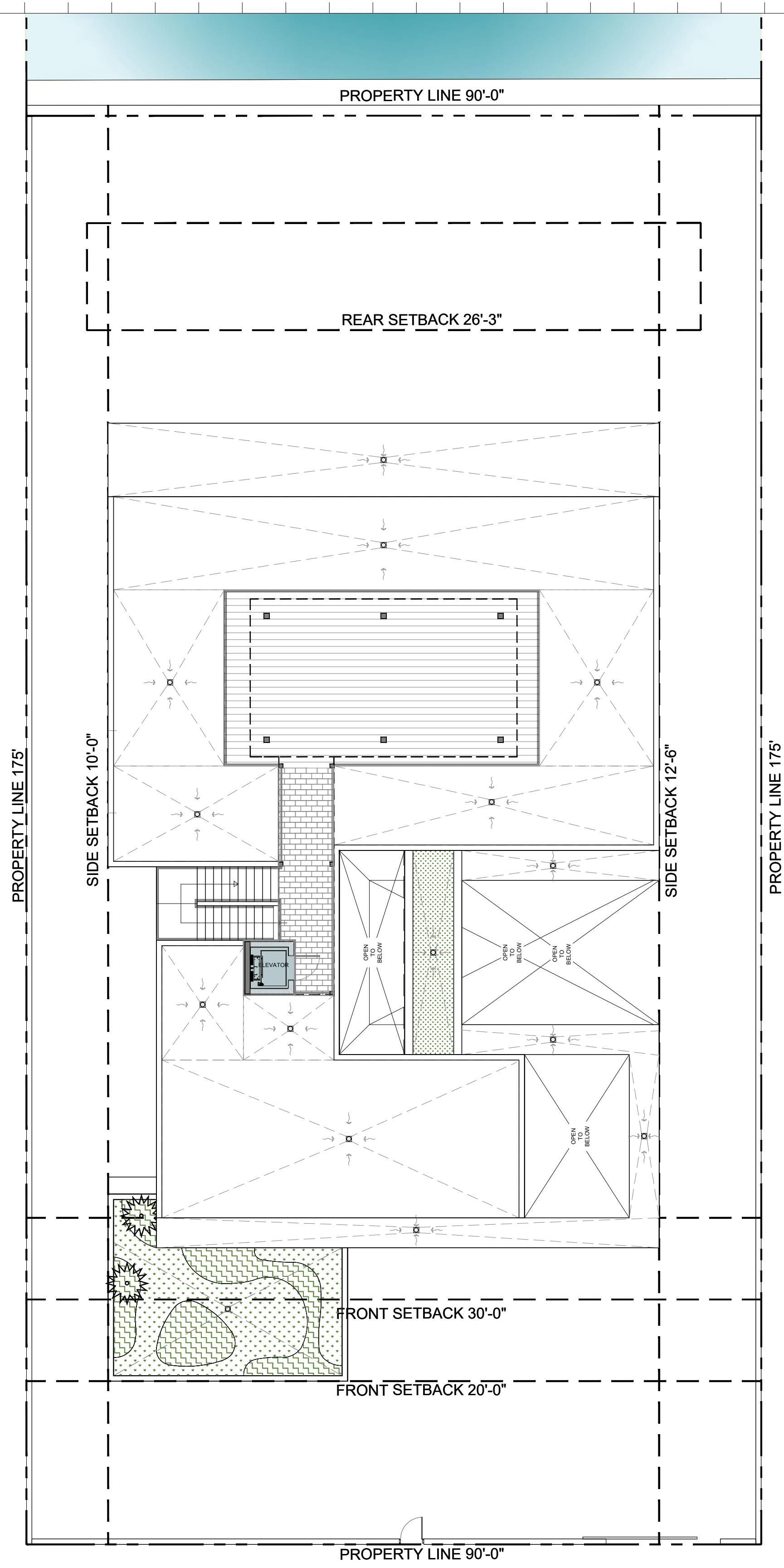
Consultant: LANDSCAPE ARCHITECTS
Name
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Architect:
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571 NW 28th Street
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ZONING DIAGRAMS

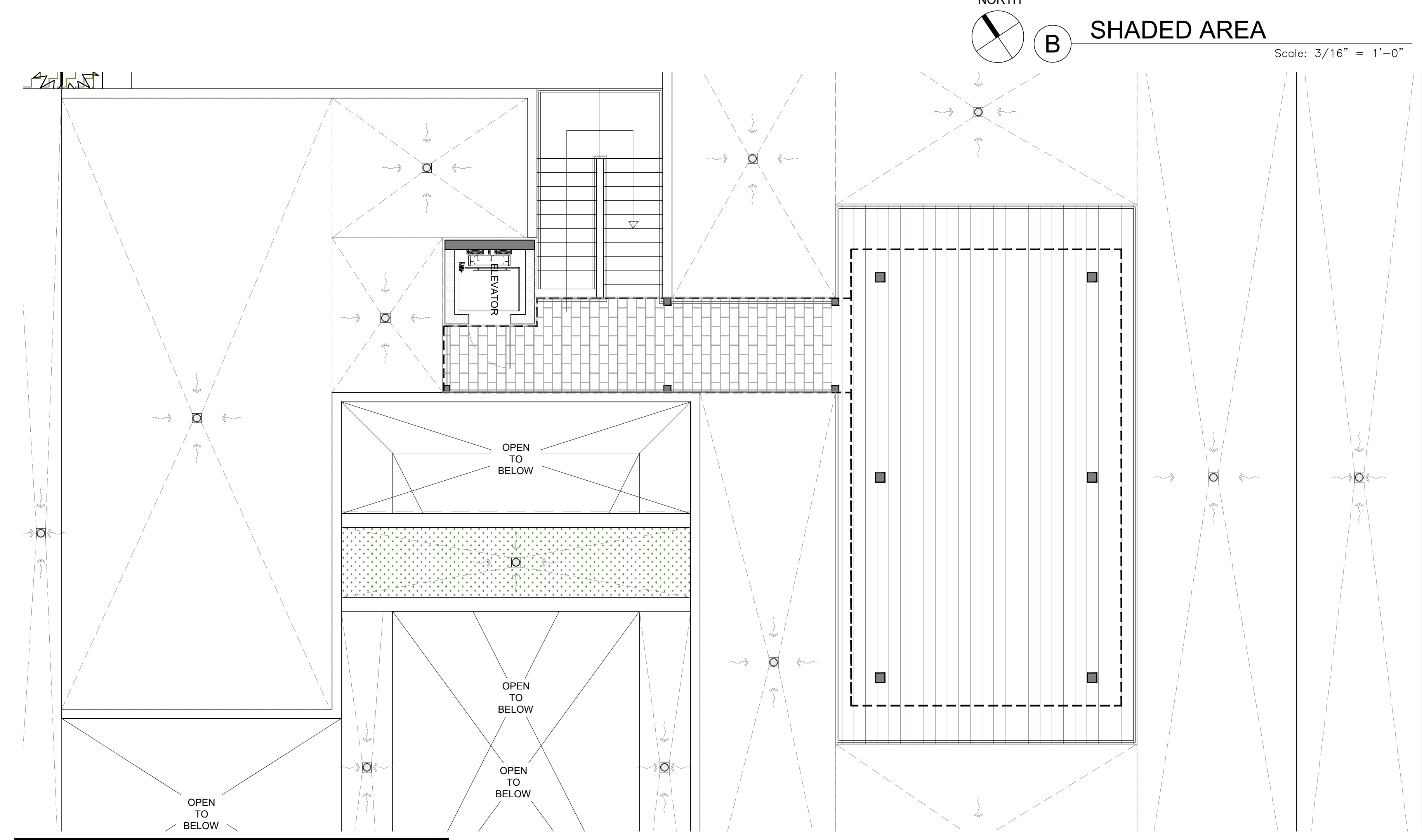
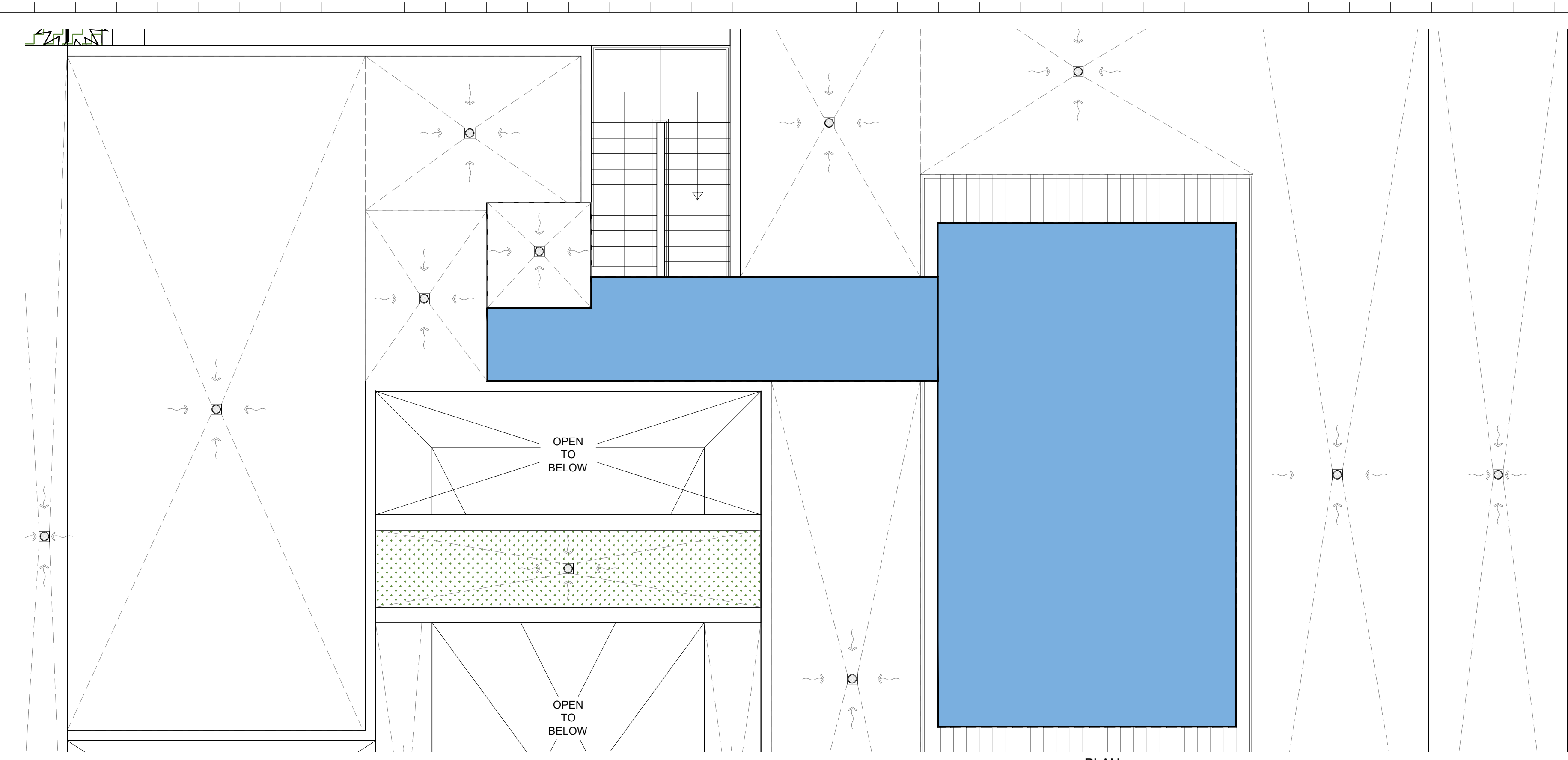
Date	08-08-2022	Sheet No.	A0.09
Scale			
Project	2210		



UNIT SIZE LEGEND:

LOTE SIZE:	15,750 SF
ALLOWED UNIT SIZE:	7,875 SF (50%)
PROPOSED UNIT SIZE:	
GROUND FLOOR:	3,780 SF (24.00%)
SECOND FLOOR:	4,075 SF (25.87%)
ROOF:	44 SF (0.27%)
POOL BATHROOM:	56 SF (0.35%)
GARAGE:	500 SF (EXCLUDED)
TOTAL:	7,957 SF (50.52%)

PLAN NORTH
A UNIT SIZE- ROOF PLAN
 Scale: 3/32" = 1'-0"



ROOFTOP CALCULATION:

SECOND FLOOR ENCLOSED AREA:	4,053 SF
ALLOWED SHADED AREA:	810 SF (20.00%)
PROPOSED SHADED AREA:	800 SF (19.73%)
ALLOWED DECK AREA:	1,013 SF (25.00%)
PROPOSED DECK AREA:	1,010 SF (24.91%)

PLAN NORTH
C DECK AREA
 Scale: 3/16" = 1'-0"

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 MIAMI, FL, 33139

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 Address
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Consultant: GENERAL CONTRACTOR
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Consultant: Interior Designer
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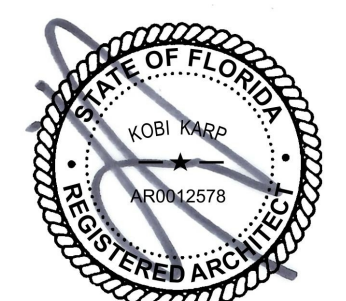
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AXONOMETRIC RENDERING

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360 S HIBISCUS, MIAMI BEACH, FL

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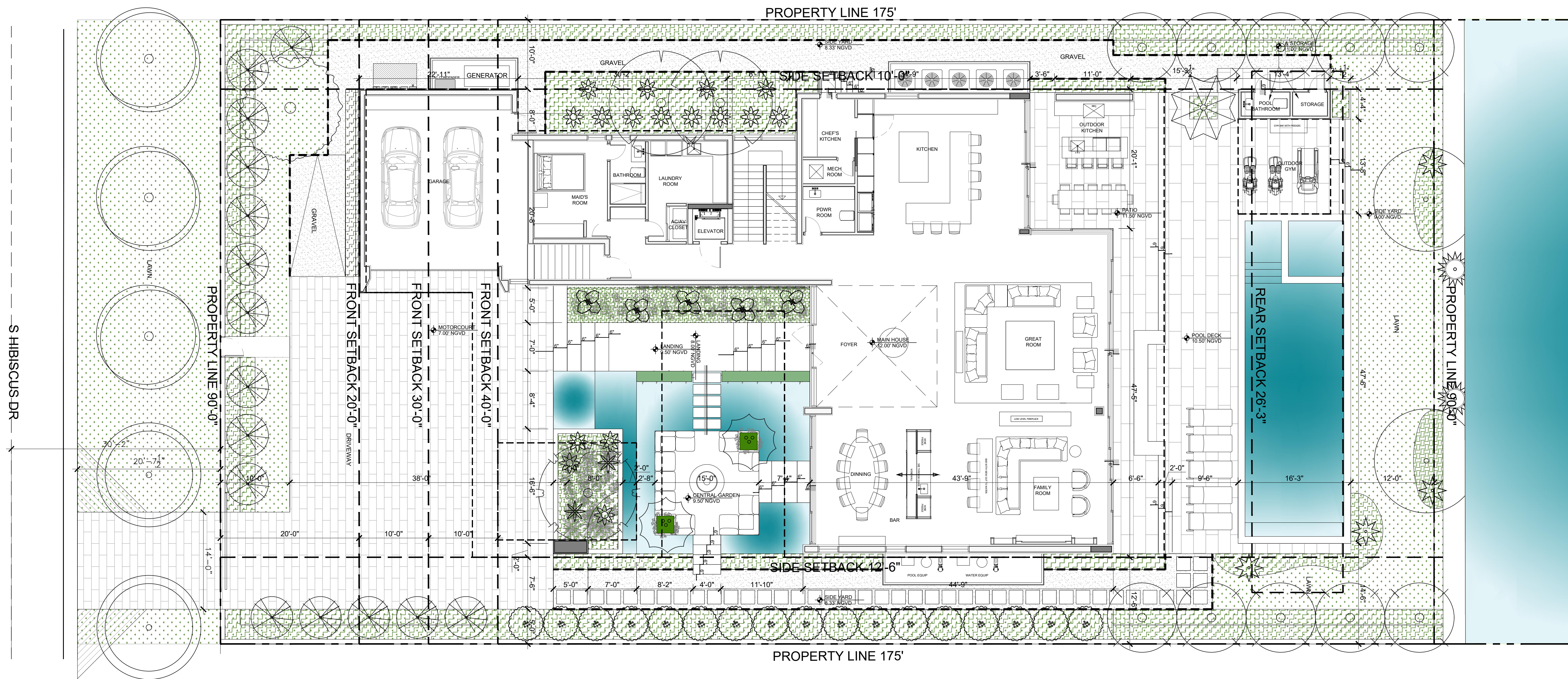


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AXONOMETRIC RENDERING

Date	08-08-2022	Sheet No.
Scale		A0.10
Project	2210	



S HIBISCUS DR

PLAN NORTH
 A PROPOSED SITE PLAN
 Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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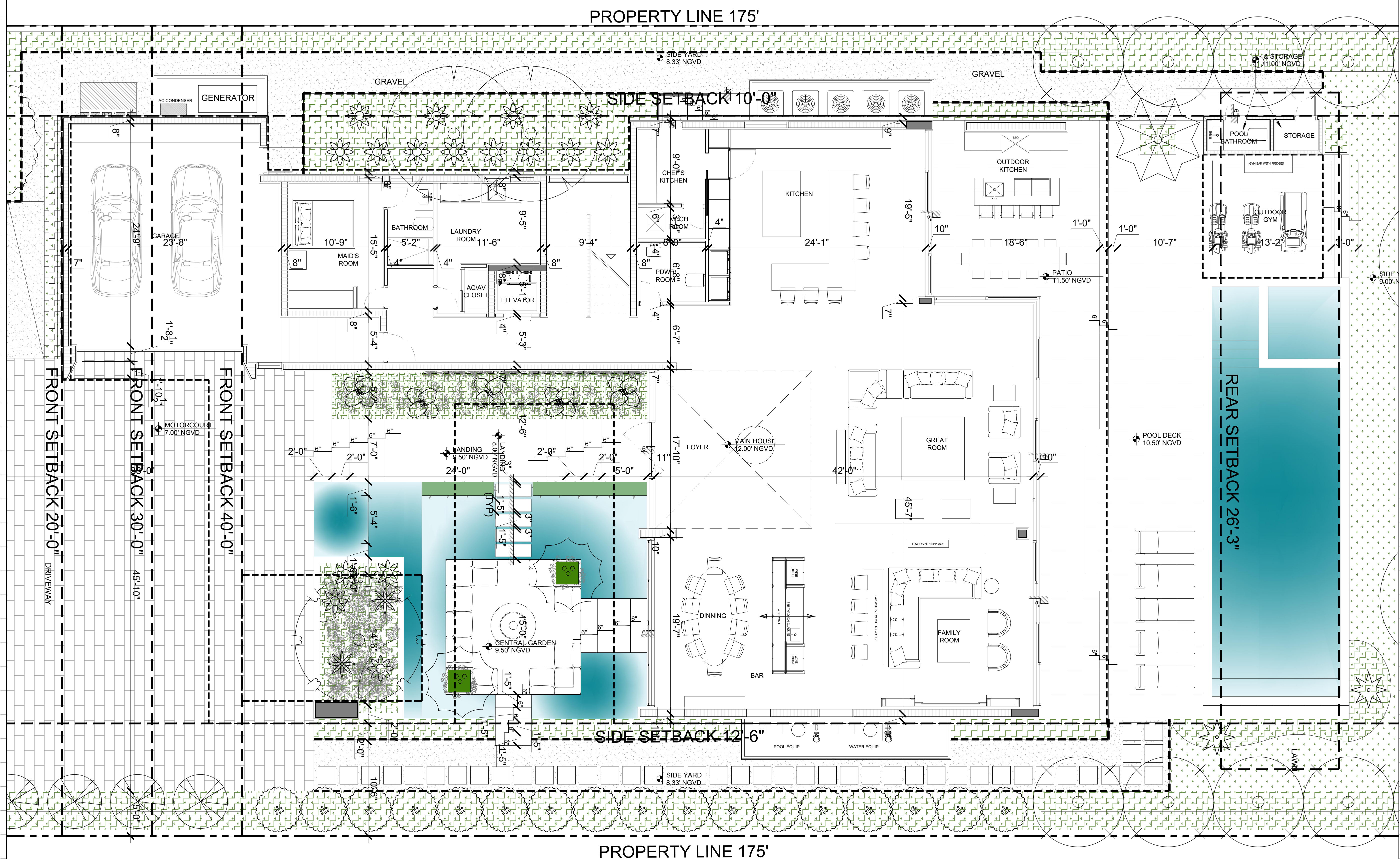
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PROPOSED SITE PLAN

Date	08-08-2022	Sheet No.	A2.01
Scale			
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PLAN NORTH
 A
PROPOSED GROUND FLOOR
 Scale: 1/8" = 1'-0"

PROPOSED LEVEL 1

Date	08-08-2022	Sheet No.	A3.01
Scale			
Project	2210		

PROPERTY LINE 175'

SIDE SETBACK 10'-0"

REAR SETBACK 26'-3"

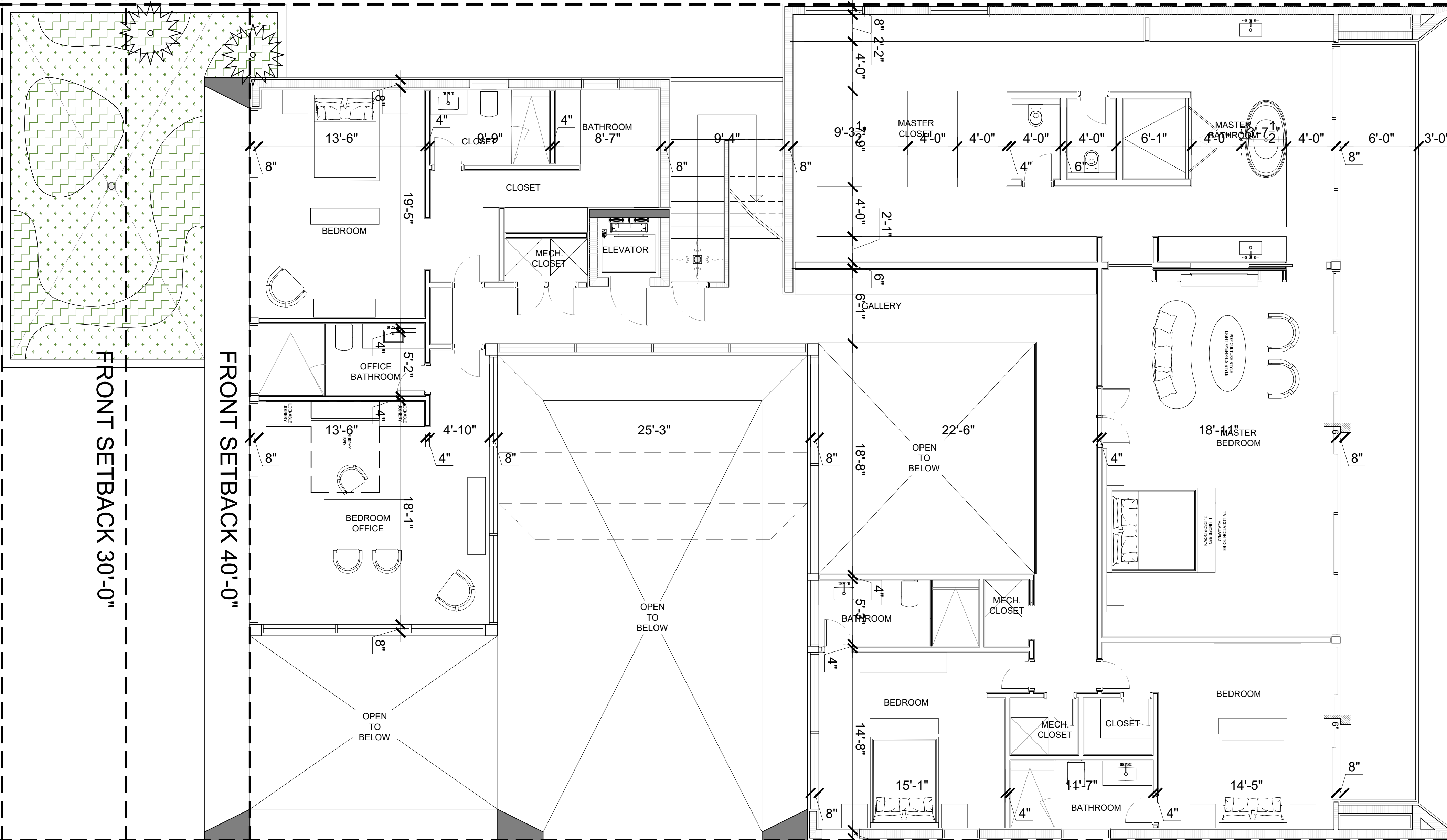
SIDE SETBACK 12'-6"

PROPERTY LINE 175'

FRONT SETBACK 20'-0"

FRONT SETBACK 30'-0"

FRONT SETBACK 40'-0"



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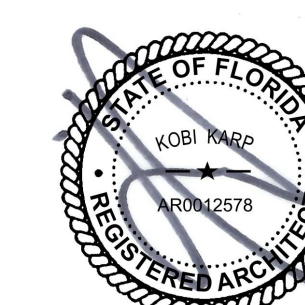
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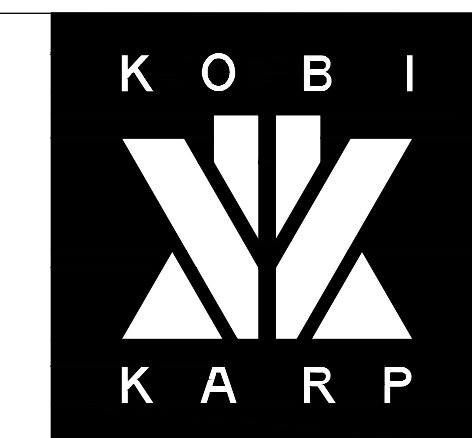
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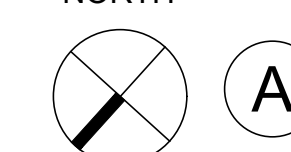


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PROPOSED LEVEL 2

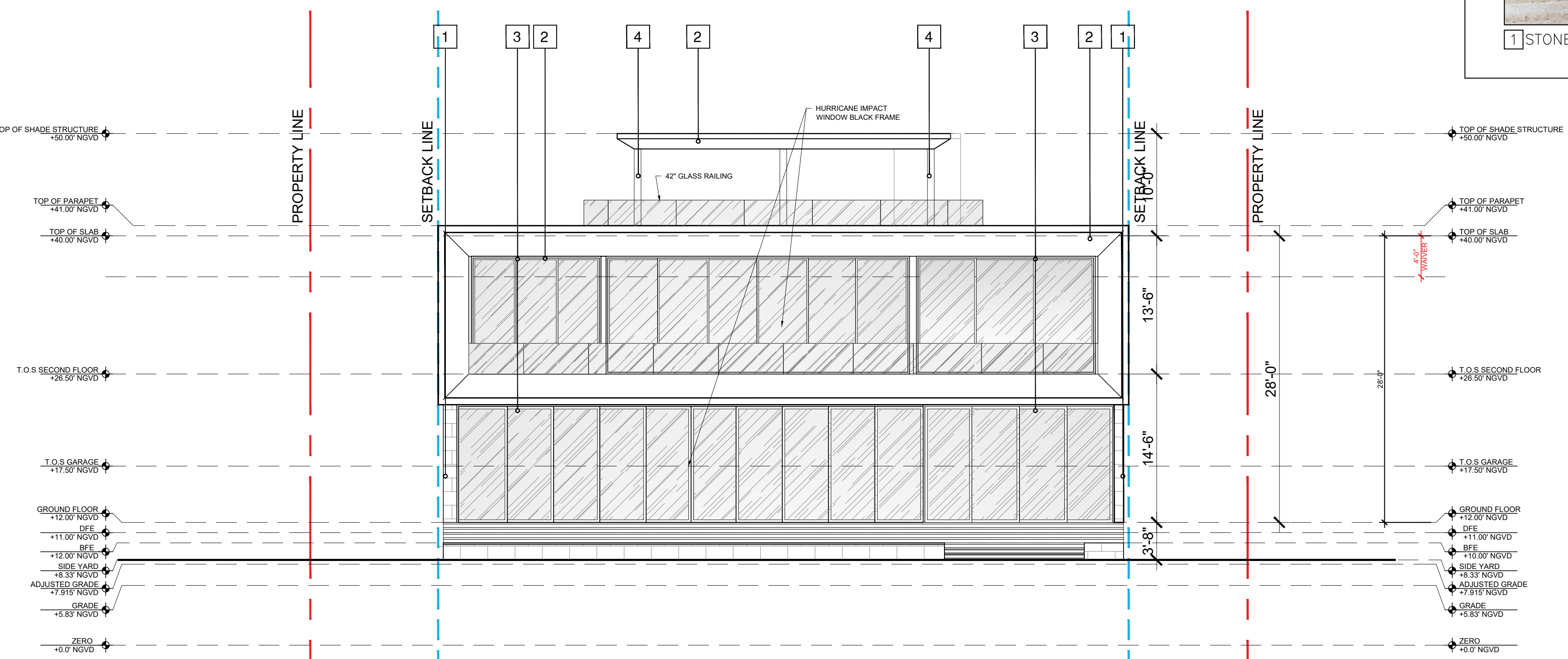
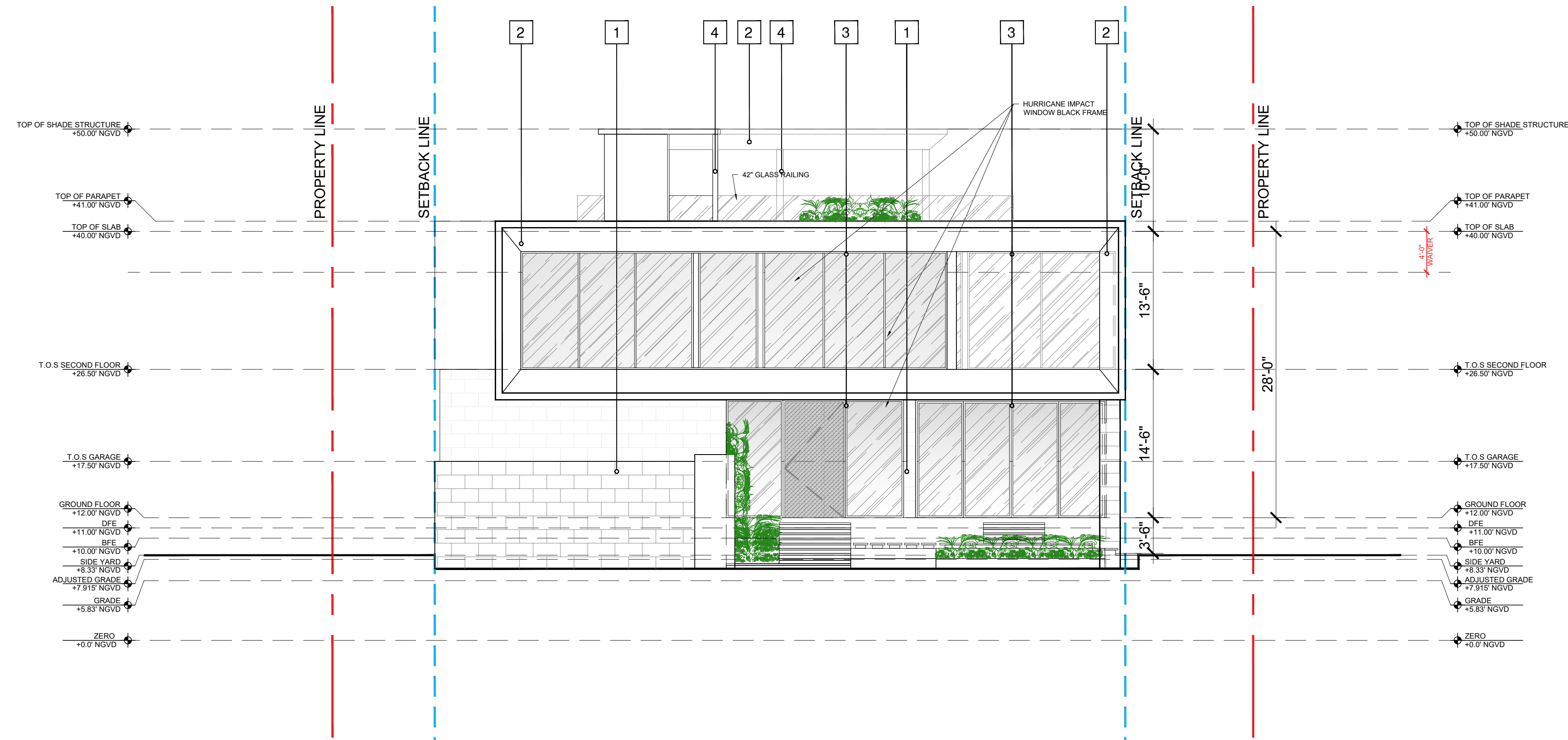
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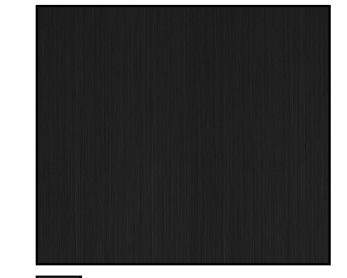
PROPOSED 2ND LEVEL

Scale: 1/8" = 1'-0"

Date	08-08-2022	Sheet No.	A3.02
Scale			
Project	2210		



ELEVATION MATERIAL LEGEND

			
1 STONE	2 BOAR-FORMED CONCRETE	3 LIGHT ANODIZED METAL FINISH	4 DARK ANODIZED METAL FINISH

A PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

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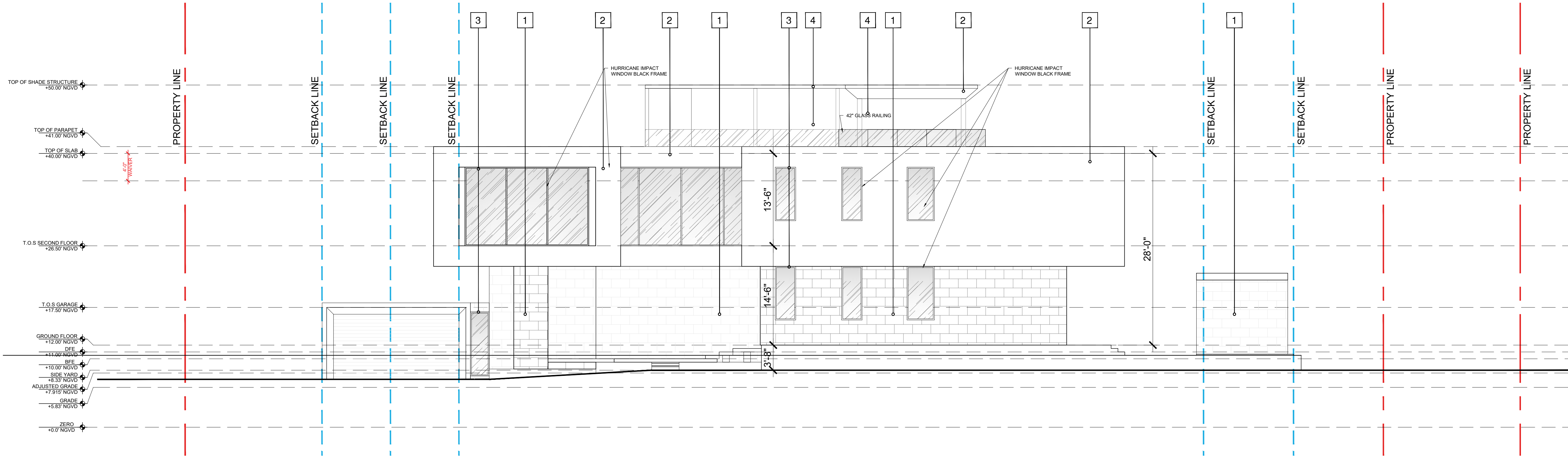
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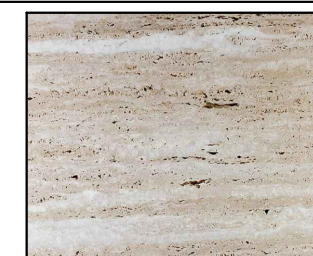
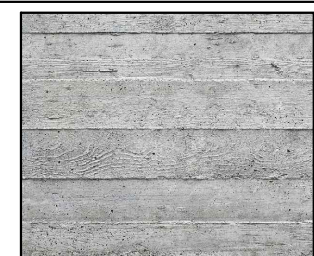

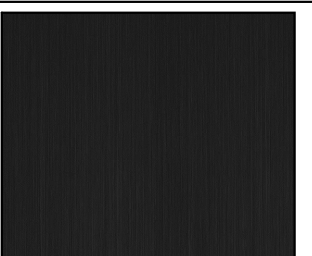
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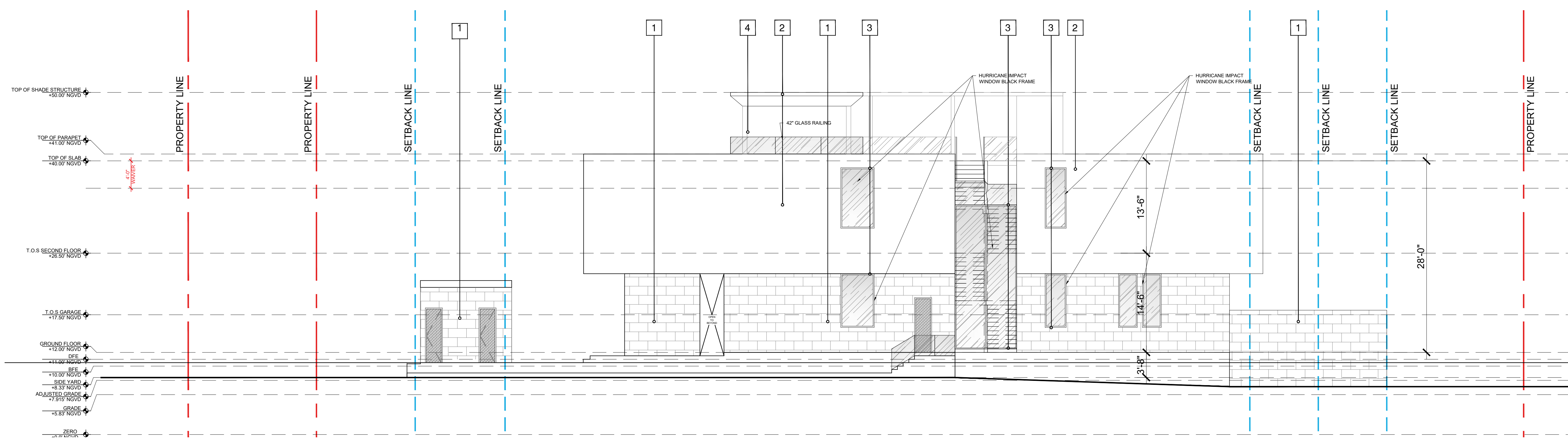
Date	08-08-2022	Sheet No.	A4.01
Scale			
Project	2210		



(A) PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND

			
1 STONE	2 BOAR-FORMED CONCRETE	3 LIGHT ANODIZED METAL FINISH	4 DARK ANODIZED METAL FINISH



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Consultant: GENERAL CONTRACTOR
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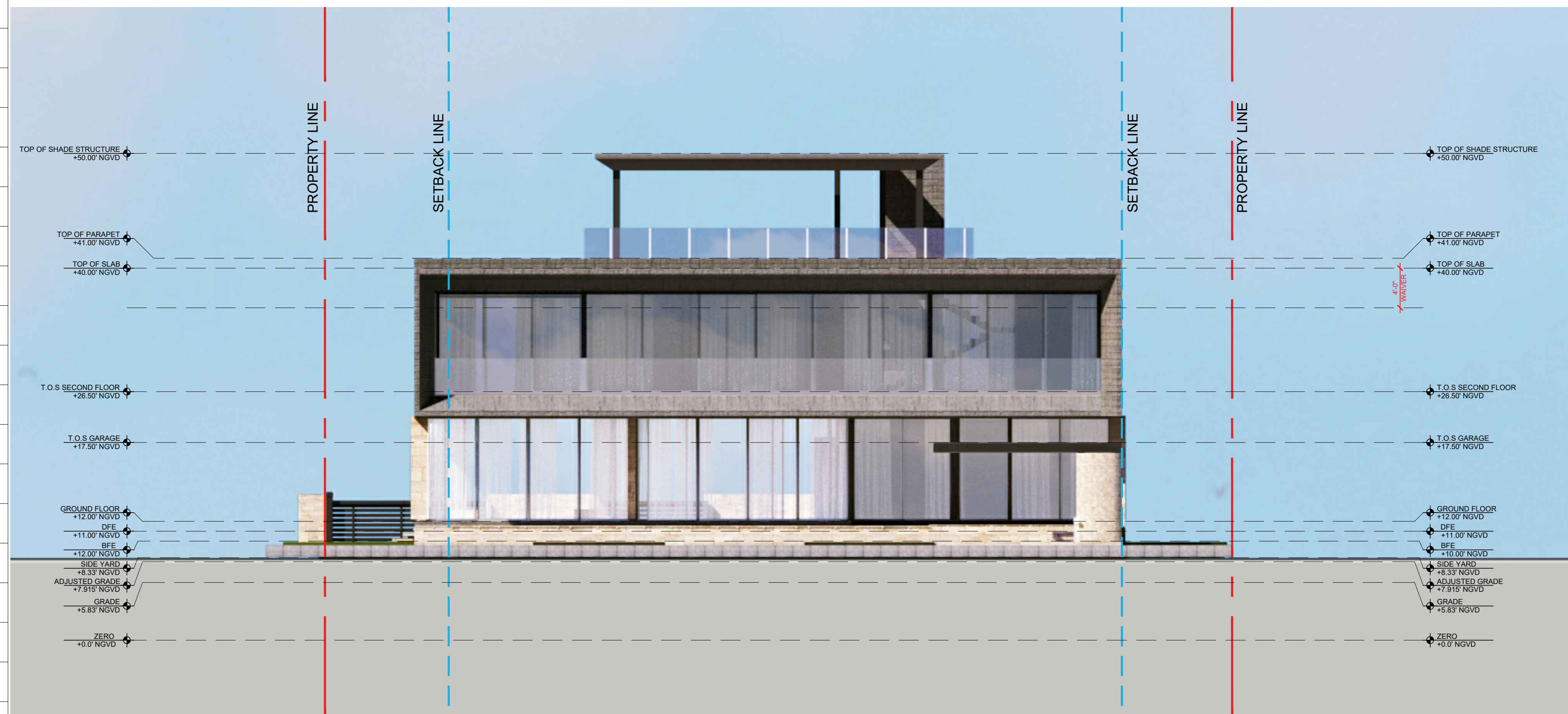
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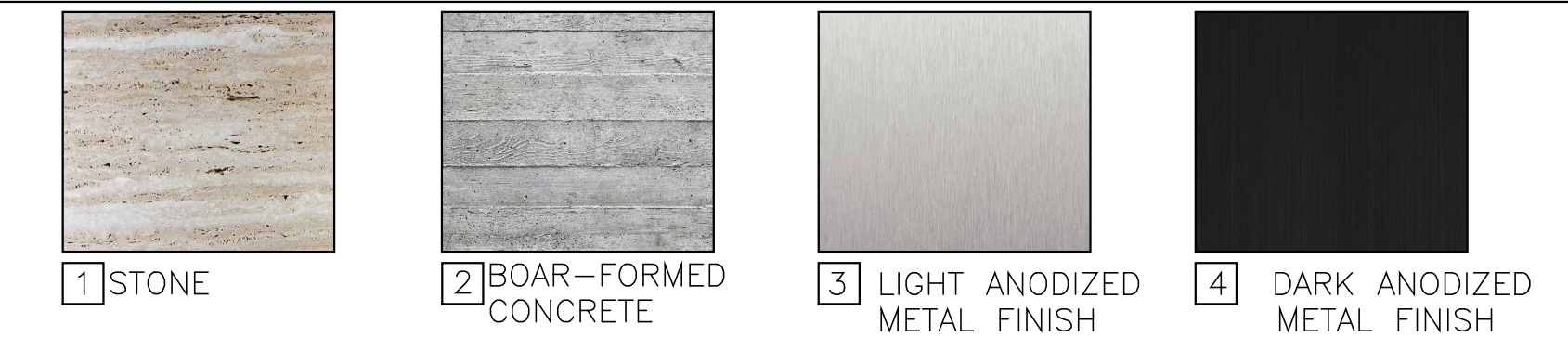
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PROPOSED ELEVATIONS

Date	08-08-2022	Sheet No.	A4.02
Scale			
Project	2210		



ELEVATION MATERIAL LEGEND



(A) PROPOSED COLOR ELEVATIONS

Scale: 1/8" = 1'-0"

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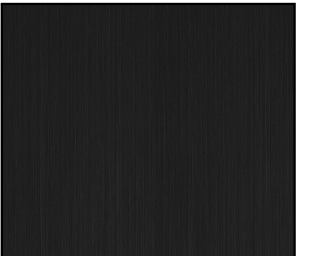


PROPOSED COLOR ELEVATIONS

Date	08-08-2022	Sheet No.	A4.03
Scale			
Project	2210		



A PROPOSED COLOR ELEVATIONS
Scale: 1/8" = 1'-0"

ELEVATION MATERIAL LEGEND			
			
1 STONE	2 BOARD-FORMED CONCRETE	3 LIGHT ANODIZED METAL FINISH	4 DARK ANODIZED METAL FINISH



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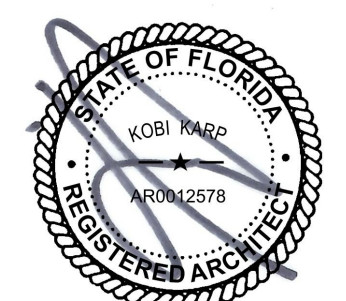
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**PROPOSED
COLOR ELEVATIONS**

Date	08-08-2022	Sheet No.	A4.04
Scale			
Project	2210		



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360 S HIBISCUS DR., MIAMI BEACH, FL 33139

350 S HIBISCUS DR., MIAMI BEACH, FL 33139

1 CONTEXTUAL ELEVATION FRONT
SCALE: 3/32" = 1'-0"

Rev.	Date	Rev.	Date

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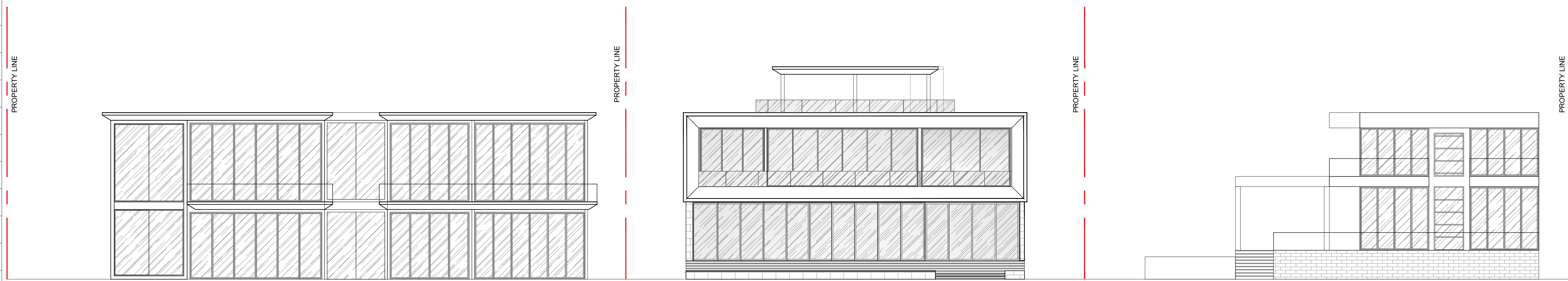
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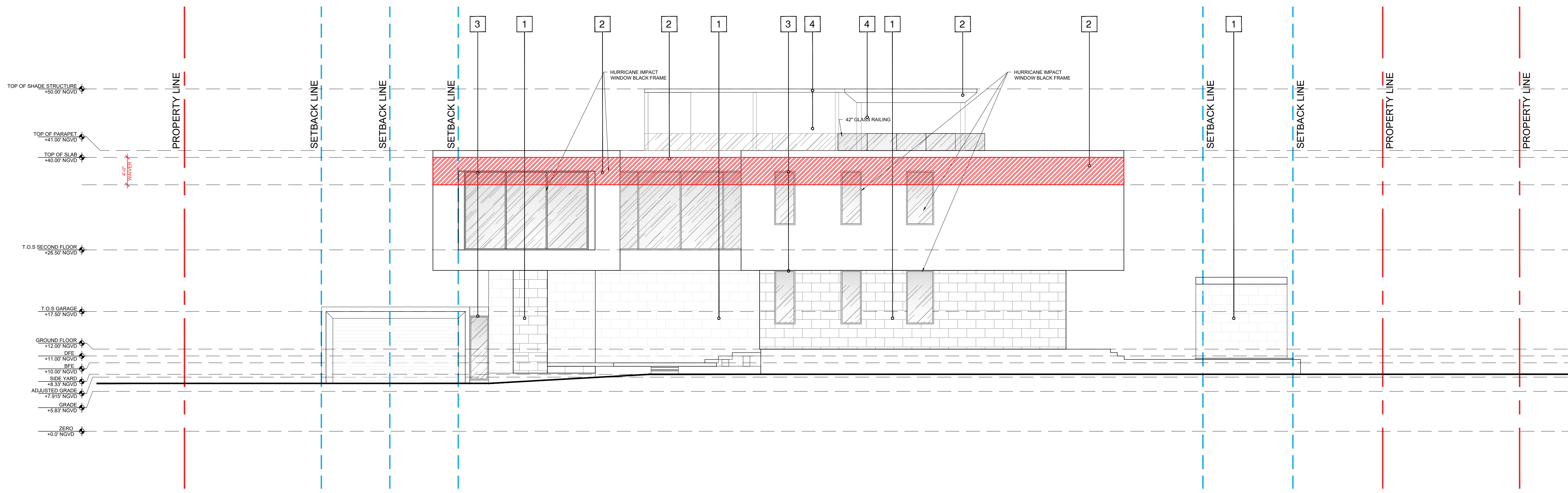
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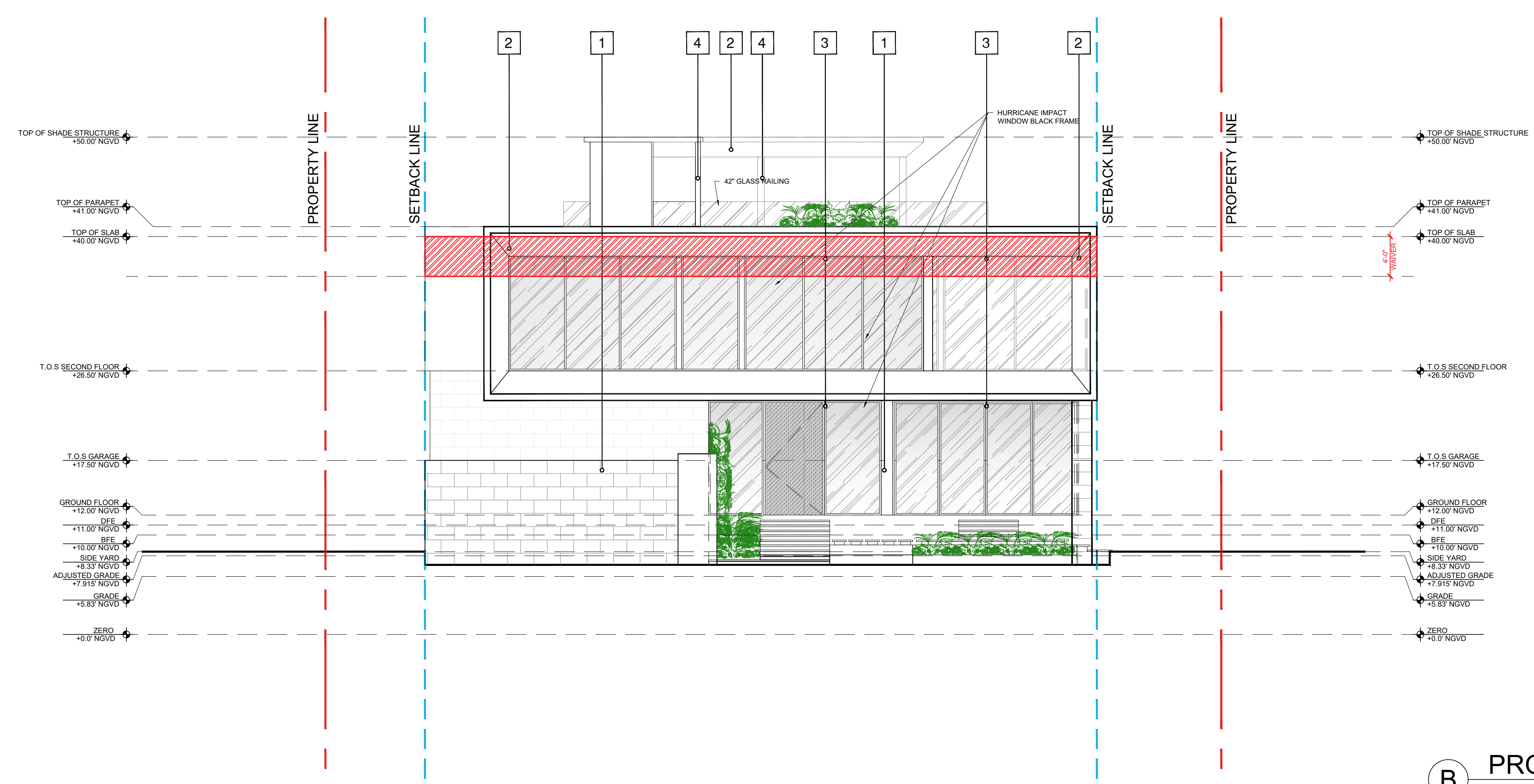
1 CONTEXTUAL ELEVATION BACK
SCALE: 3/32" = 1'-0"

CONTEXTUAL ELEVATIONS

Date	08-08-2022	Sheet No.	A4.05
Scale			
Project	2210		



A PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"



B PROPOSED ELEVATIONS
Scale: 1/8" = 1'-0"

Rev.	Date	Rev.	Date

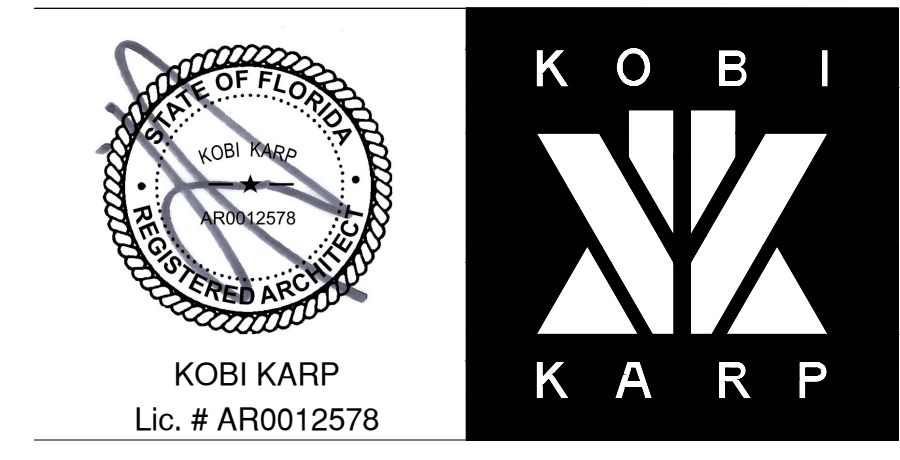
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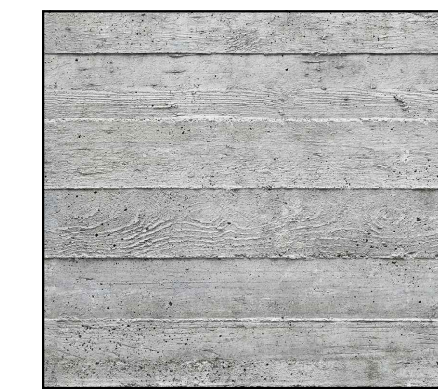


WAIVER DIAGRAM

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Scale			
Project	2210		



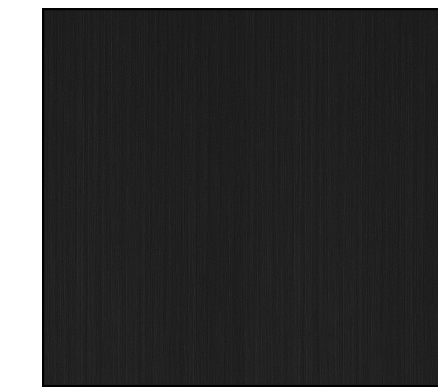
1 BEIGE STONE FINISH



2 BOARD-FORMED CONCRETE



3 LIGHT ANODIZED METAL FINISH



4 DARK ANODIZED METAL FINISH



5 WOOD UNDERSIDE OF ROOF OVERHANGS

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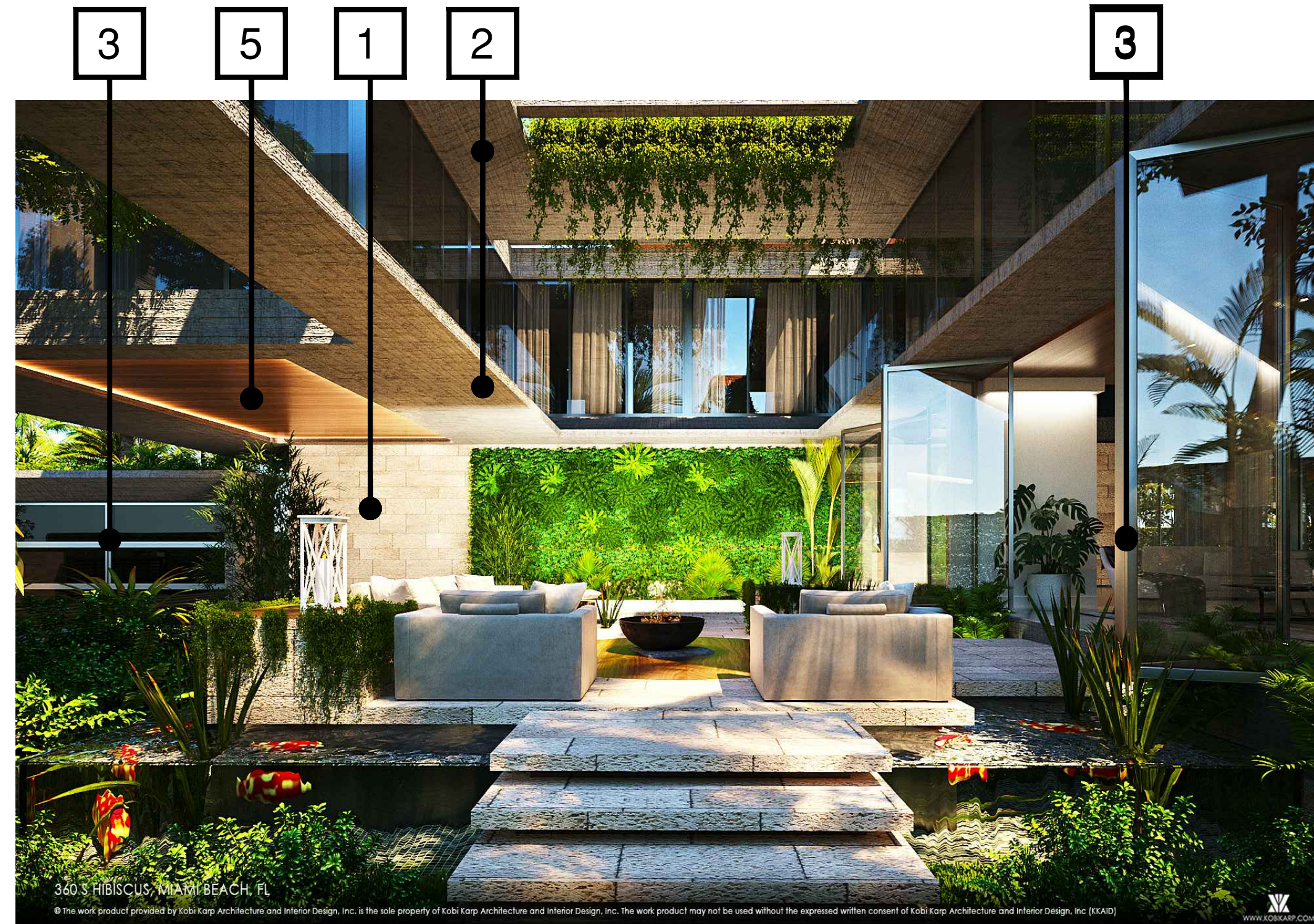
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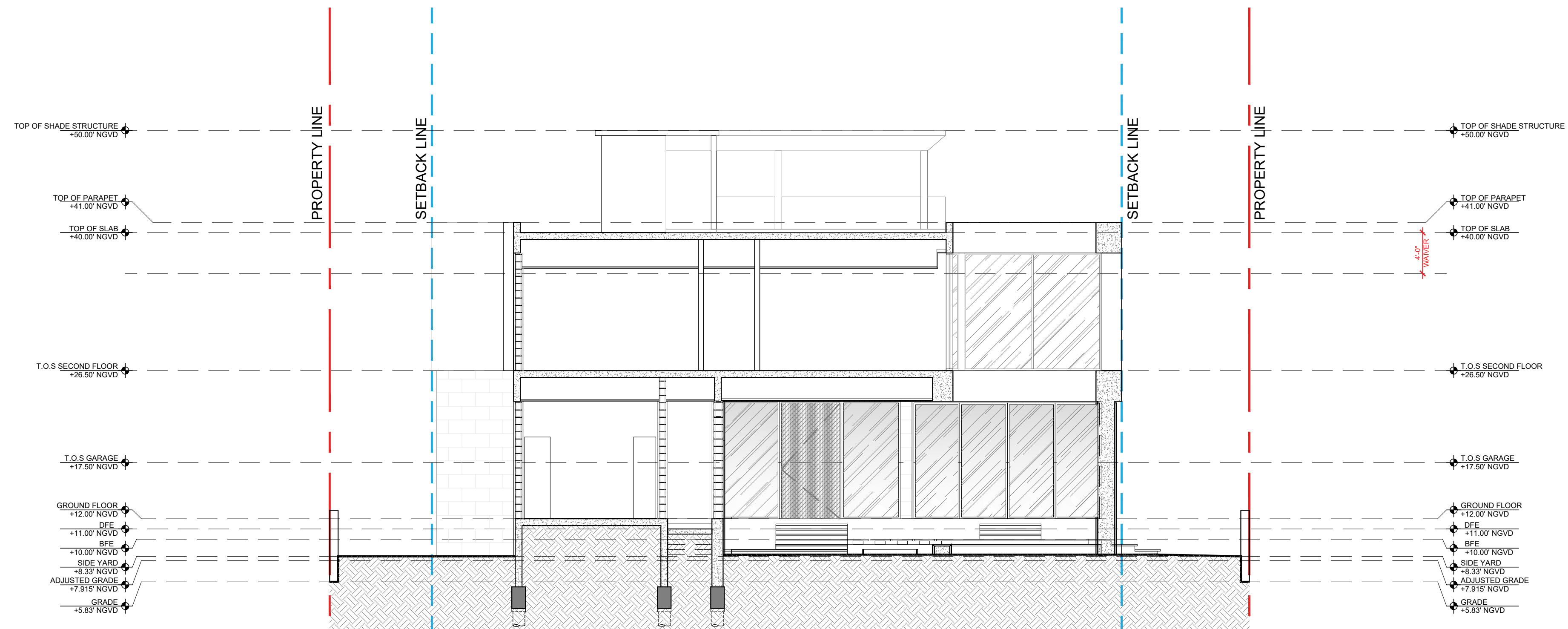
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PROPOSED HOUSE MATERIALS

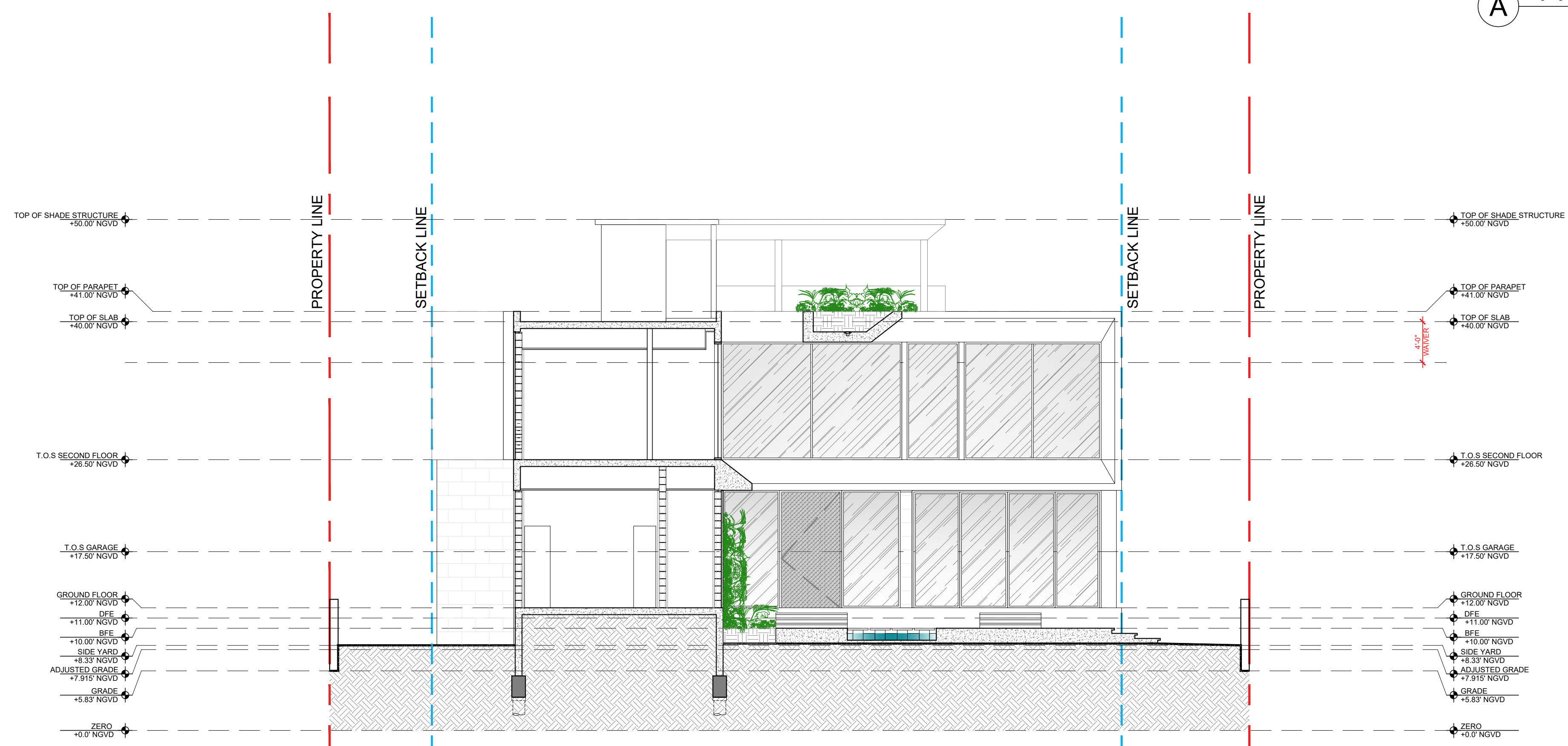
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A PROPOSED SECTIONS
Scale: 1/8" = 1'-0"



B PROPOSED SECTIONS
Scale: 1/8" = 1'-0"

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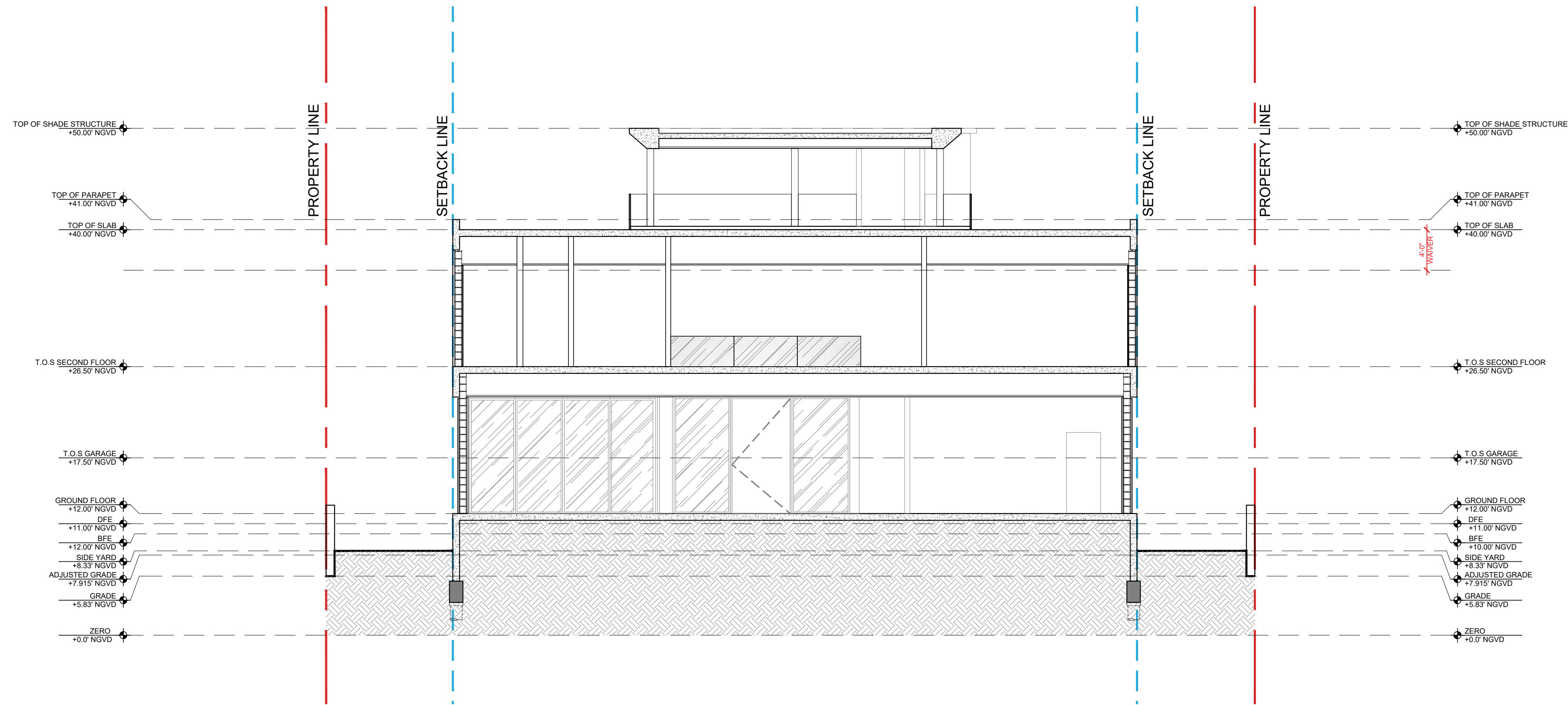
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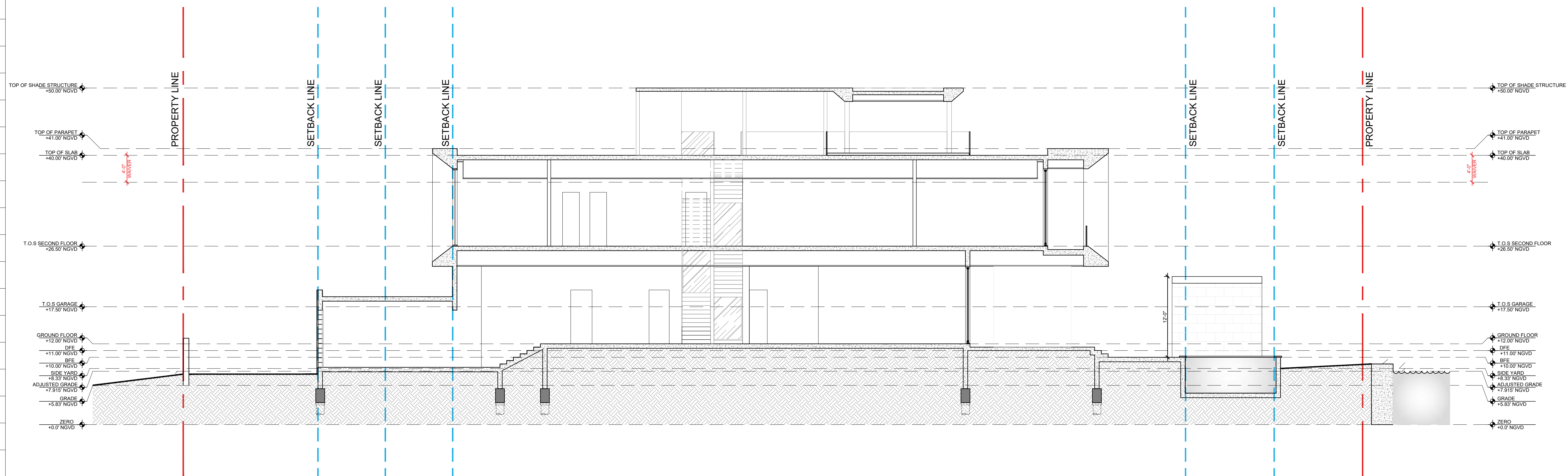


PROPOSED SECTIONS

Date	08-08-2022	Sheet No.	A5.01
Scale			
Project	2210		



A PROPOSED SECTIONS
Scale: 1/8" = 1'-0"



B PROPOSED SECTIONS
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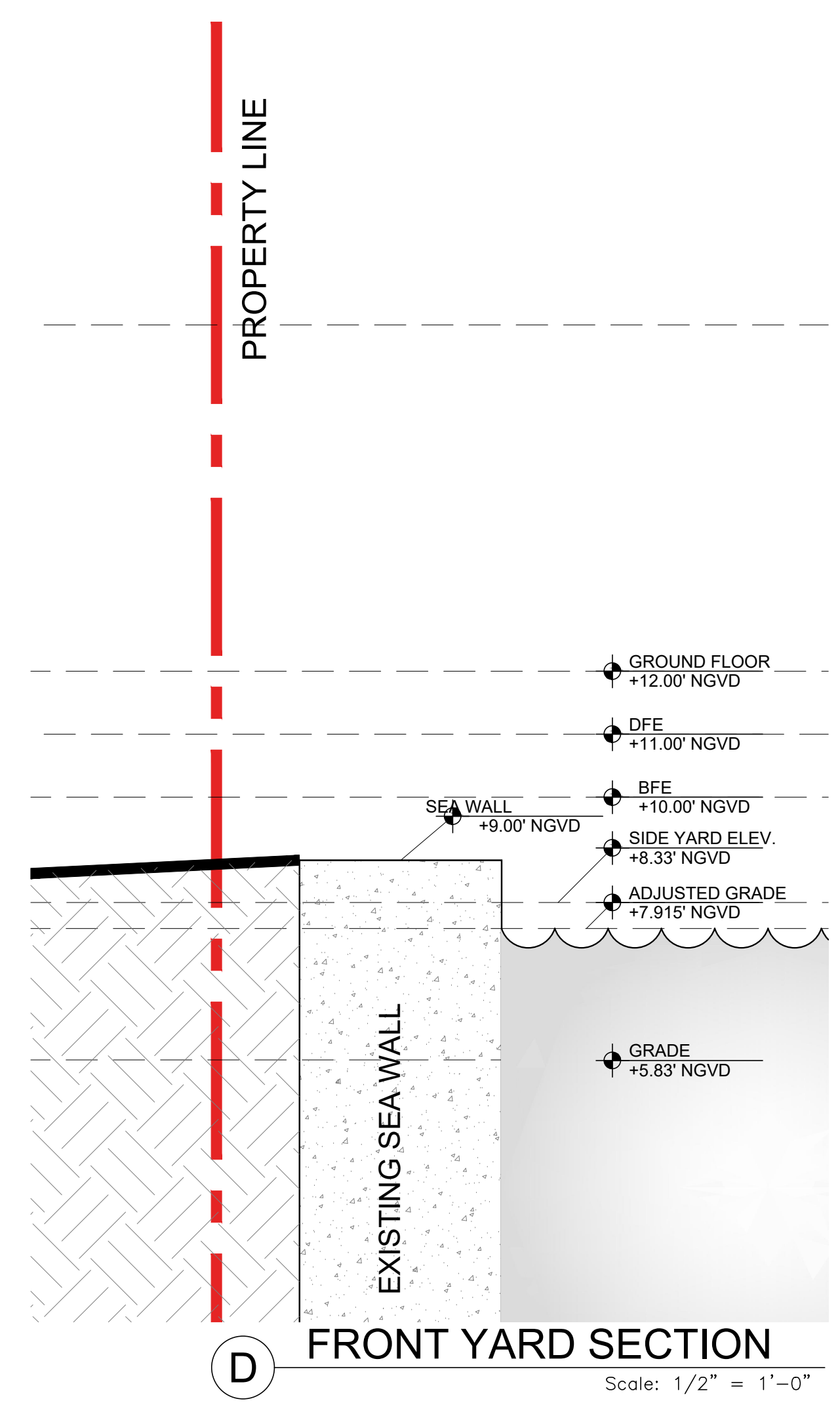
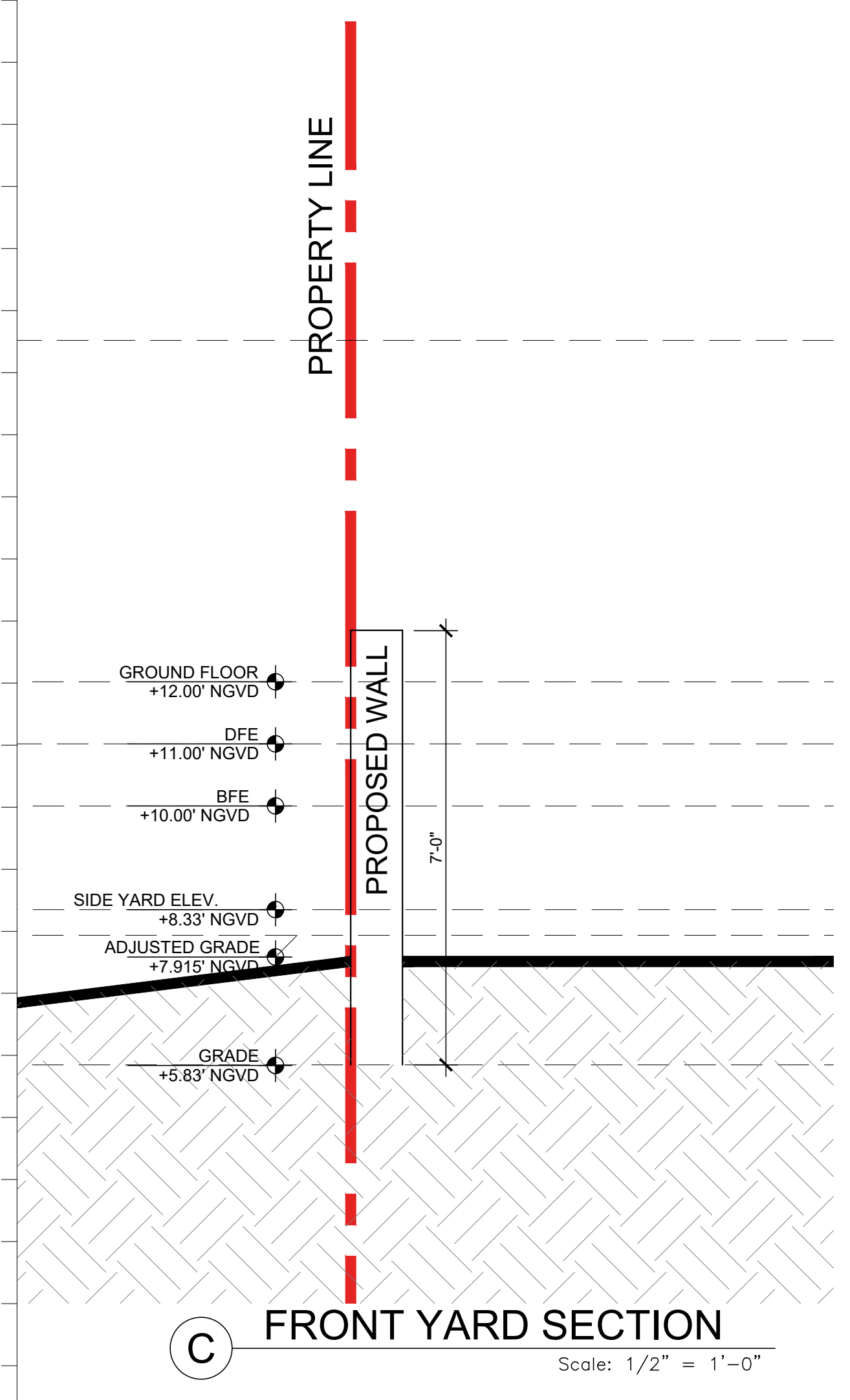
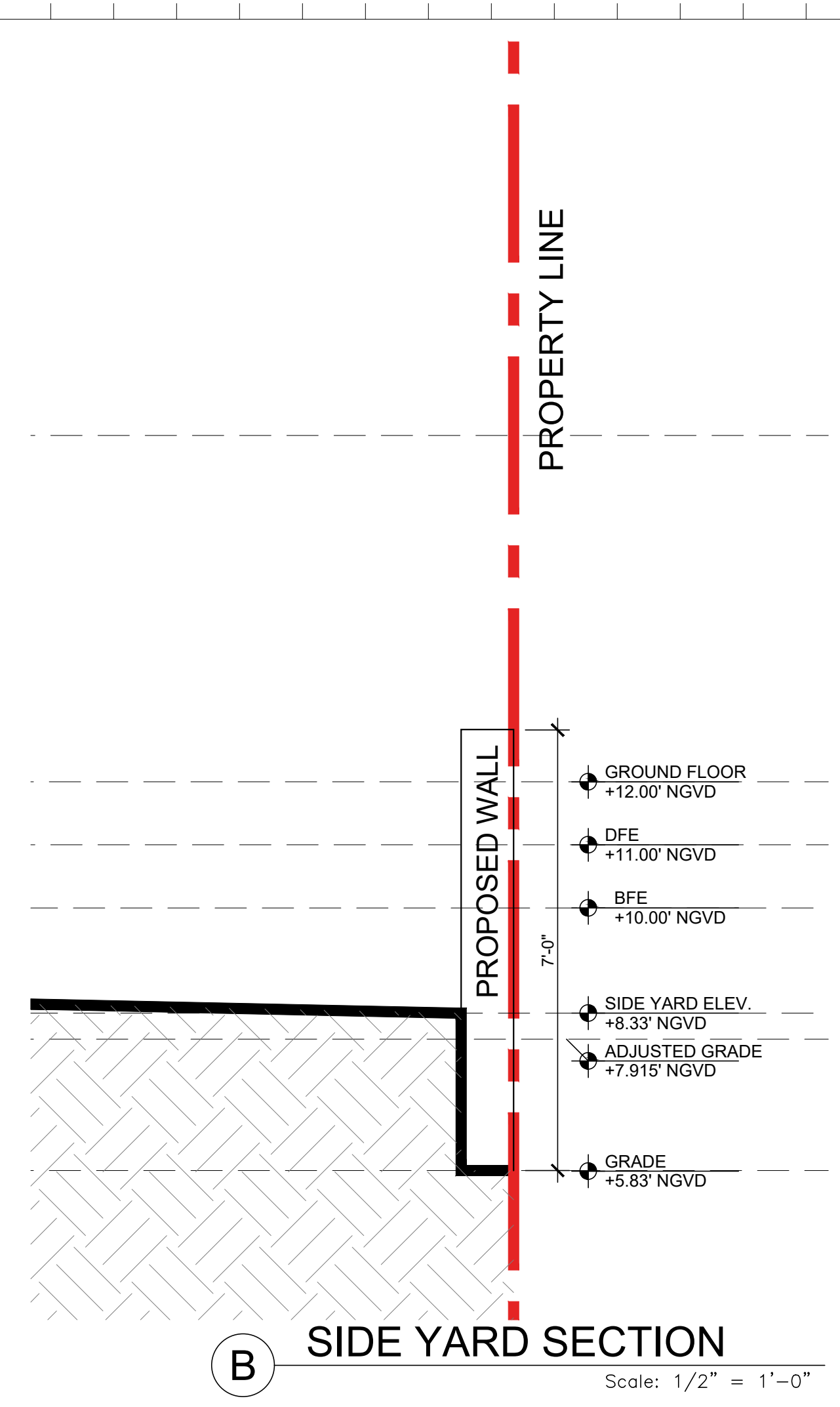
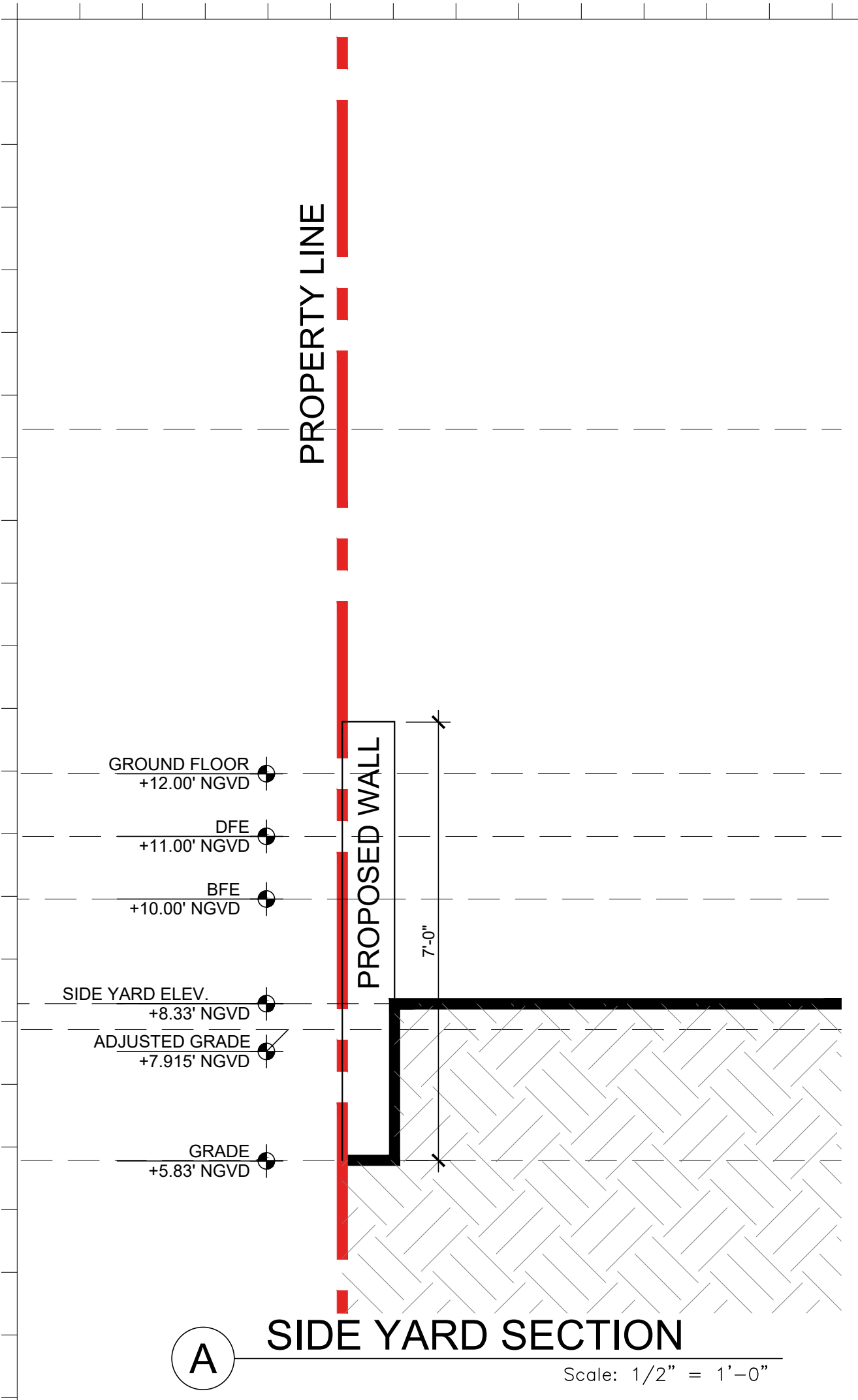
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PROPOSED SECTIONS

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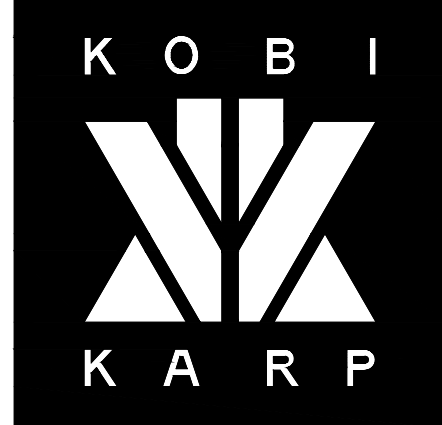
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