

1840 ALTON ROAD

1840 ALTON RD
MIAMI BEACH, FL
33139

DESIGN REVIEW BOARD FINAL SUBMITTAL



ARCHITECT
KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.

571 NW 28TH STREET
MIAMI, FLORIDA 33127
T: 305.573.1818

Rev.	Date	Rev.	Date

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DRB FINAL SUBMITTAL

DRB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
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Tel:
Email

Consultant:

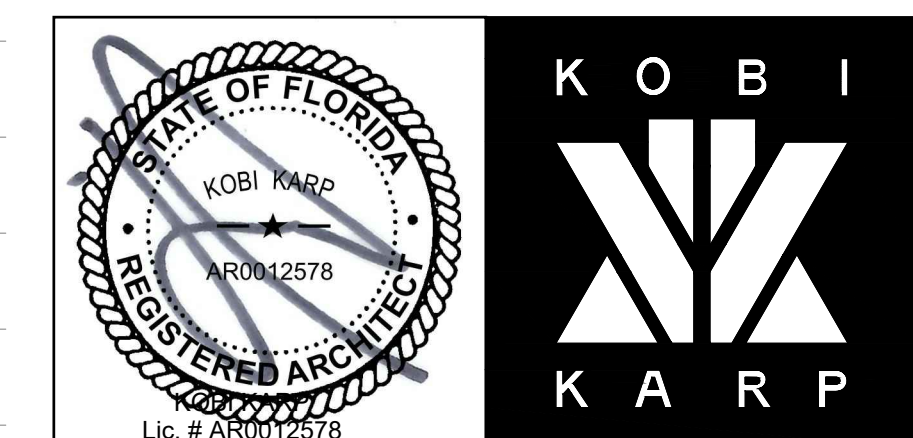
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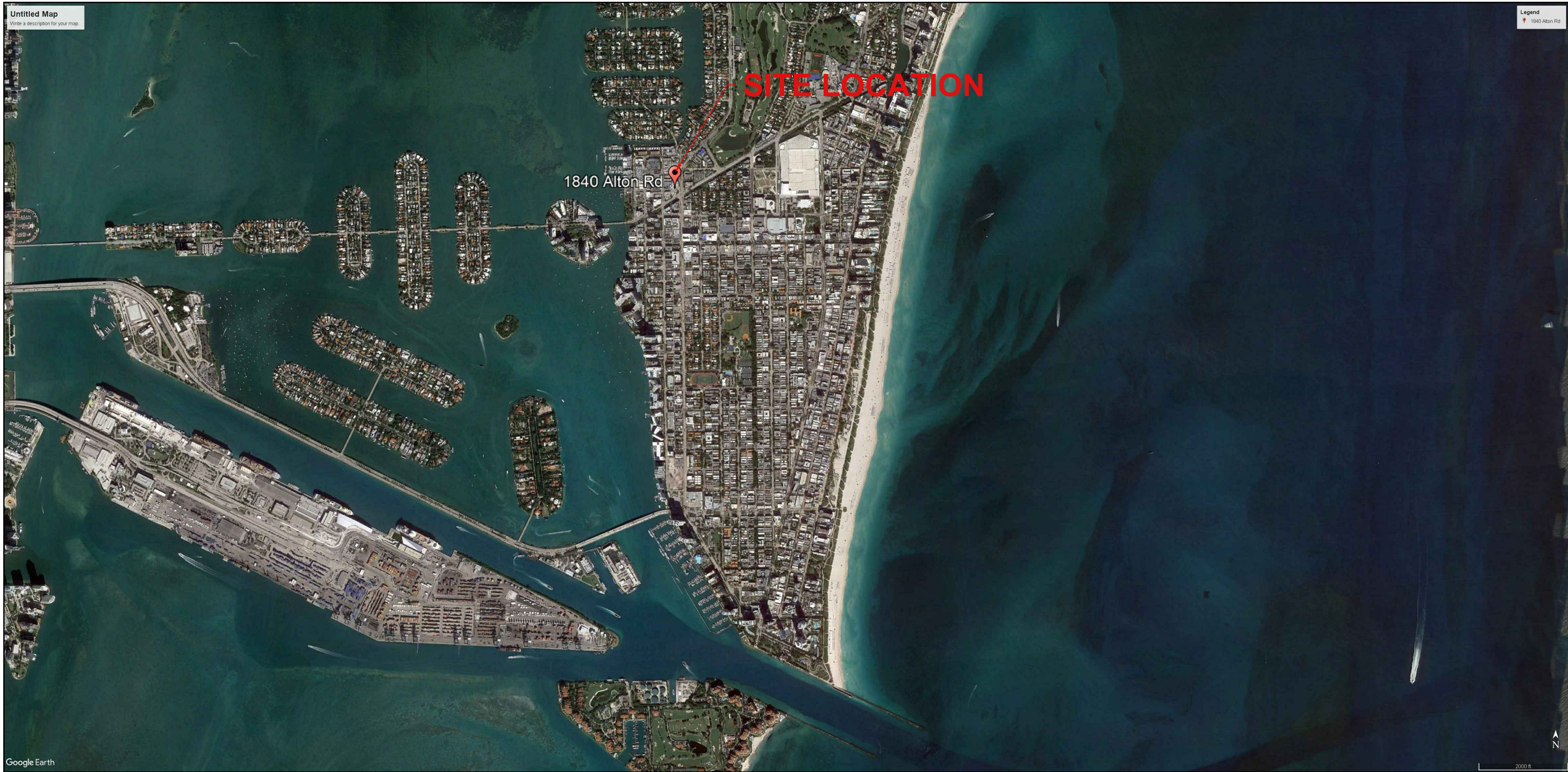
Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



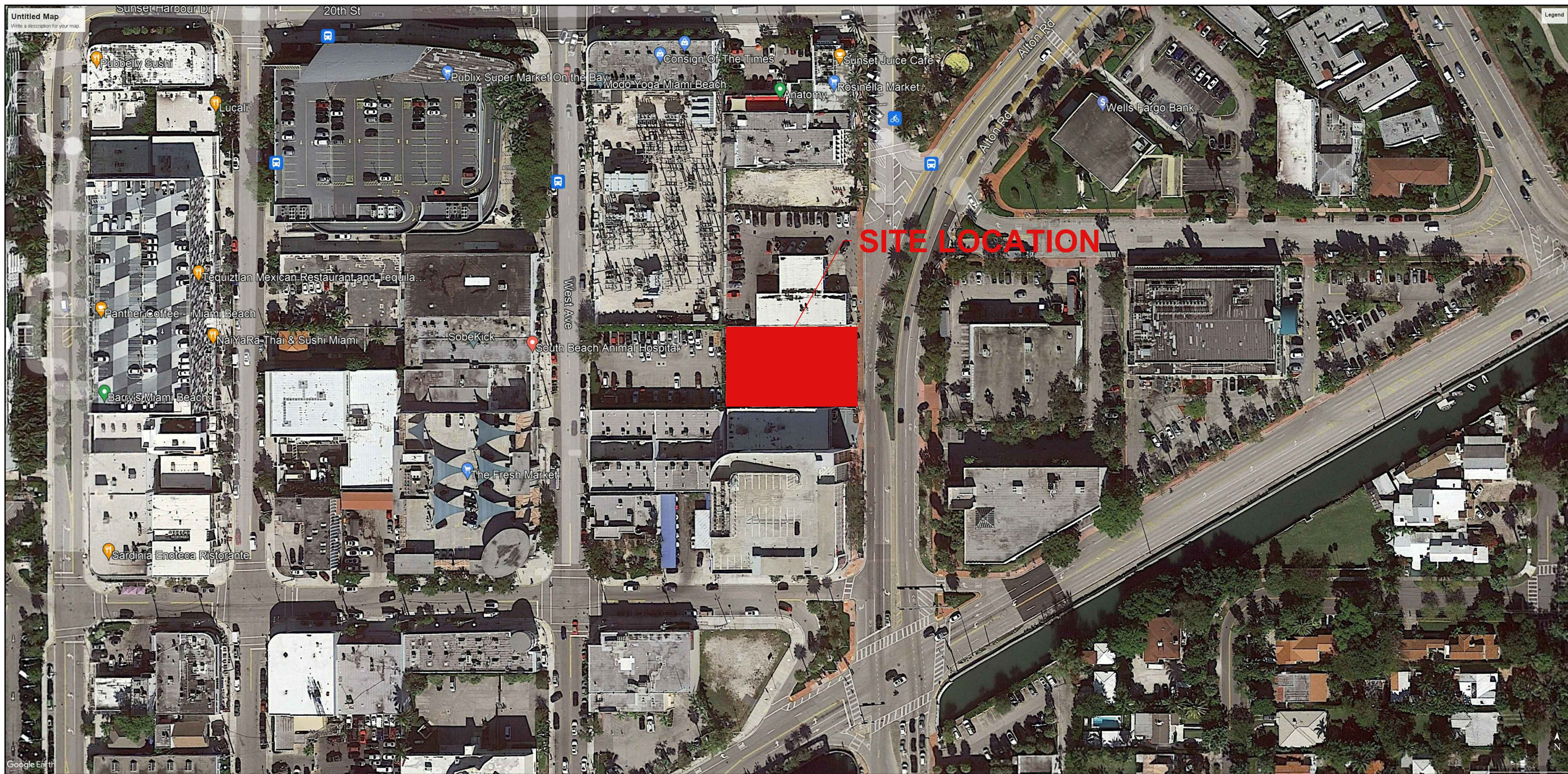
COVER SHEET

Date: 07-11-2022	Sheet No.
Scale	A0.00
Project: 2199	



1 LOCATION MAP

SCALE: N.T.S.



2 CONTEXT MAP

SCALE: N.T.S.

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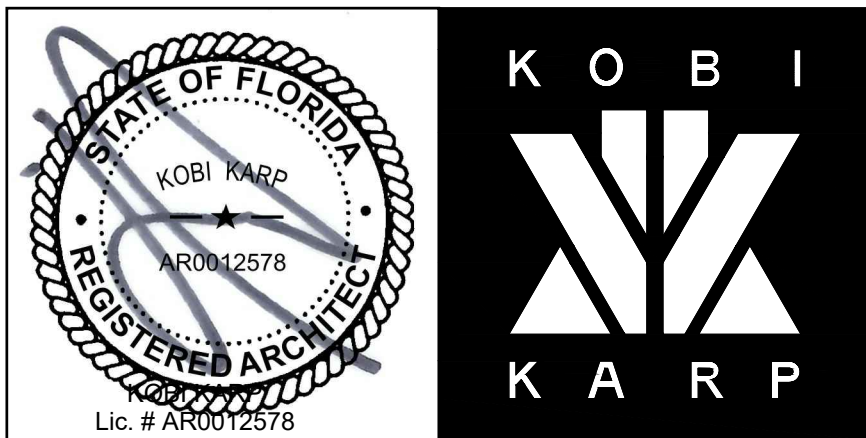
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Miami, Florida 33127 USA
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LOCATION MAP

Date: 07-11-2022	Sheet No.
Scale	A0.02
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1840 ALTON RD - MIAMI BEACH, FL

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1 RENDERING
SCALE: N.T.S.

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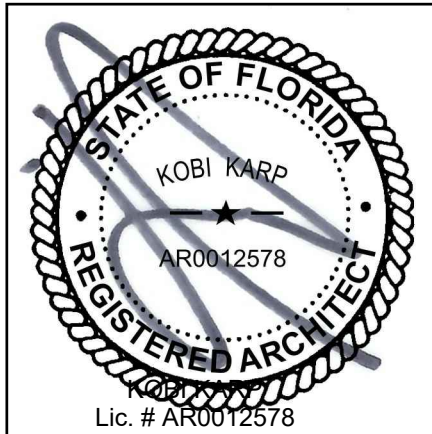
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RENDERING

Date: 07-11-2022	Sheet No.
Scale	A6.02
Project: 2199	

March 18, 2022

Mayor and City Commissioners

City of Miami Beach

1700 Convention Center Drive, 4th Floor

Miami Beach, Florida 33139

Re: **Alton Road Office Development Overlay Expansion – Code Amendment to Attract Class A Office - LETTER OF SUPPORT**

Dear Mayor and Commissioners:

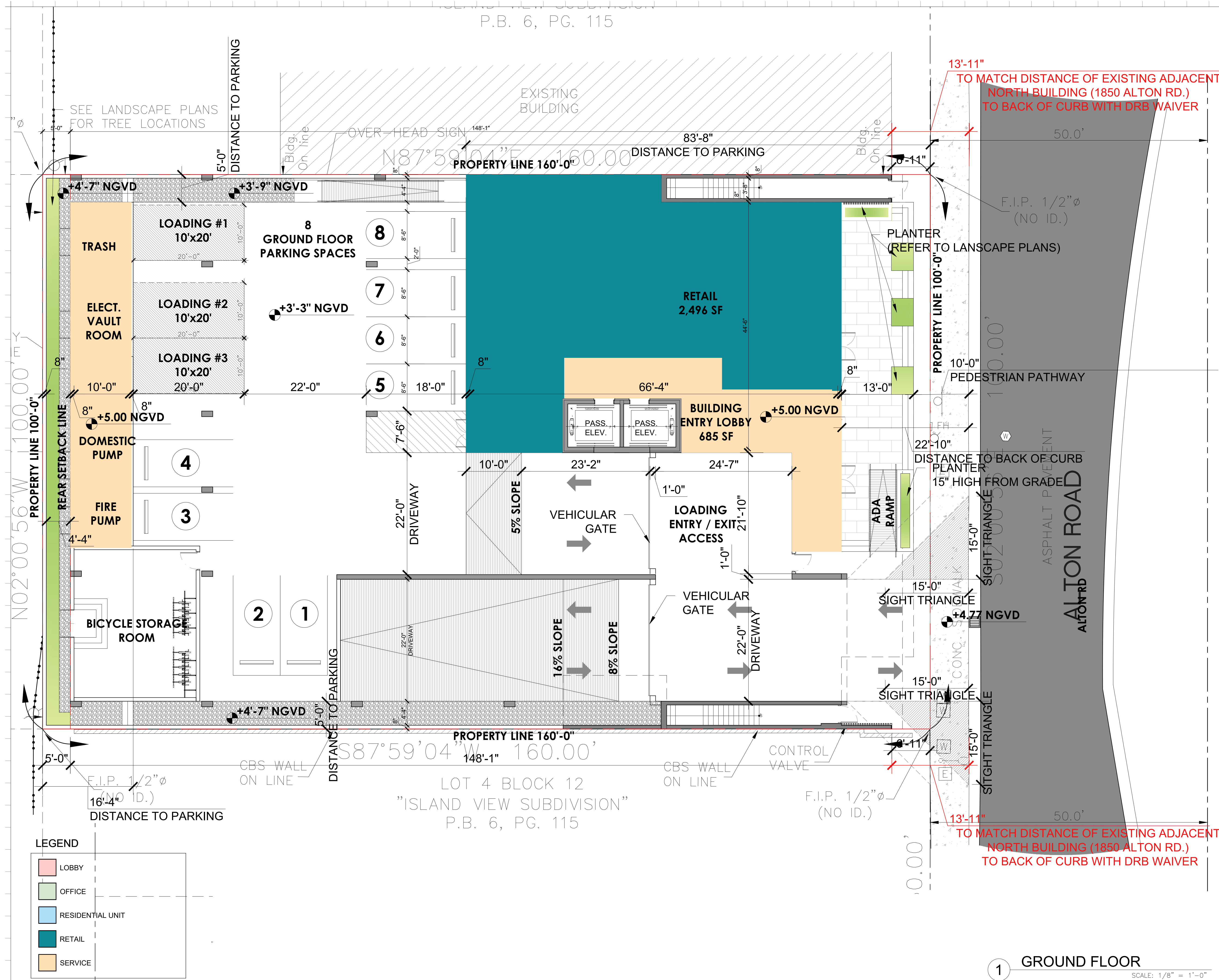
On behalf of the Sunset Harbour Neighborhood Association (SHNA), we support the Code Amendment expanding the Alton Road Office Development Overlay to allow Class A office use at 75 feet for unified developments north of Dade Boulevard, on Alton Road, specifically Lots 1-8, Block 12, Island View Subdivision, PB6, Pg115, Public Records of Miami-Dade County, and Lots 1-2, Block 12-A, Island View Addition, PB9, Pg144, Public Records of Miami-Dade County. See Exhibit A, attached herein. There is a scarcity of quality office uses and this is the right location for such use due to Alton Road's accessibility to the regional transportation network. Class A requires higher floor to ceiling heights to be successful, and we need to attract office development for the continued stability and prosperity of the neighborhood and the City. The developers of a Class A office building at 1840 Alton Road presented the proposed Code Amendment and a beautifully-designed office building at the February 3, 2022 general SHNA membership meeting. During the March 3, 2022 SHNA board meeting, the SHNA voted 8 Yes and 2 Absent in favor of the Code Amendment. The developers listened to our needs and incorporated our suggestions into the site plan. The site plan shows how the added height is fully compatible along this major commercial corridor in our City.

We fully support the Code Amendment and urge you to do a dual referral of the Code Amendment to the Land Use and Sustainability Committee and Planning Board at the April 6th, 2022 City Commission hearing.

Sincerely,

Sara de los Reyes, President
Sunset Harbour Neighborhood Association

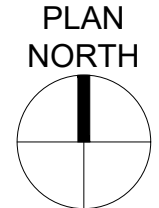
cc: Alina T. Hudak, City Manager
Thomas Mooney, Planning Director



LEGEND

- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- RETAIL
- SERVICE

1 GROUND FLOOR
SCALE: 1/8" = 1'-0"



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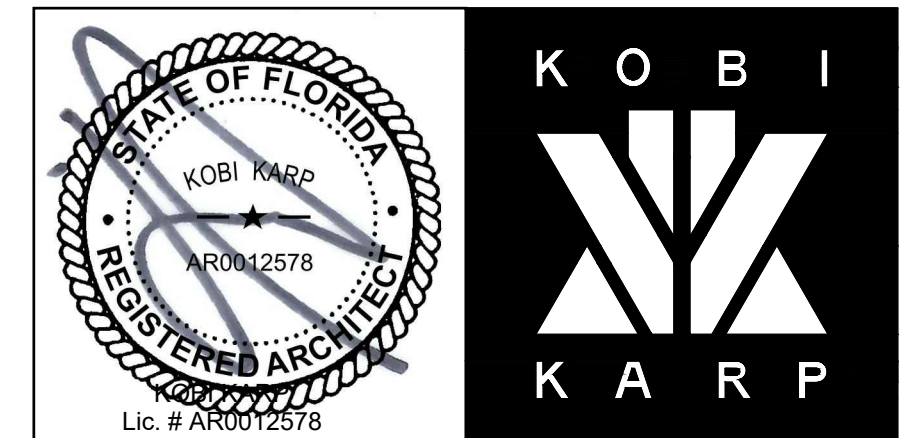
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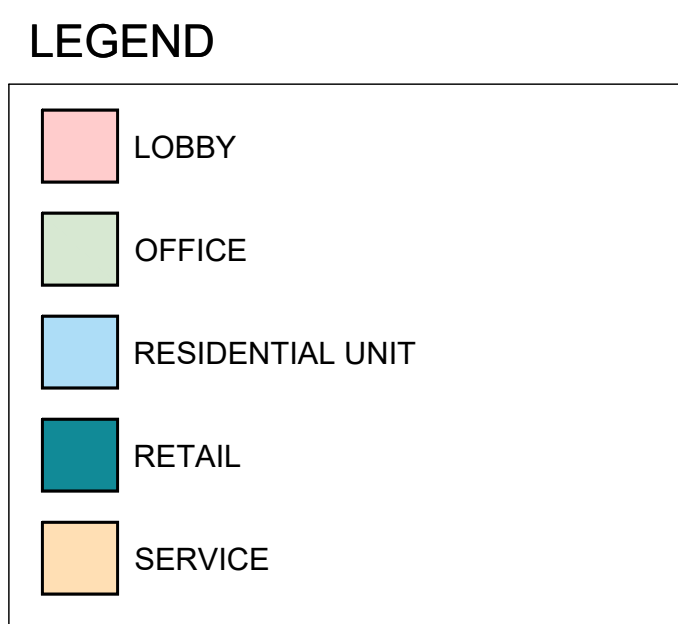
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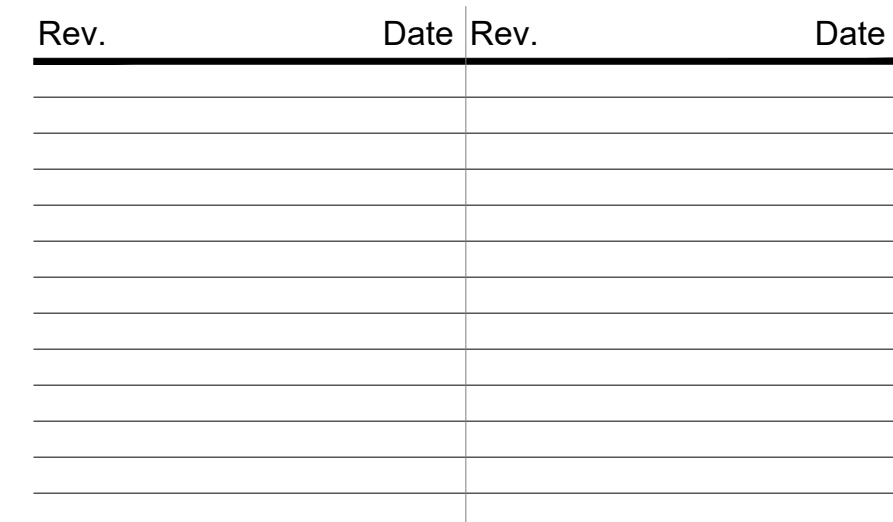
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Project: 2199	



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



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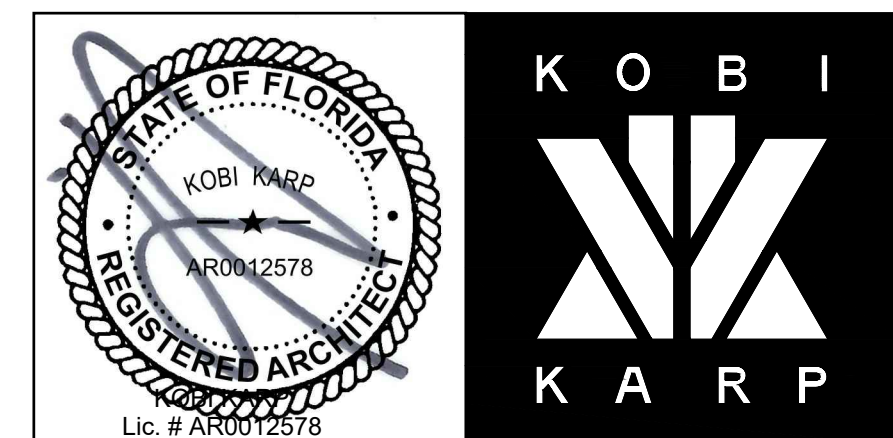
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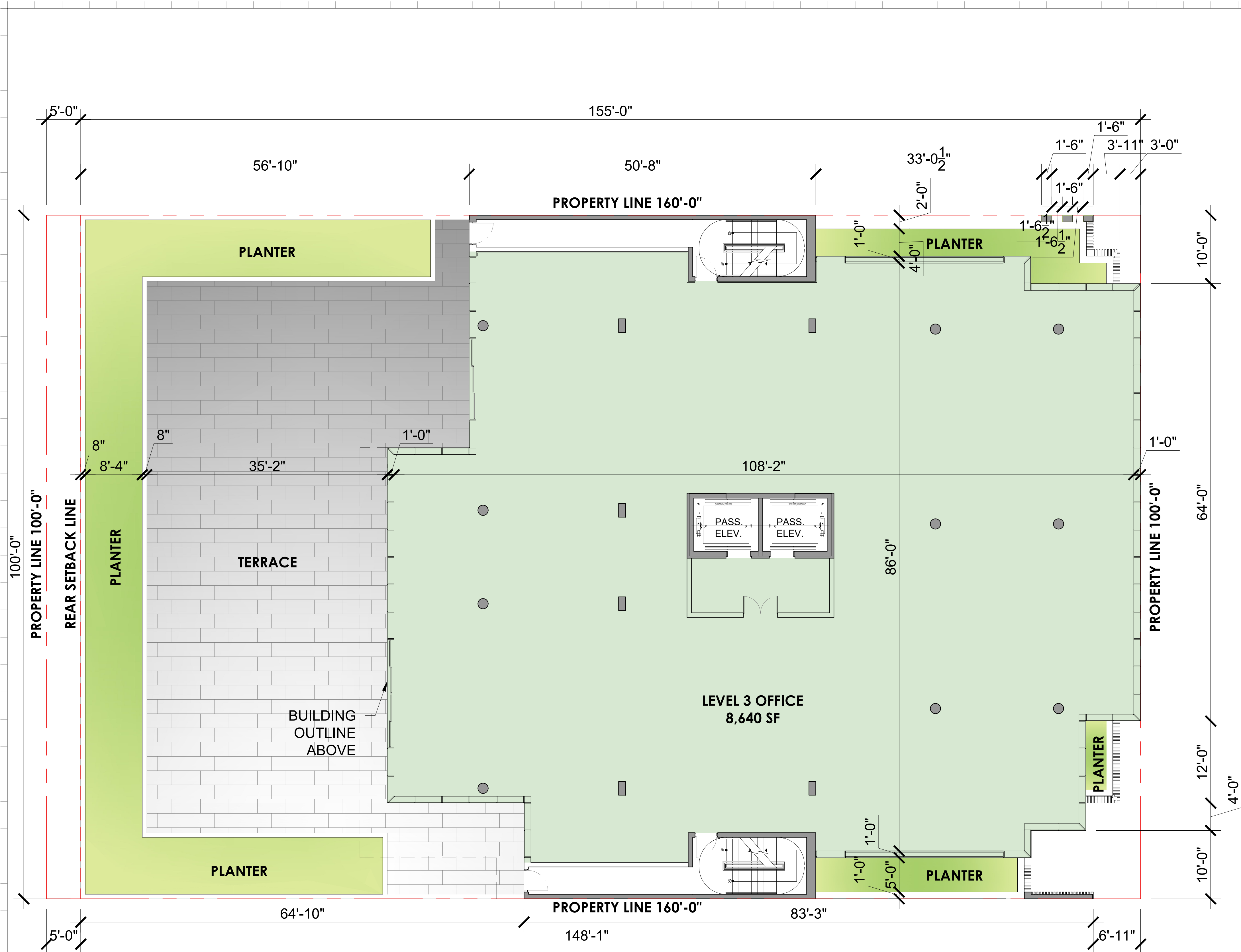
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Project	2199
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Sheet No.

A3.01



LEGEND

- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- RETAIL
- SERVICE

1 LEVEL 3 - OFFICE
SCALE: 1/8" = 1'-0"



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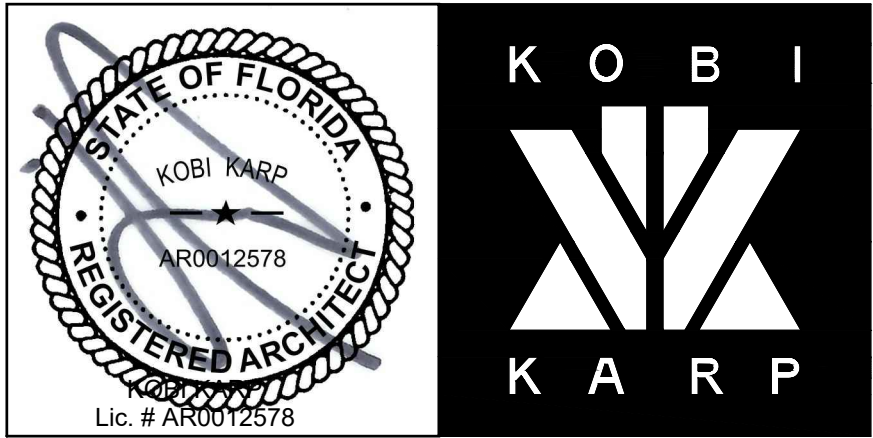
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LEVEL 3

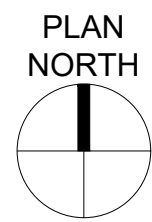
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Project: 2199	



LEGEND

	LOBBY
	OFFICE
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	RETAIL
	SERVICE

1 LEVEL 4 - OFFICE
SCALE: 1/8" = 1'-0"



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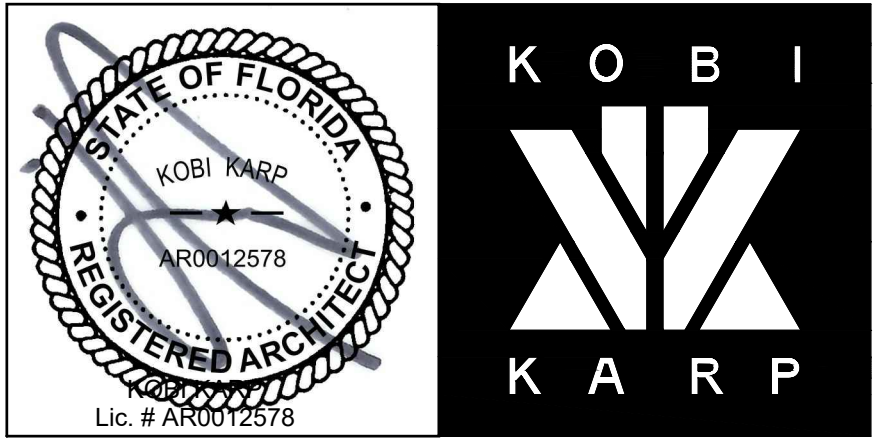
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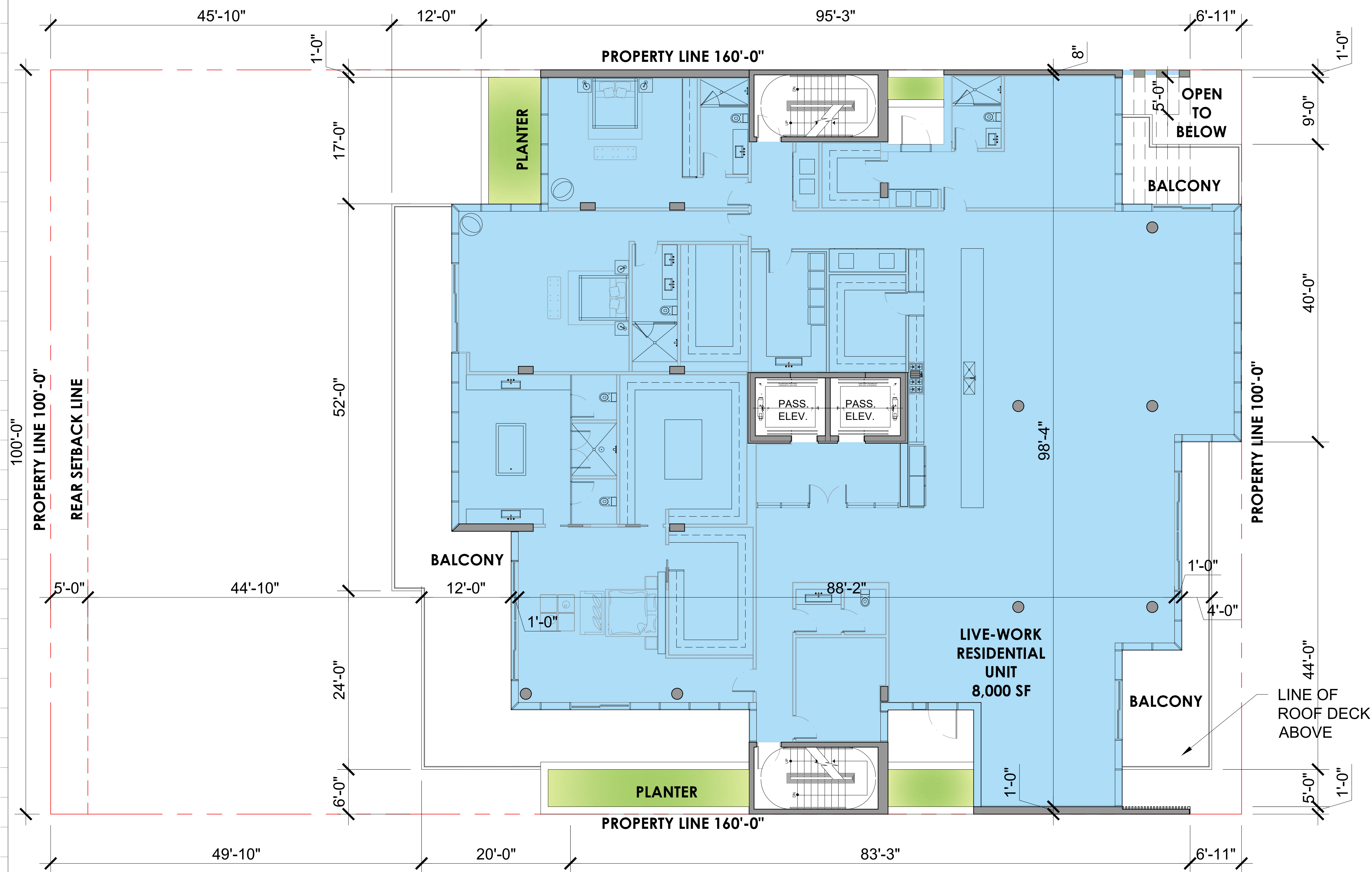
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LEVEL 4

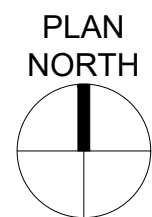
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Project: 2199	



LEGEND

	LOBBY
	OFFICE
	RESIDENTIAL UNIT
	RETAIL
	SERVICE

1 LEVEL 5 - RESIDENCE
SCALE: 1/8" = 1'-0"



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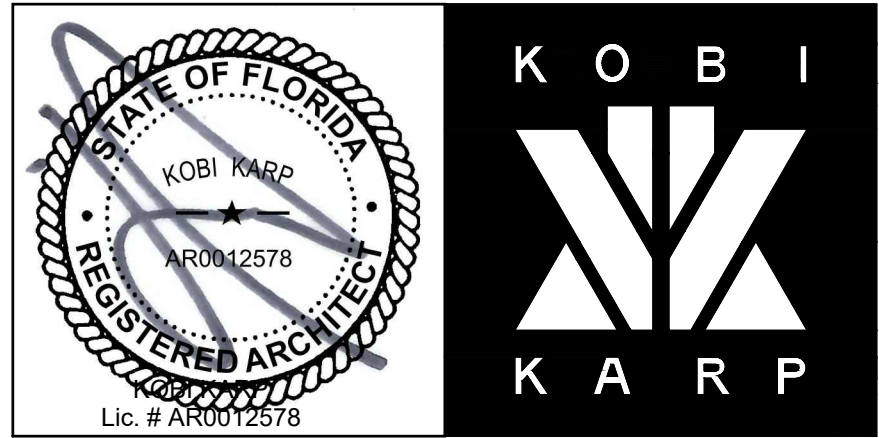
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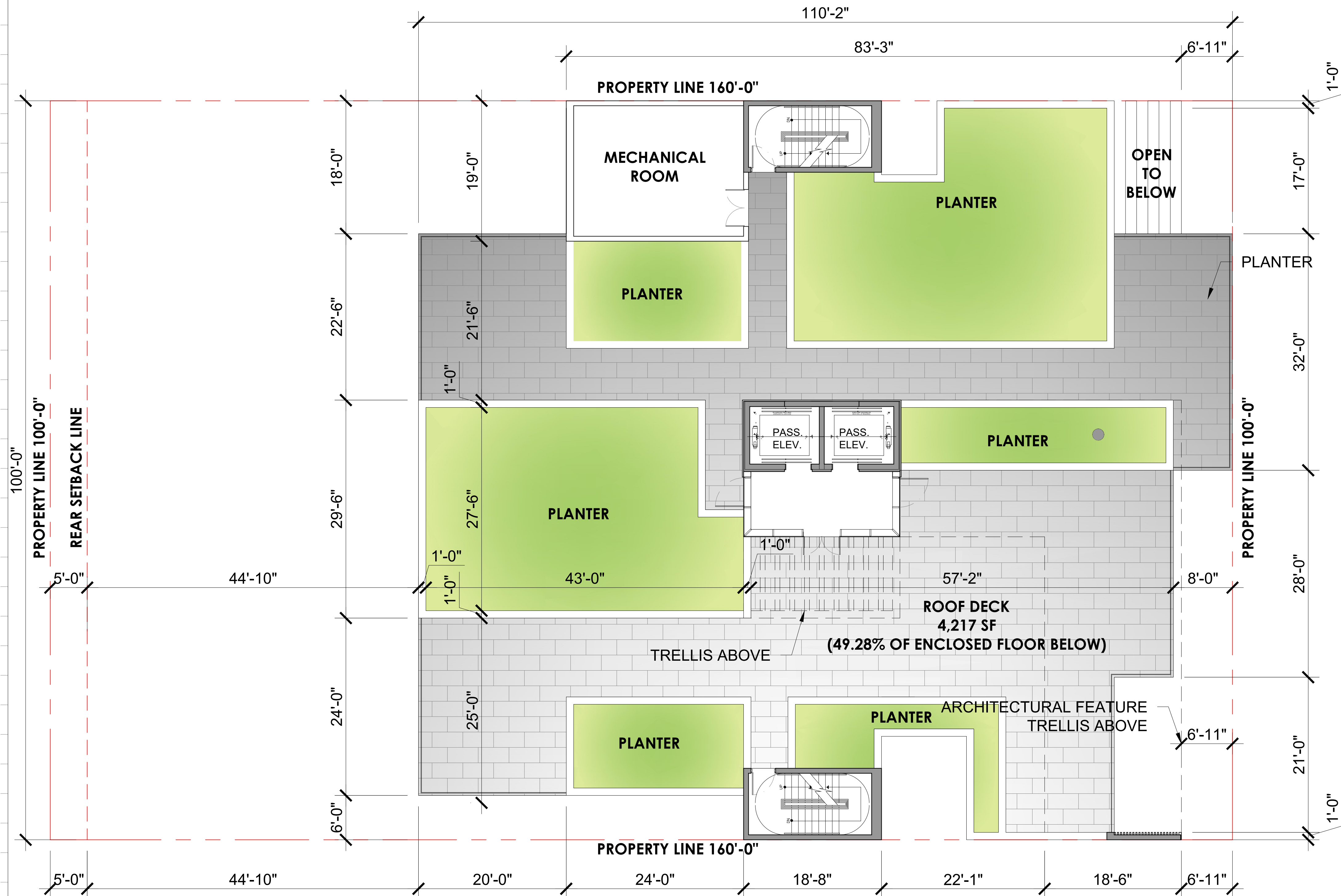
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LEVEL 5

Date 07-11-2022	Sheet No.
Scale	A3.04
Project 2199	



LEGEND

- LOBBY
- OFFICE
- RESIDENTIAL UNIT
- RETAIL
- SERVICE

1 ROOFTOP

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



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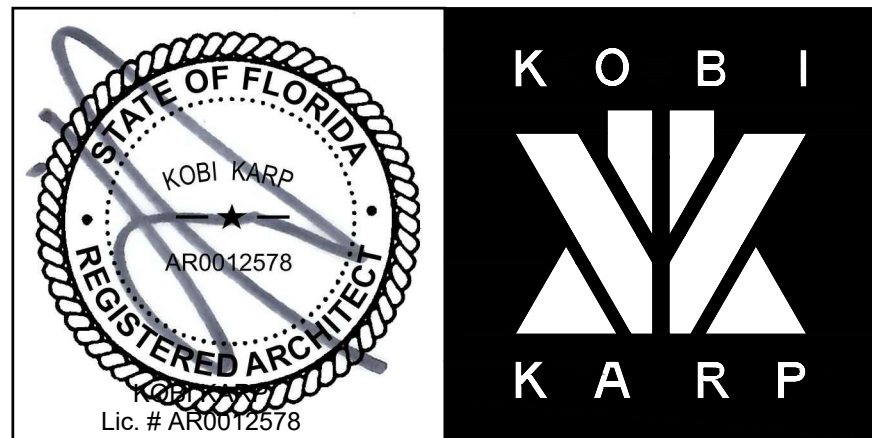
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ROOFTOP

Date 07-11-2022	Sheet No.
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1 N.W. AXONOMETRIC RENDERING

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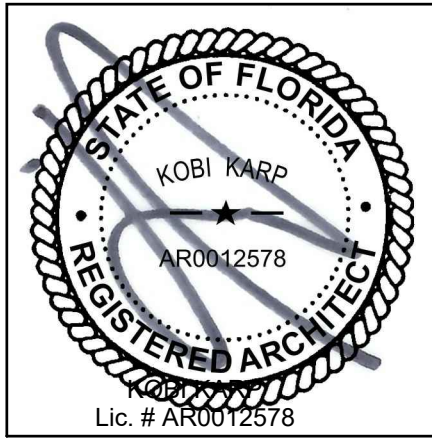
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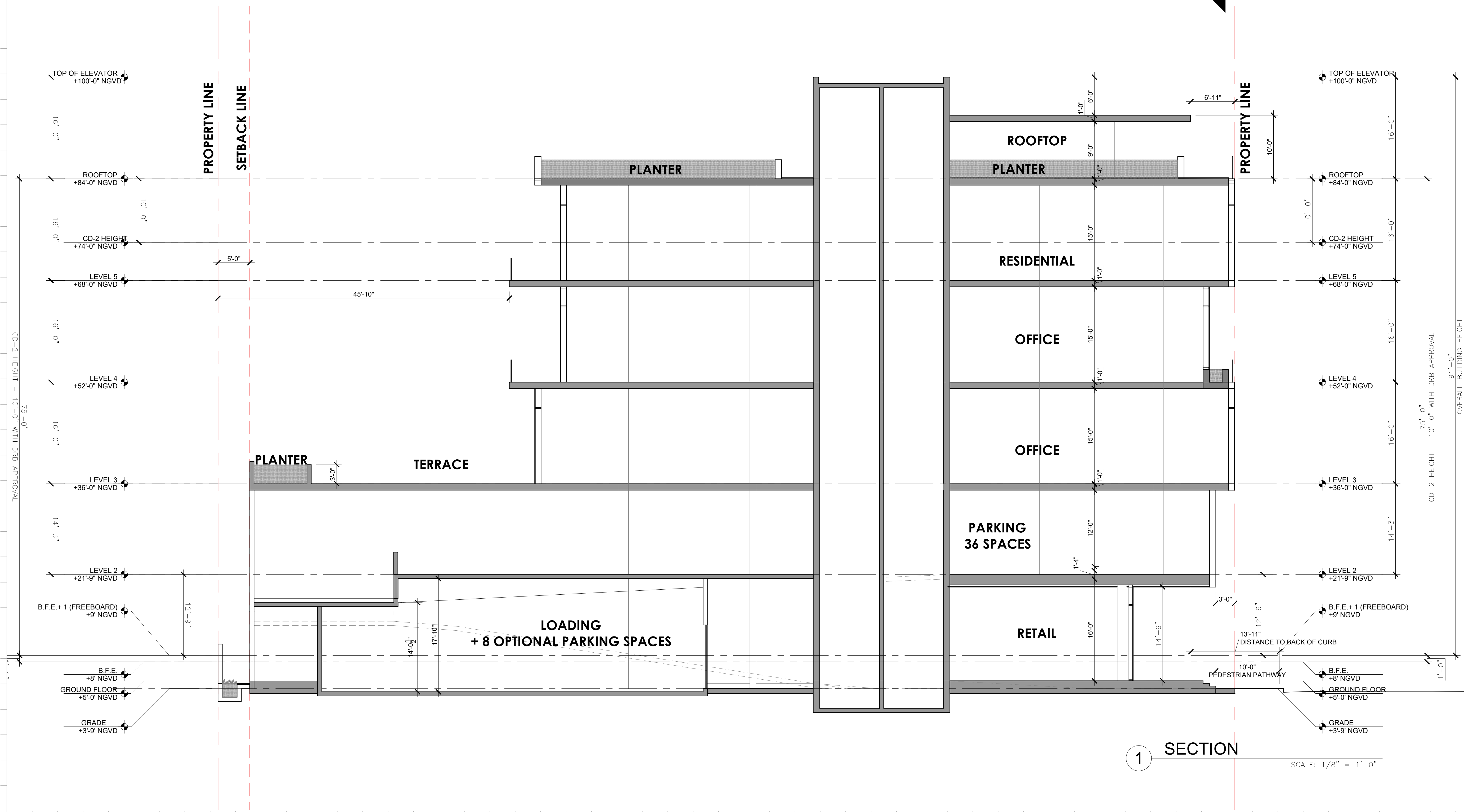
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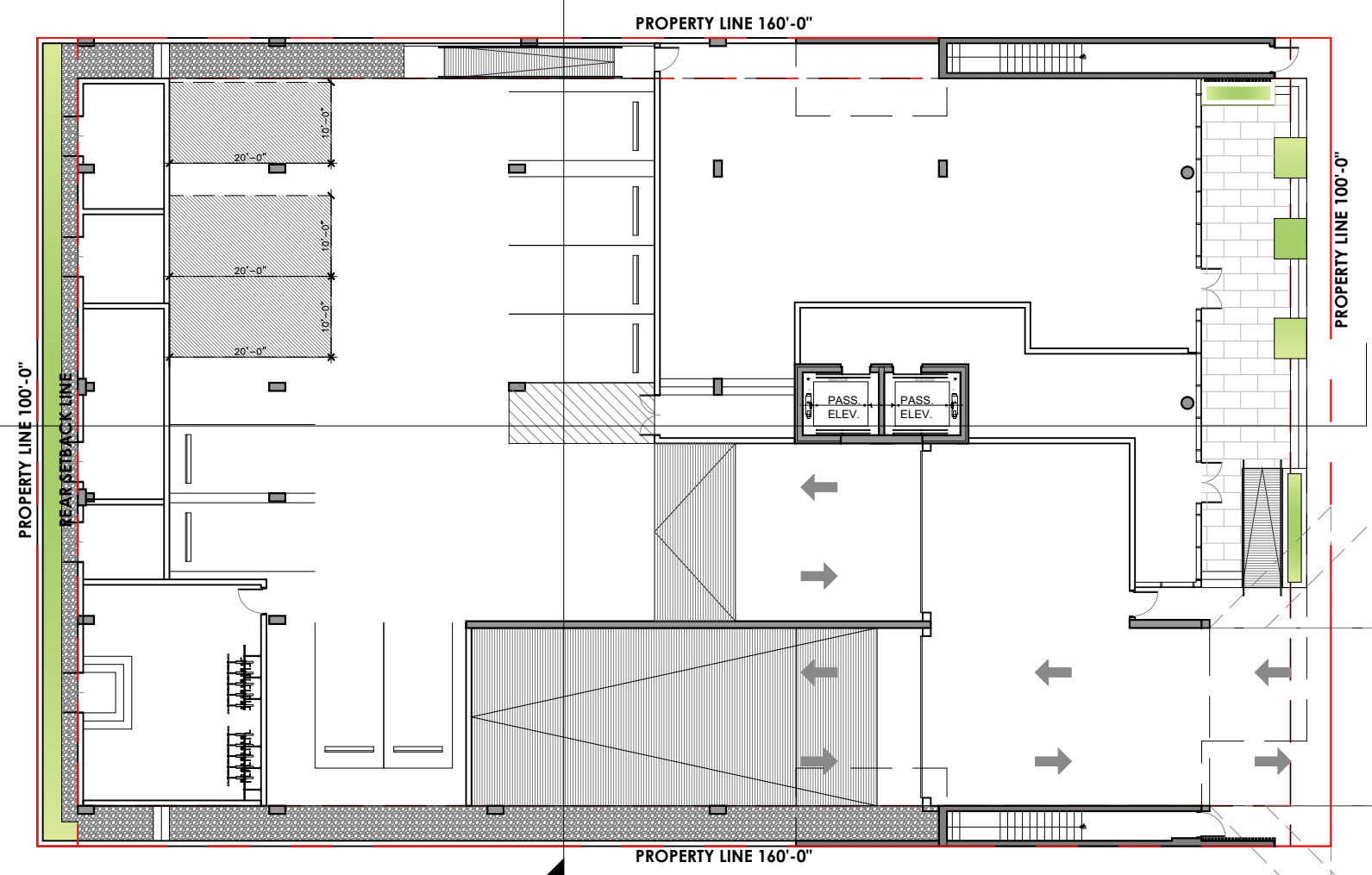
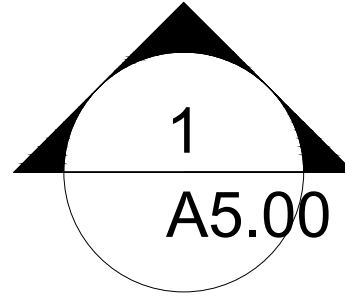
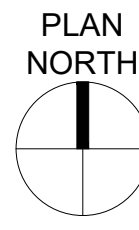
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Date 07-11-2022	Sheet No.
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2 KEY PLAN

SCALE: N.T.S.



1 SECTION

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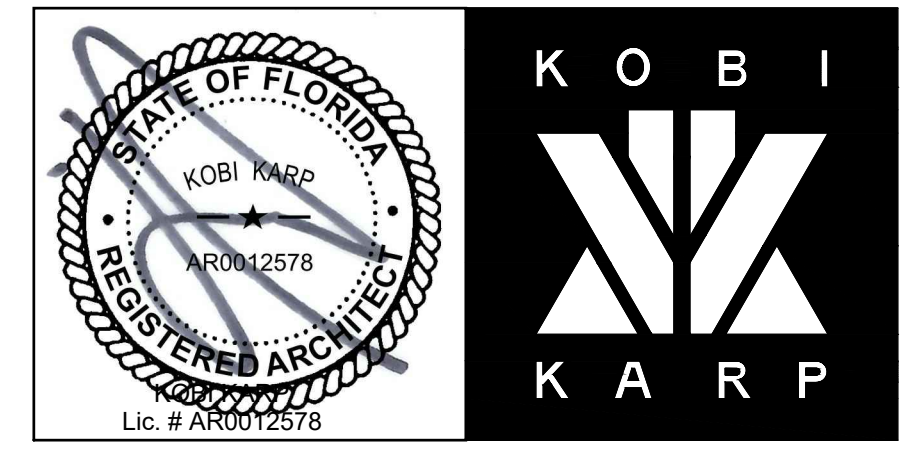
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SECTION

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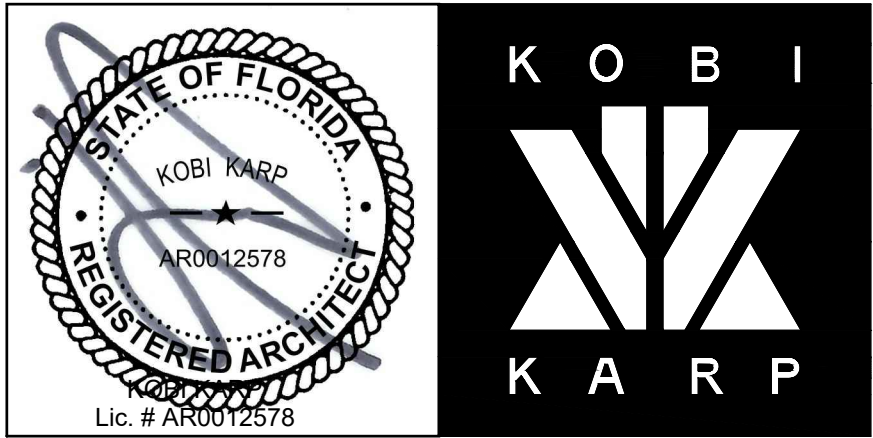
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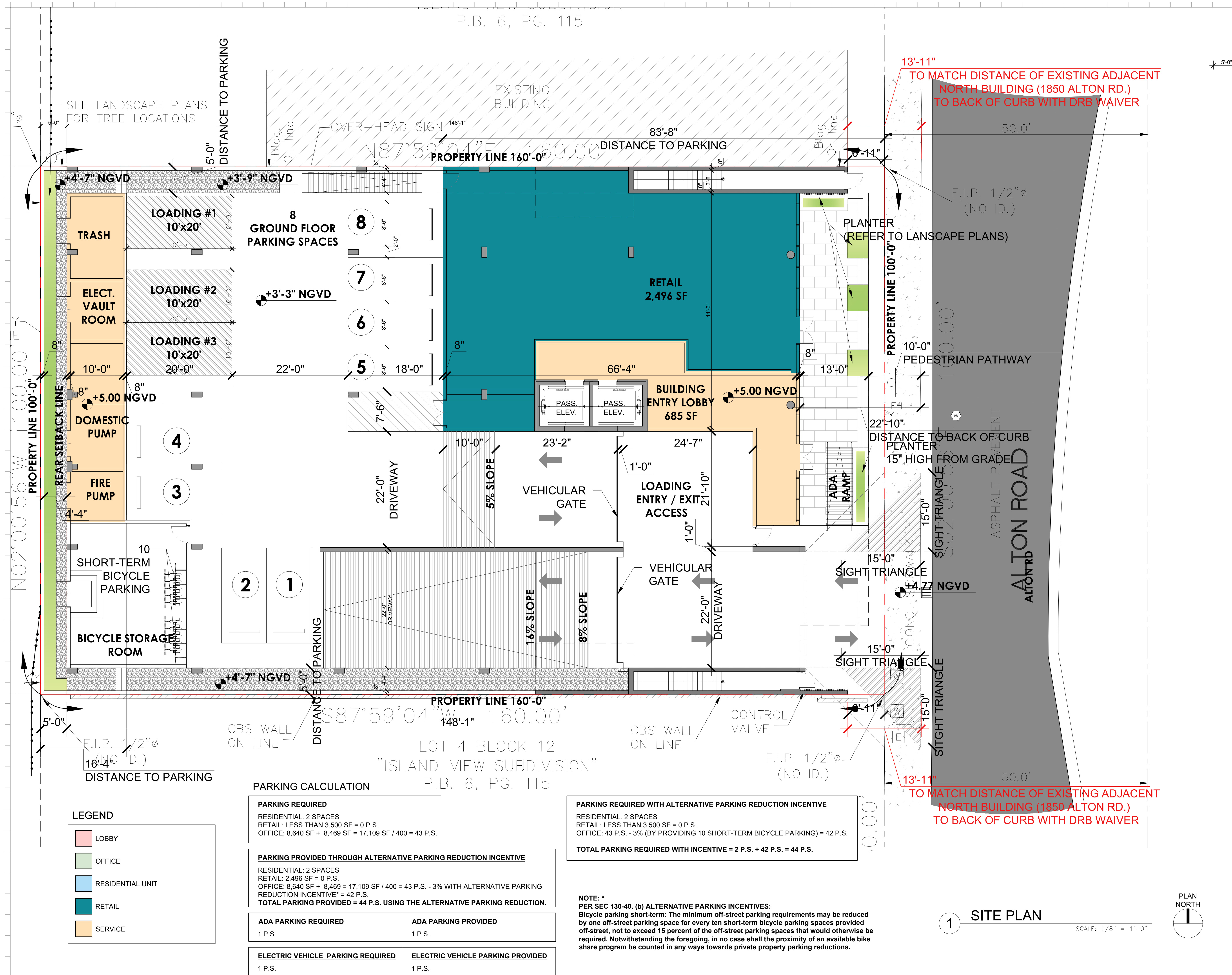
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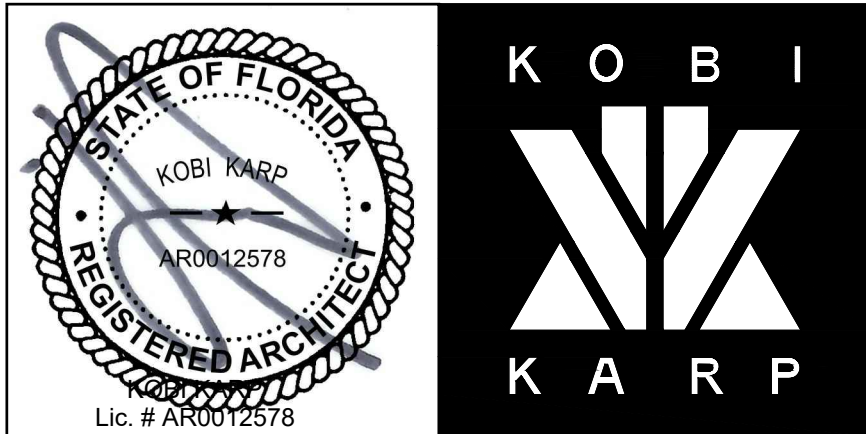
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SITE PLAN

Date 07-11-2022	Sheet No. A2.00
Scale	
Project 2199	

Restriction on Short Term Rentals

NOW, THEREFORE, the Contract Purchaser voluntarily covenants and agrees that the Property shall be subject to the following restrictions that are intended and shall be deemed to be covenants running with the land and binding upon the Contract Purchasers of the Property, their successors in interest and assigns, as follows:

1. The recitals and findings set forth in the preamble of this Declaration are hereby adopted by reference thereto and incorporated herein as if fully set forth in this Section.

2. All tenancies of the residential unit on the Property shall be no less than 6-months and one (1) day.

3. Contract Purchaser will not seek, request or apply for any height variance with regard to the maximum height of the Property or maximum height of any permitted roof-top element.



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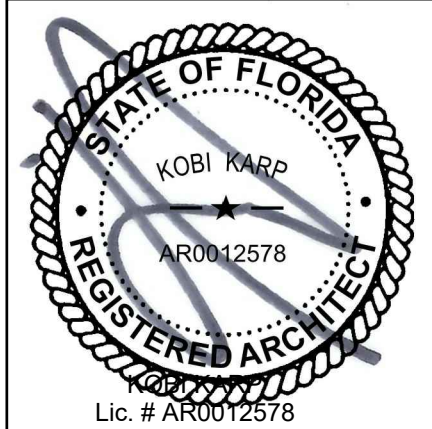
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RENDERING

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Gas Station Analysis



Site	Address	Brand	Distance to 1840 Alton Road
A	1453 Alton Road	Chevron	0.5 miles
B	331 23rd St	Valero	1.0 miles
C	845 5th Street	Shell	1.6 miles
D	945 5th Street	Marathon	1.6 miles
E	508 Arthur Godfrey Rd	Shell	1.9 miles
F	6349 Collins Avenue	Mobil	4.4 miles
		Sunshine Gasoline	
G	875 71st Street	Distributors	5.4 miles
H	337 71st Street	Shell	5.2 miles
I	401 71st Street	Chevron	5.2 miles
	1508 79th Street		
J	Causeway	Speedway	7.2 miles
K	1345 JFK Causeway	Shell	7.4 miles
L	2010 NE 2nd Avenue	Shell	3.7 miles
M	2522 NE 2nd Aveue	BP/Caraf Oil	4.0 miles
N	3401 Biscayne Boulevard	U Gas	4.5 miles
O	3601 Biscayne Boulevard	Shell	4.6 miles

Gas Station Analysis

Place	Population	# of Gas Stations	Gas Stations Per Residents
Manhattan	1,694,251	32	1 gas station per 52,945 residents
San Francisco	874,784	29	1 gas station per 30,164 residents
Miami Beach	89,439	9*	1 gas station per 9,937 residents

Miami Beach = 5.3x that of Manhattan, and 3x that of San Francisco.

Source: 2020 Census

*Excluding the Exxon located at 1840 Alton Road



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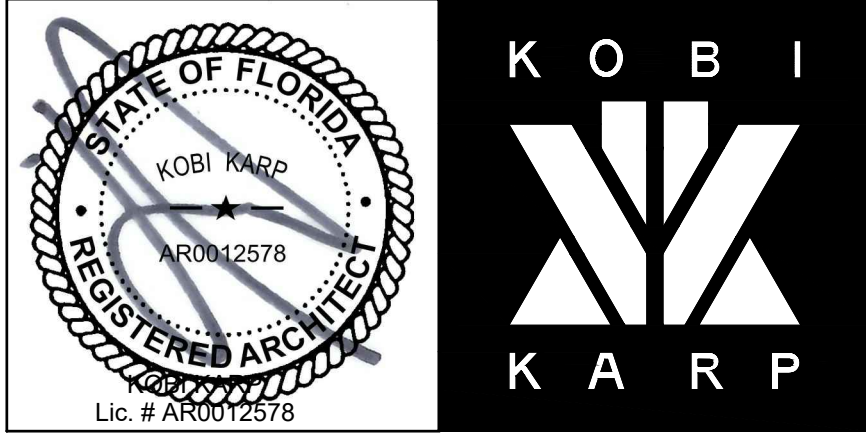
PRIVATE

Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
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Consultant:
Name
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



1 S.E. AXONOMETRIC RENDERING
SCALE: N.T.S.

AXONOMETRIC RENDERING

Date: 07-11-2022	Sheet No.
Scale	A0.05
Project: 2199	



TRELLIS
50% MIN. OPENING

ARCHITECTURAL FEATURE
TRELLIS

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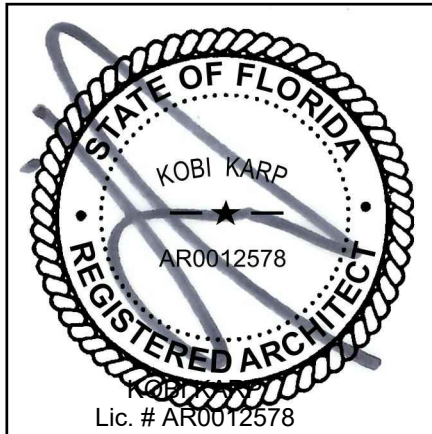
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Miami, Florida 33127 USA
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Consultant:

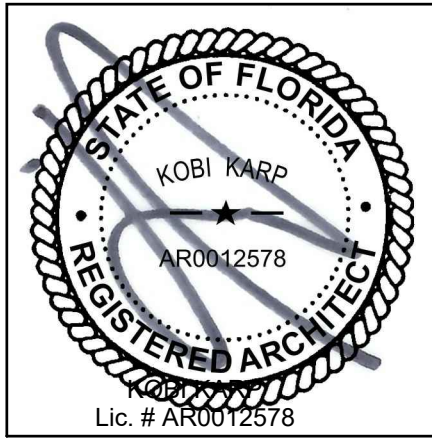
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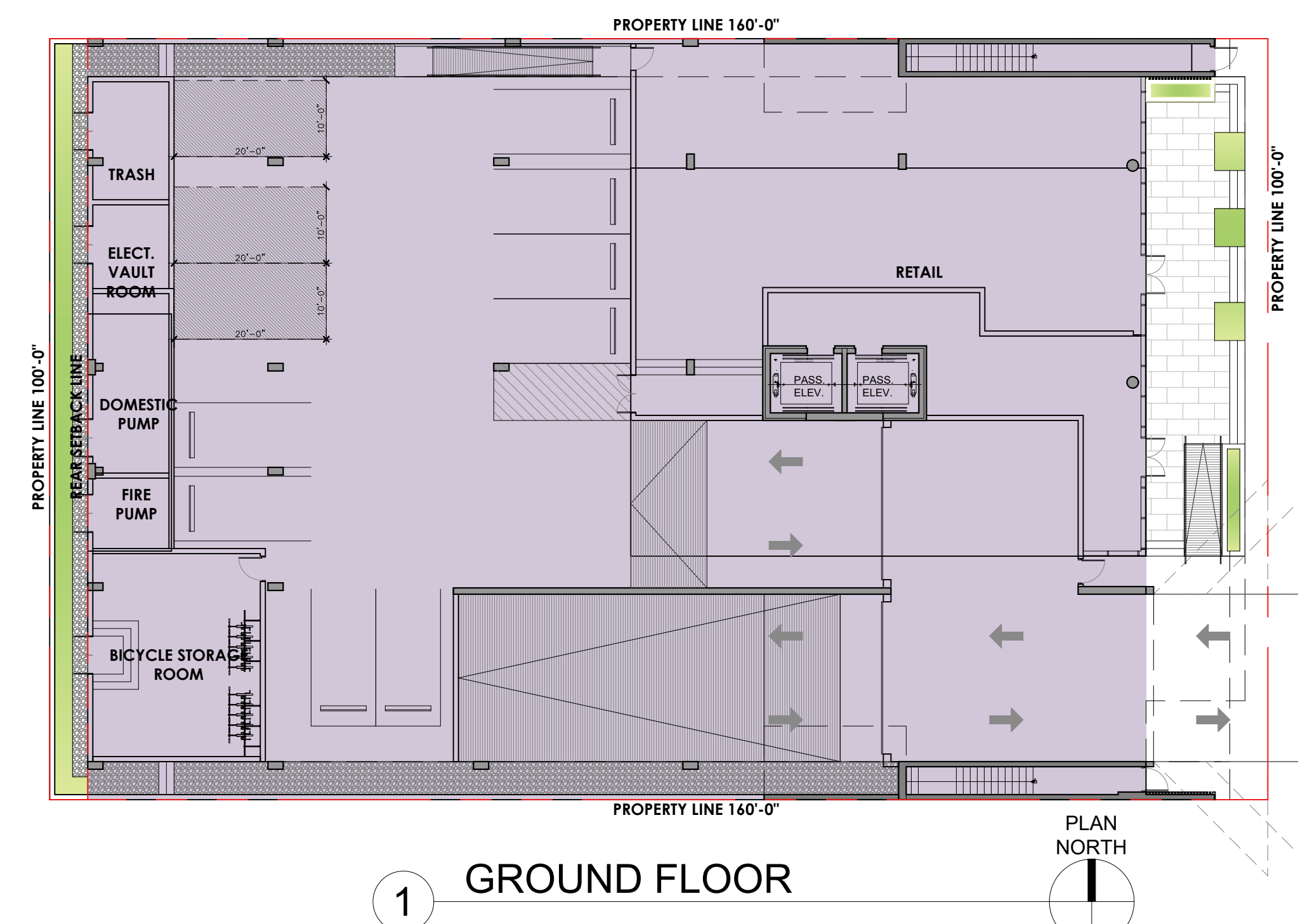
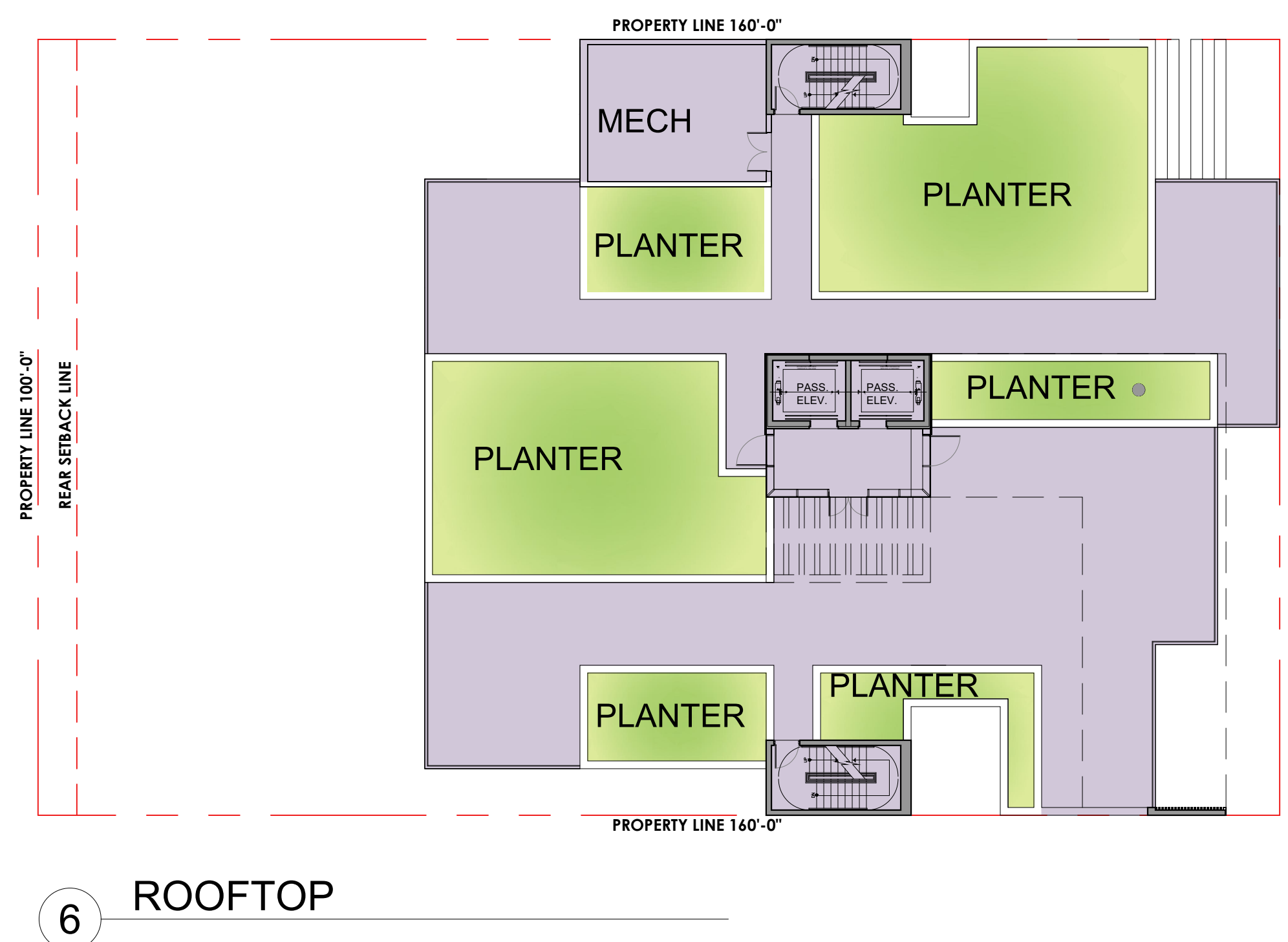
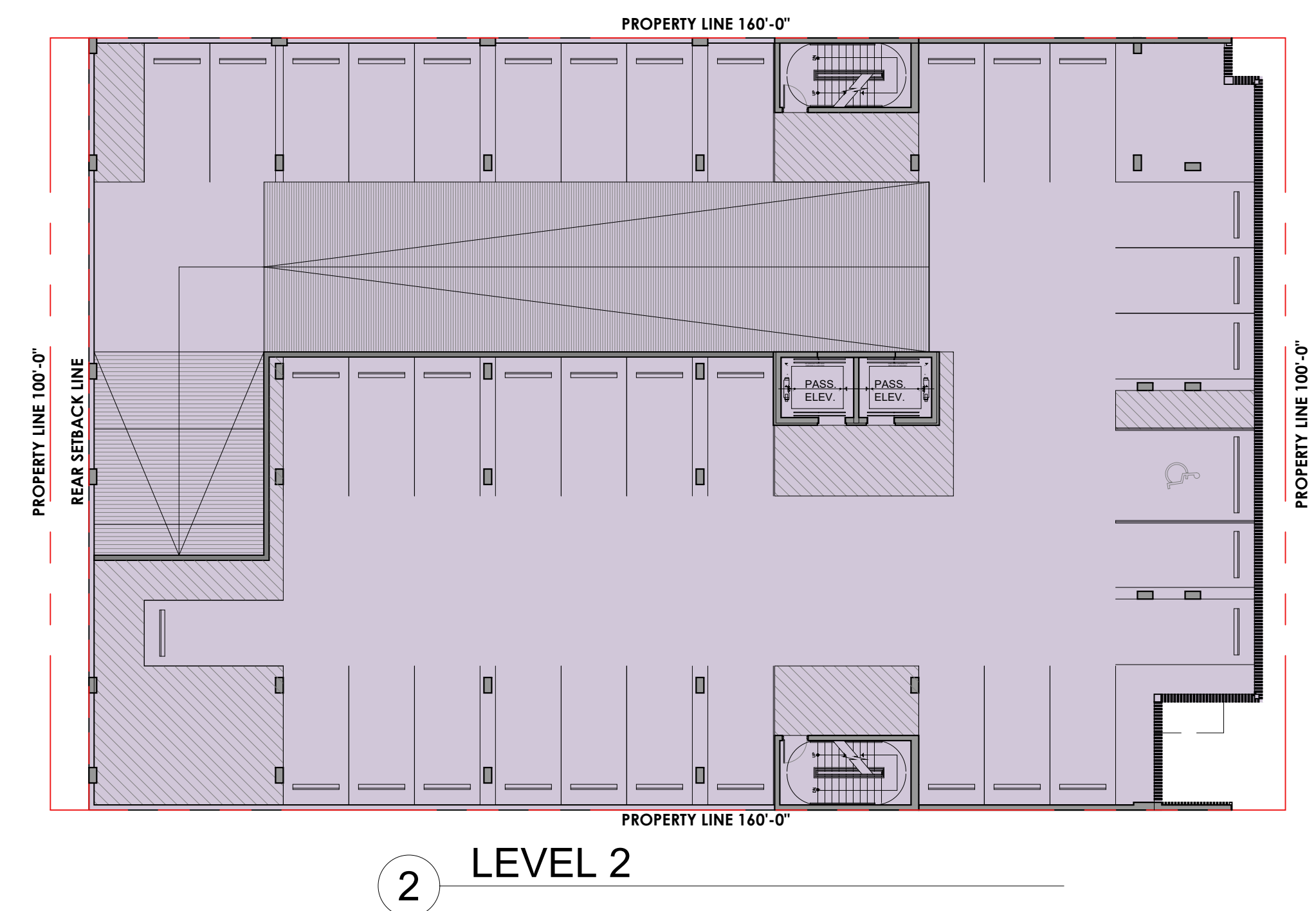
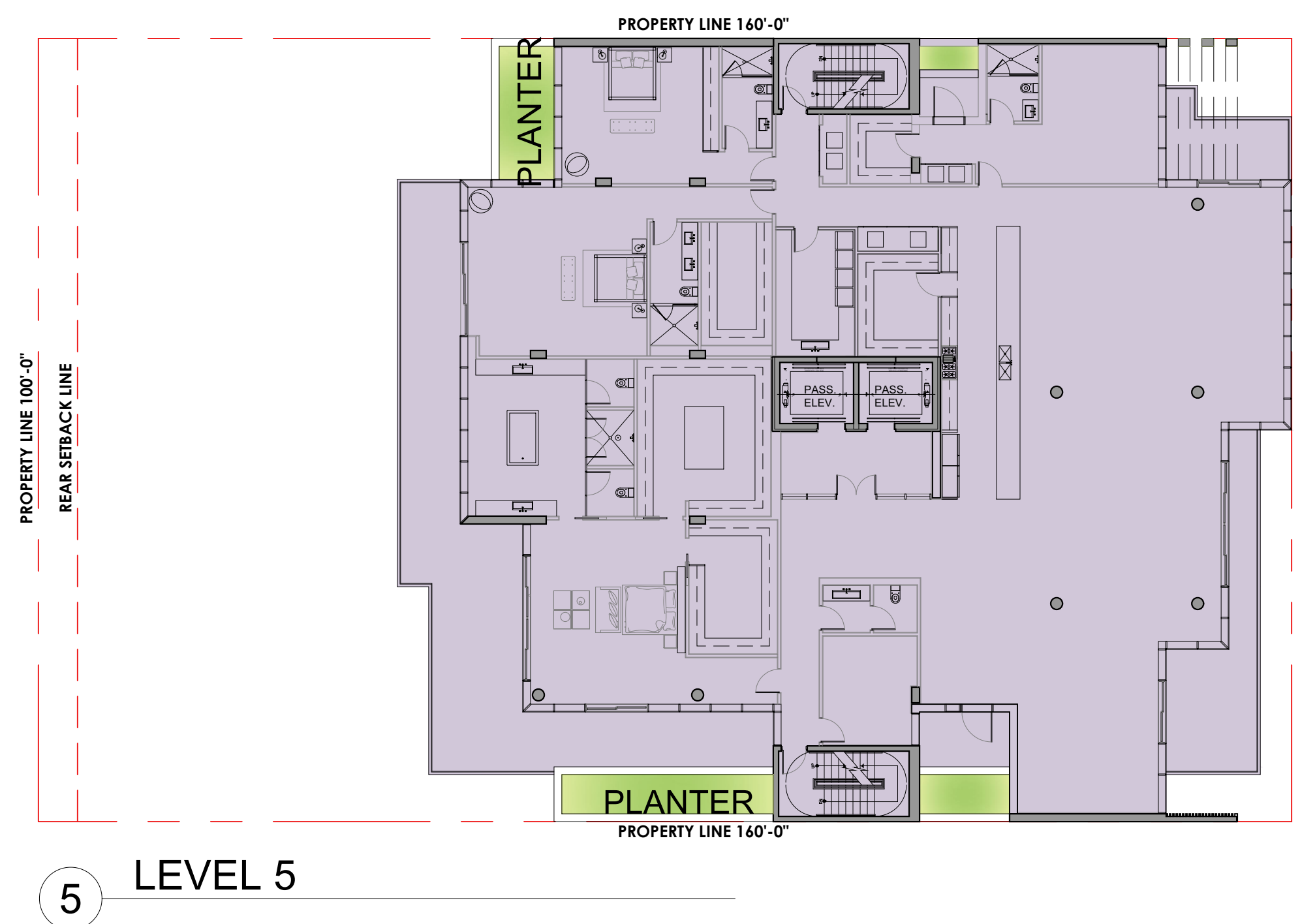
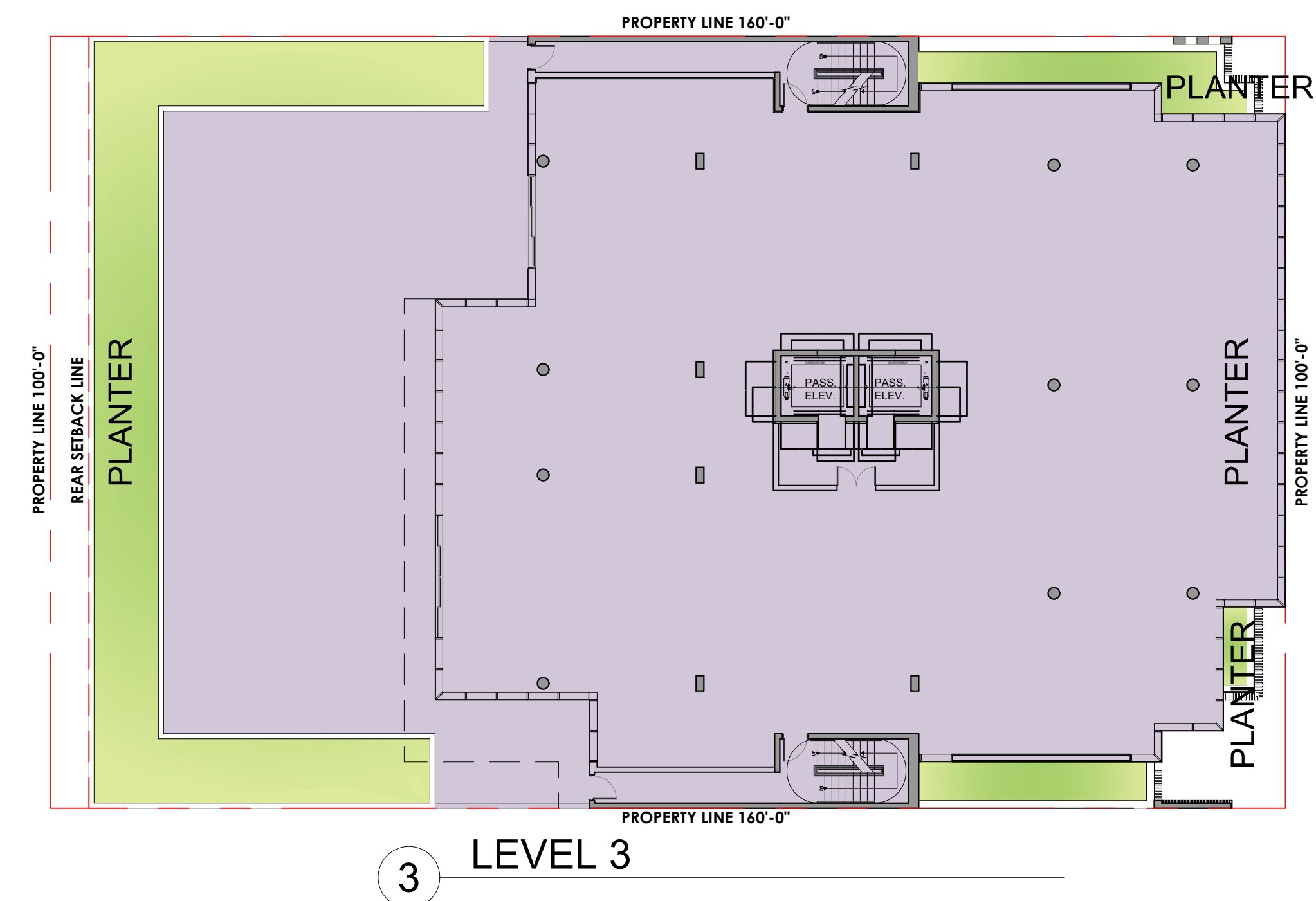
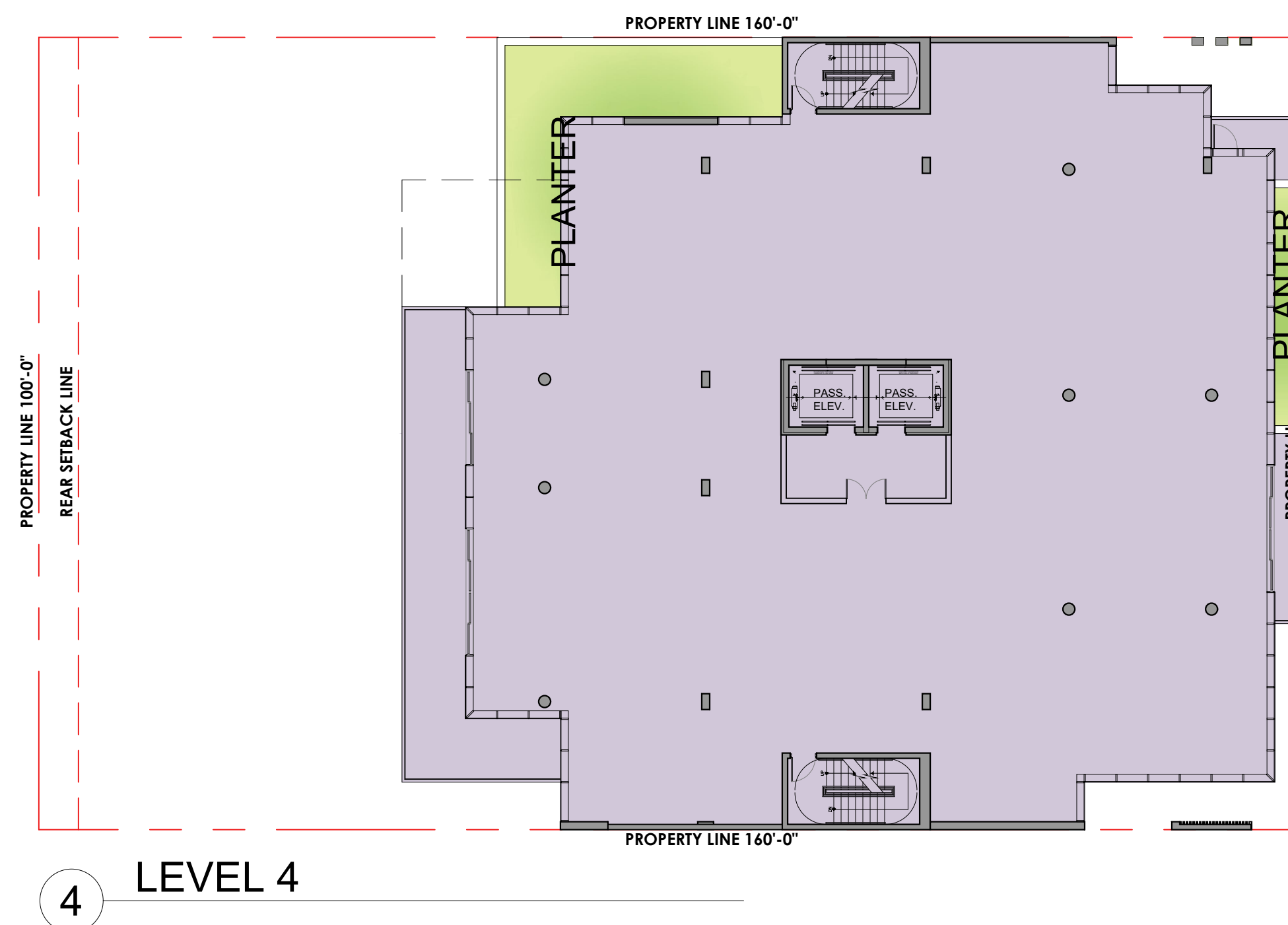
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AXONOMETRIC RENDERING

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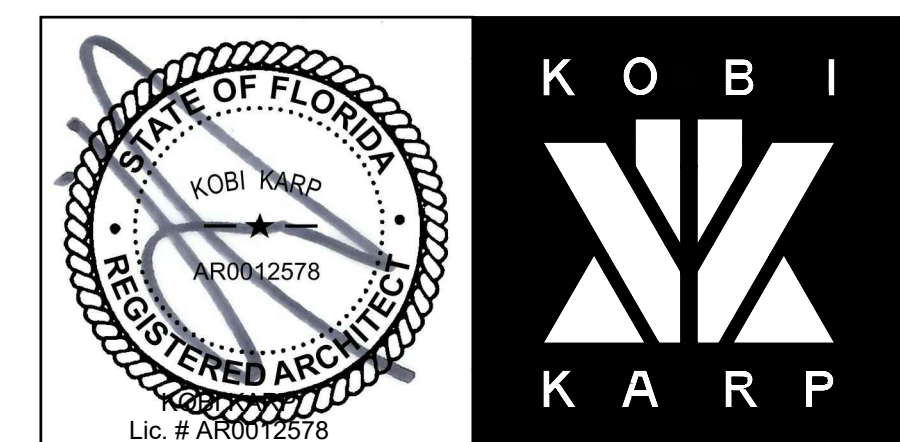
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Name _____
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Name _____
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Miami, Florida 33127 USA
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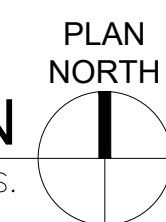
GROSS FLOOR AREA DIAGRAMS

Date 07-11-2022	Sheet No. A0.09
Scale	
Project 2199	

GROSS AREA CALCULATION

- | | |
|---|--------------------------|
|  | GROUND FLOOR = 13,951 SF |
|  | LEVEL 2 = 15,004 SF |
|  | LEVEL 3 = 12,960 SF |
|  | LEVEL 4 = 9,800 SF |
|  | LEVEL 5 = 10,154 SF |
|  | ROOFTOP = 5,440 SF |

TOTAL GROSS FLOOR AREA = 67,309 SF

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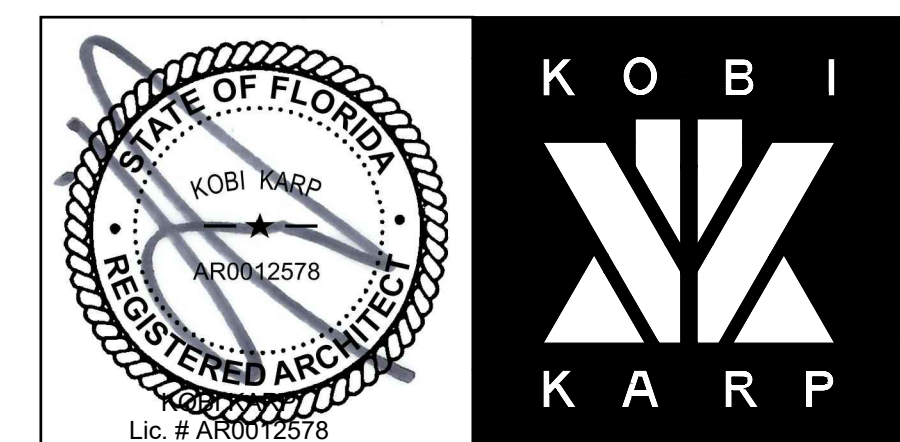
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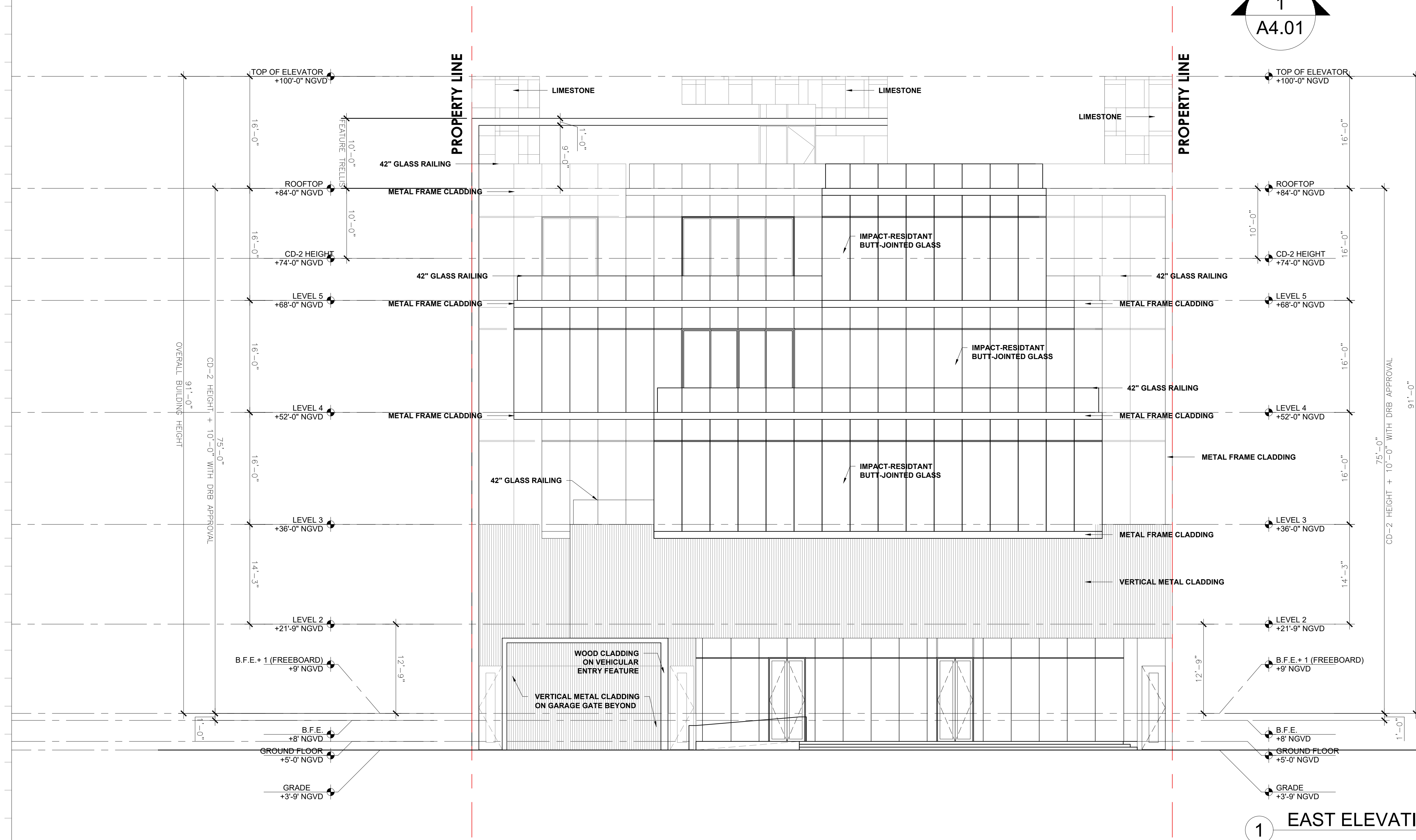
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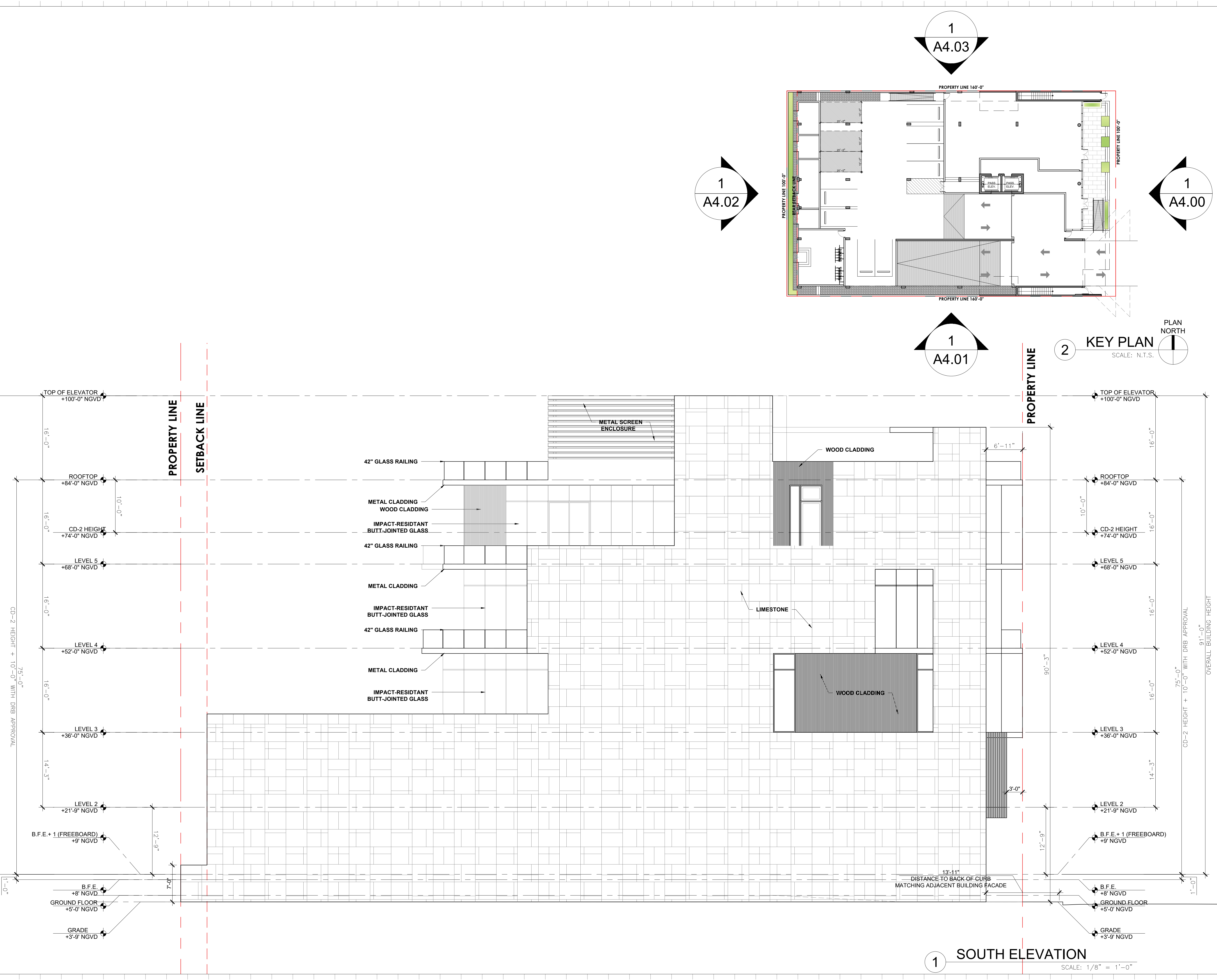
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Miami, Florida 33127 USA
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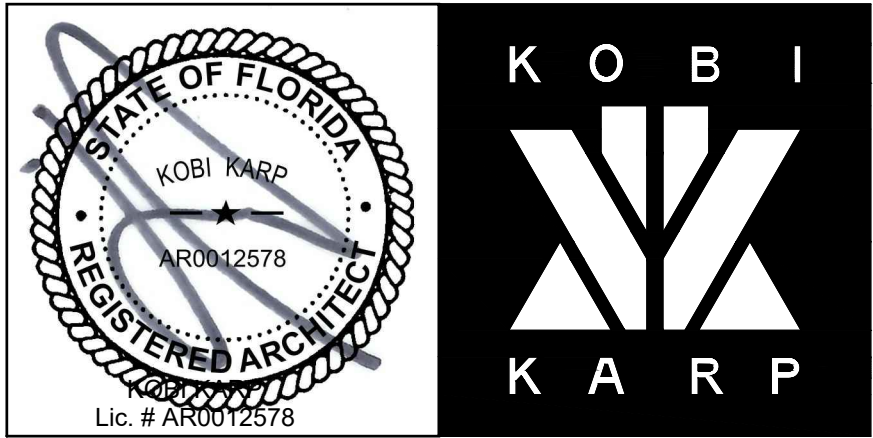
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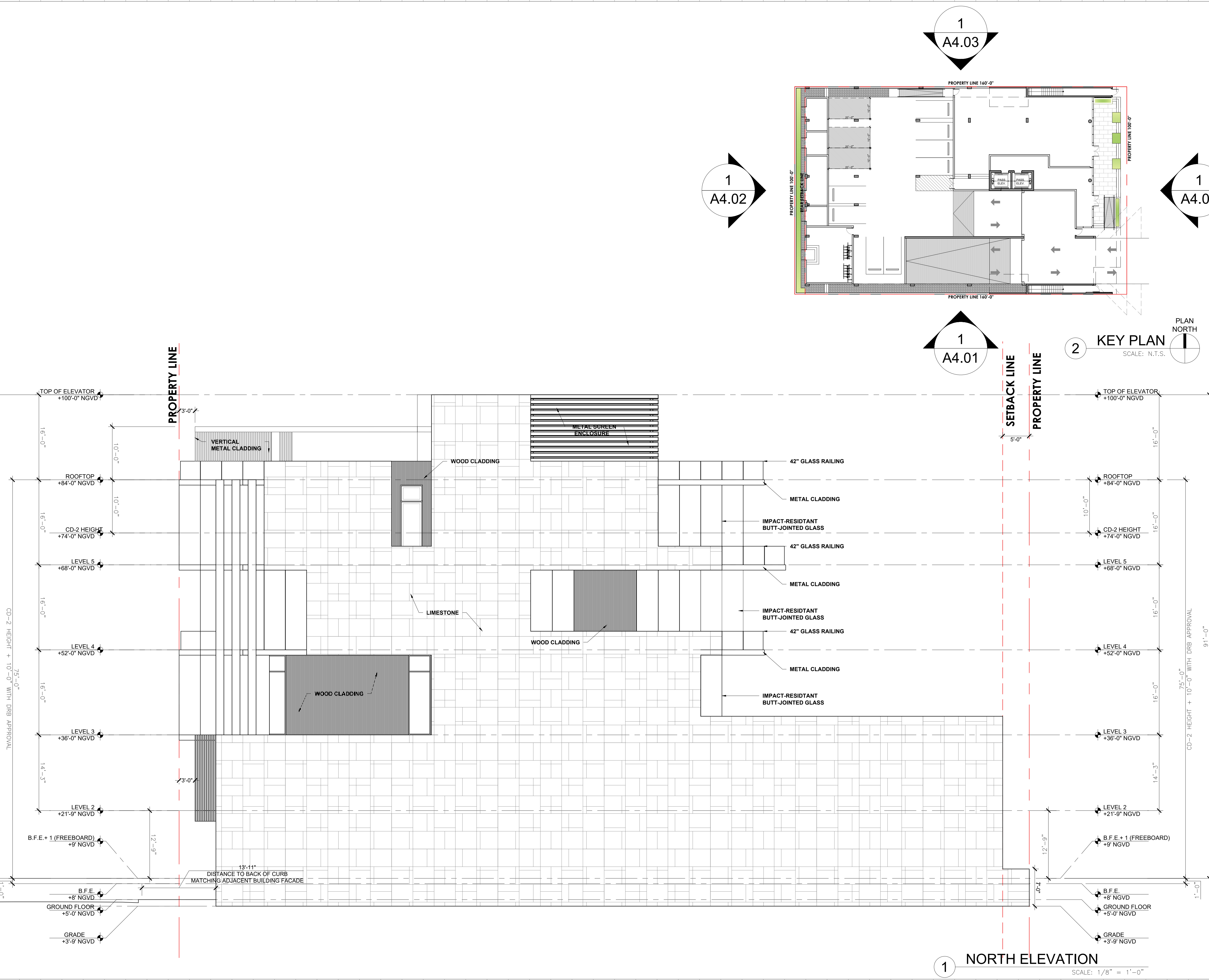
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Address
Tel:
Email

Architect:
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571 NW 28th Street
Miami, Florida 33127 USA
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ELEVATION

Date 07-11-2022	Sheet No.
Scale	A4.01
Project 2199	



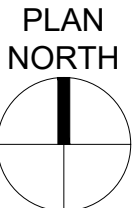
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A4.02

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A4.03

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A4.01

2
KEY PLAN
SCALE: N.T.S.



1
NORTH ELEVATION

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

Rev.	Date	Rev.	Date

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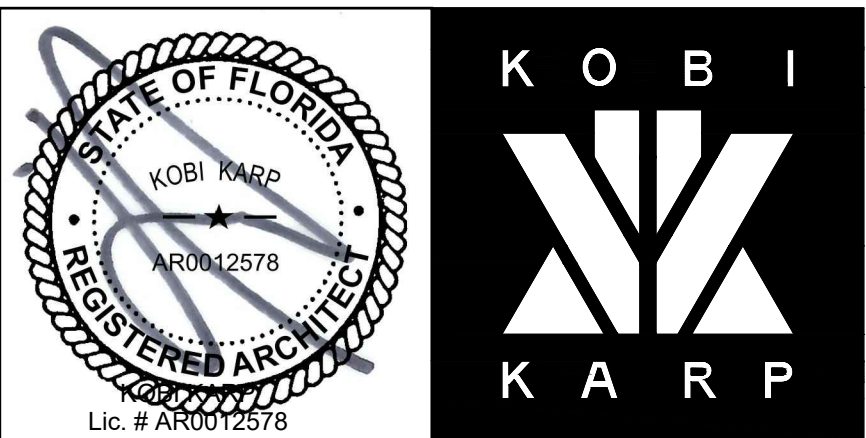
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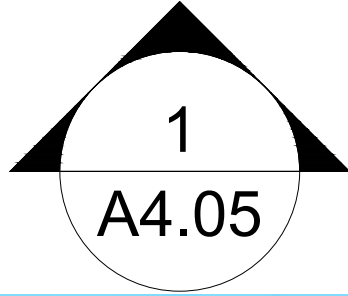
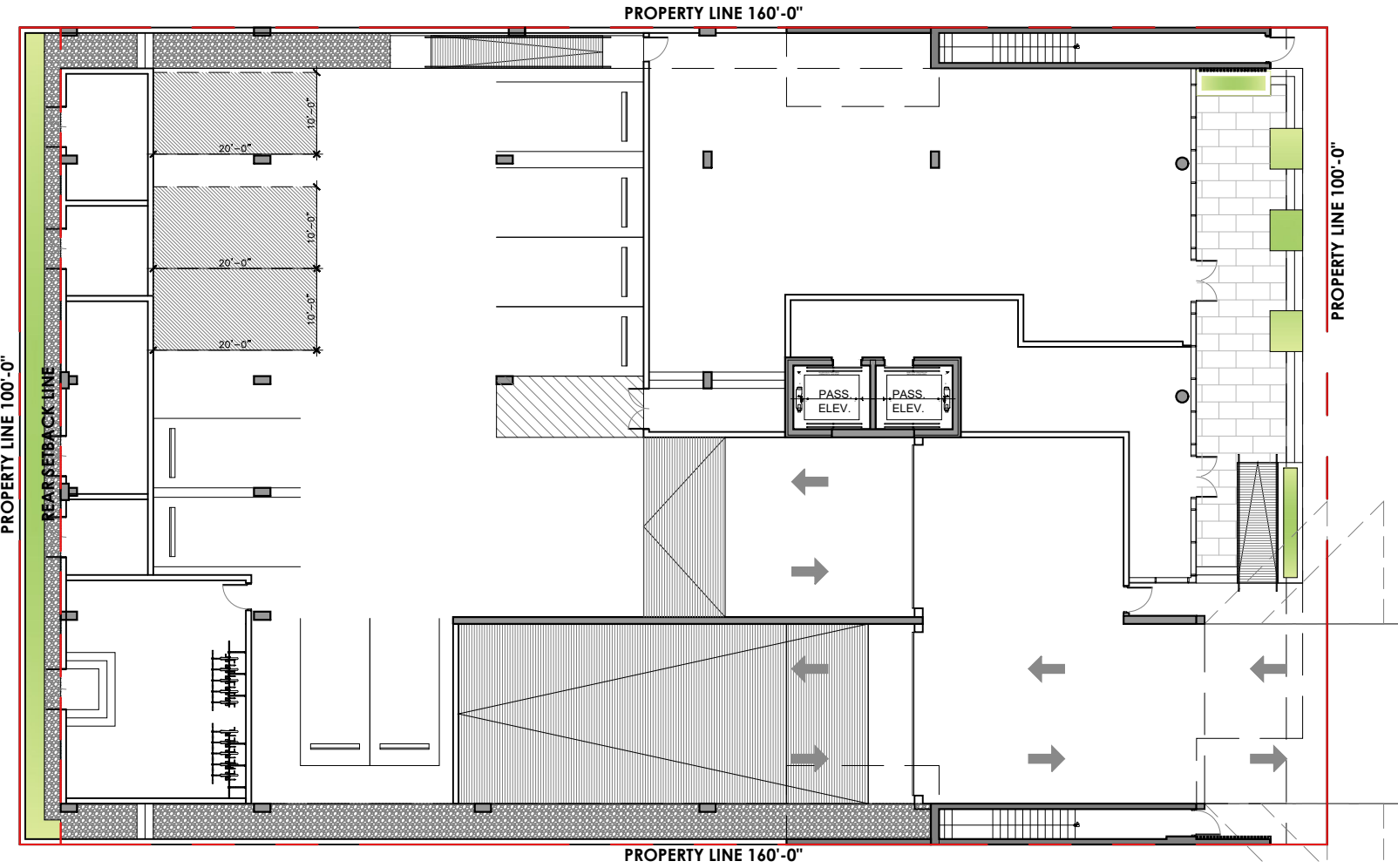
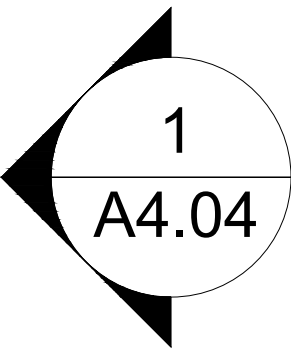
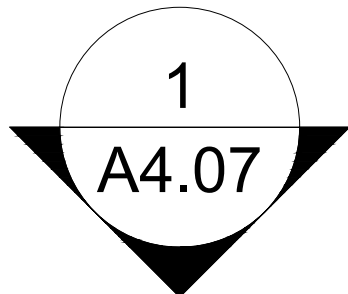
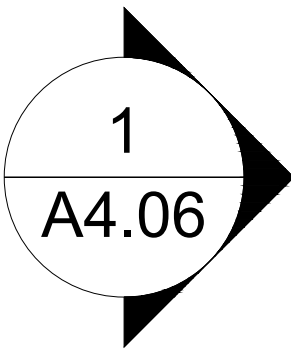
Consultant:
Name
Address
Tel:
Email

Architect:
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571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

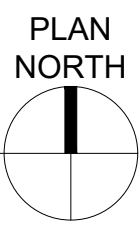


ELEVATION

Date 07-11-2022	Sheet No.
Scale	A4.03
Project 2199	



2 KEY PLAN
SCALE: N.T.S.



Rev.	Date	Rev.	Date

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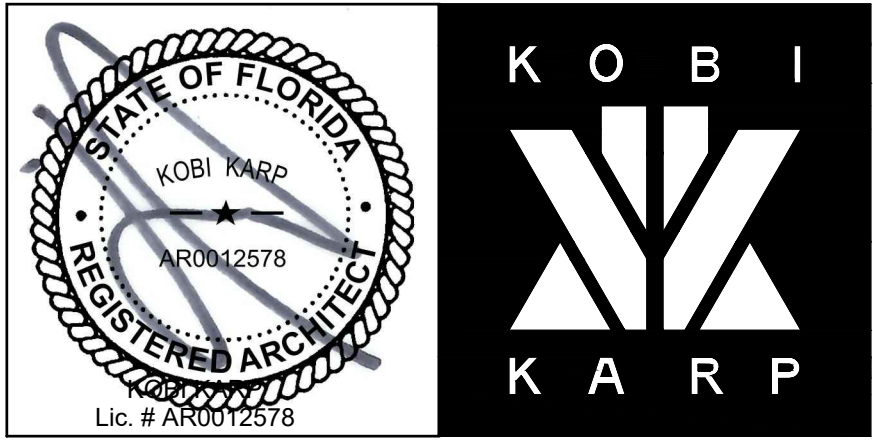
PRIVATE

Landscape Architect:
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Consultant:
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Tel:
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571 NW 28th Street
Miami, Florida 33127 USA
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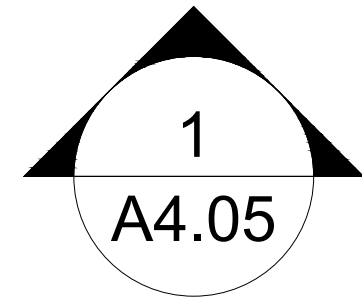
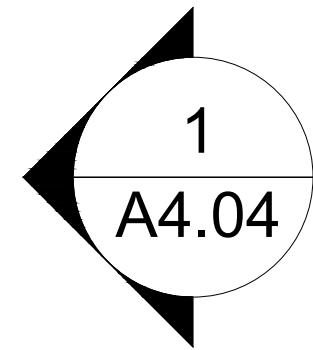
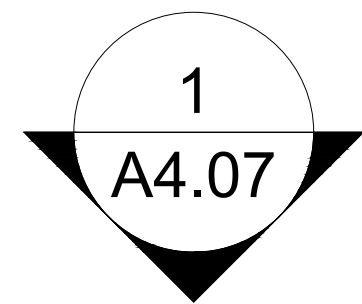
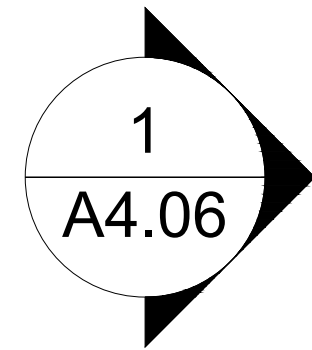


RENDERED ELEVATION

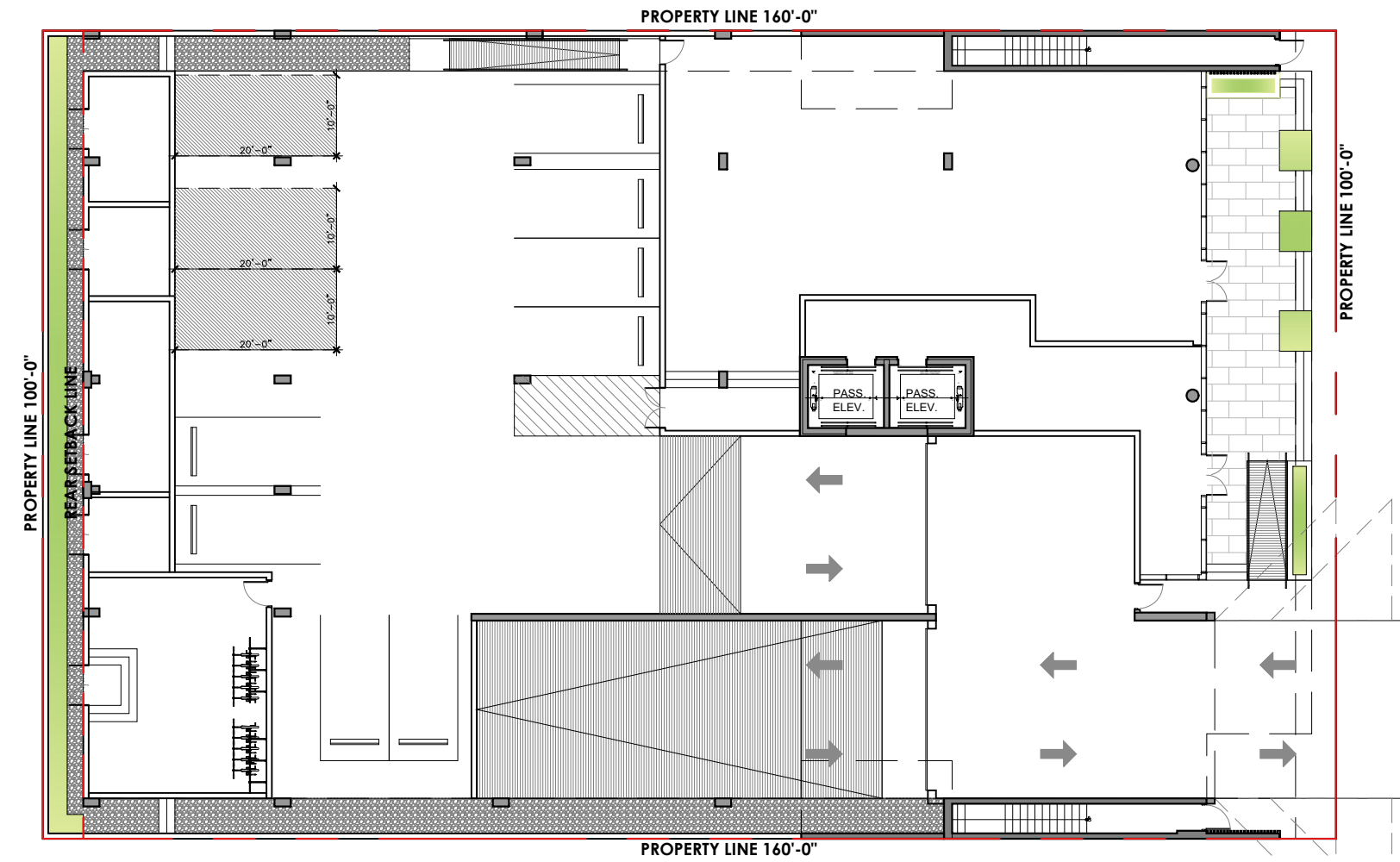
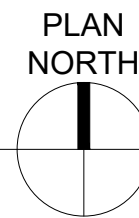
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Scale	A4.04
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1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 KEY PLAN
SCALE: N.T.S.



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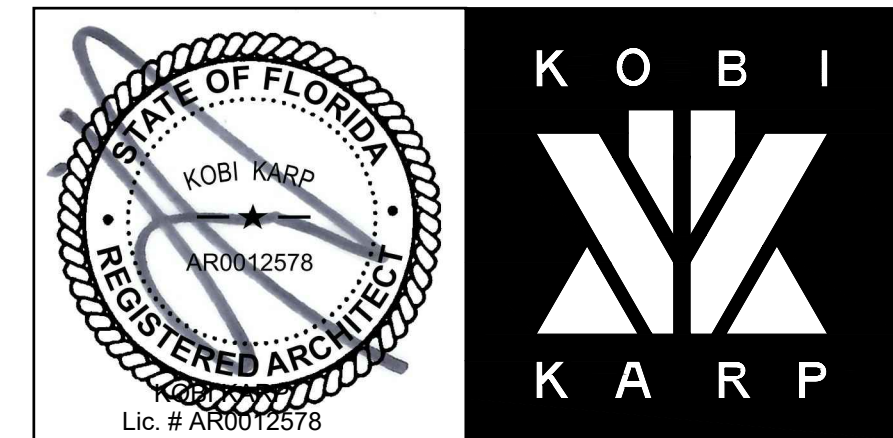
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Consultant:

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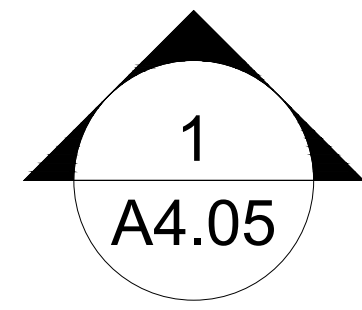
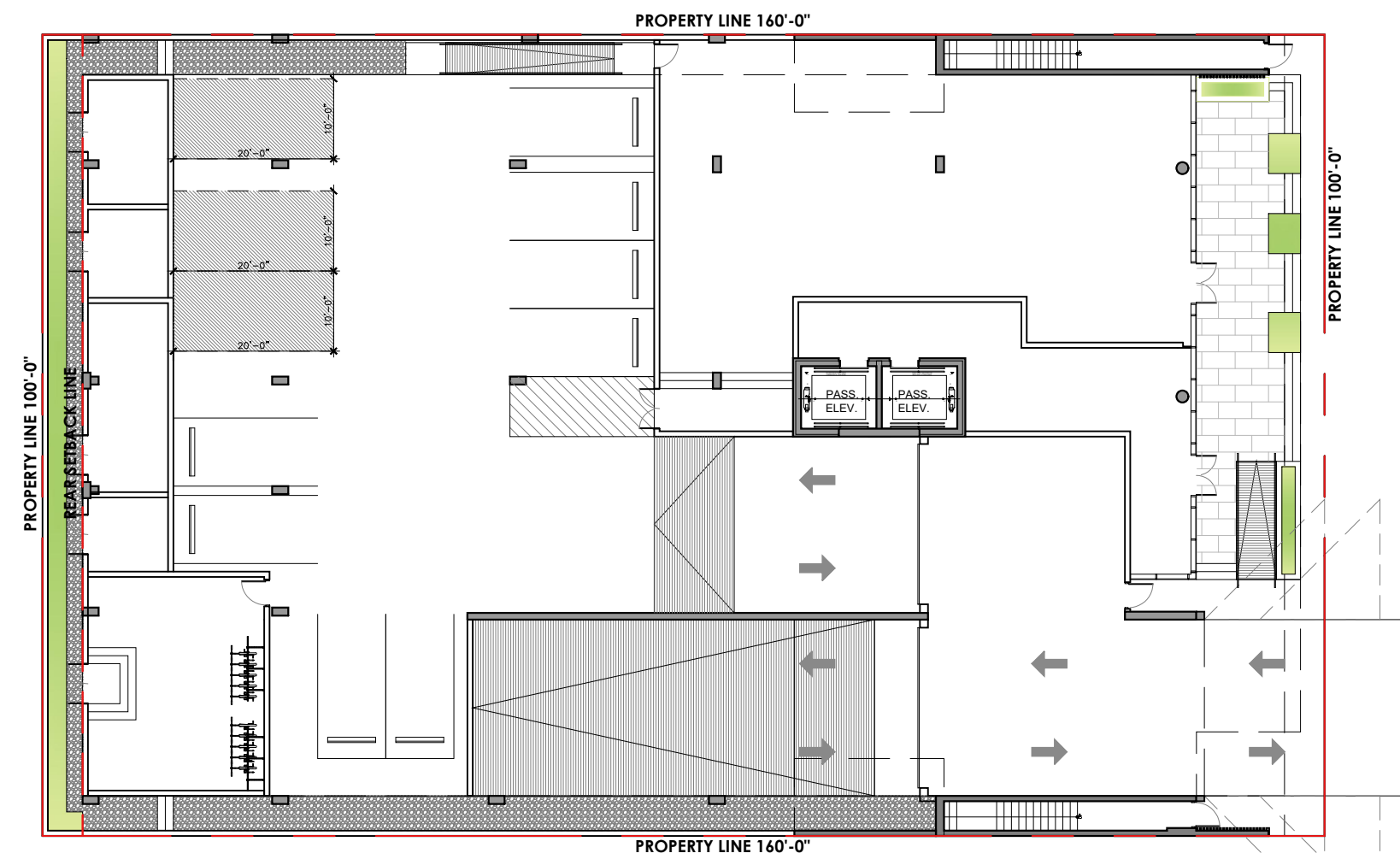
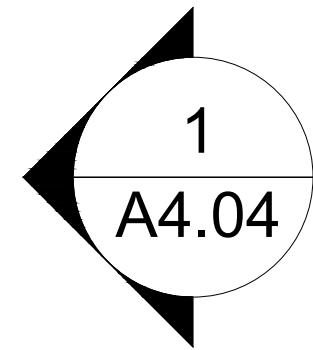
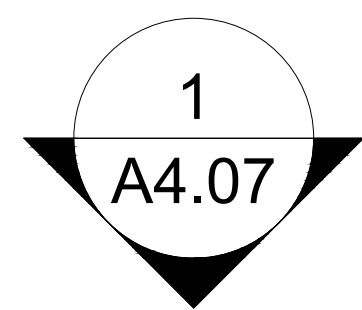
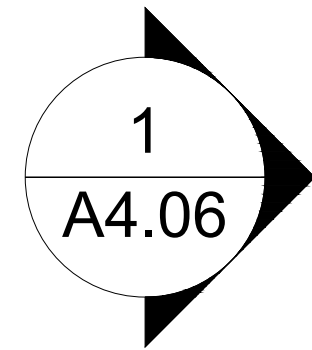
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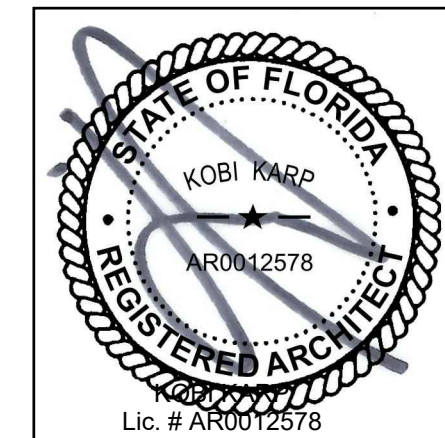
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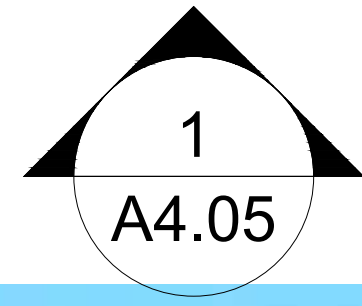
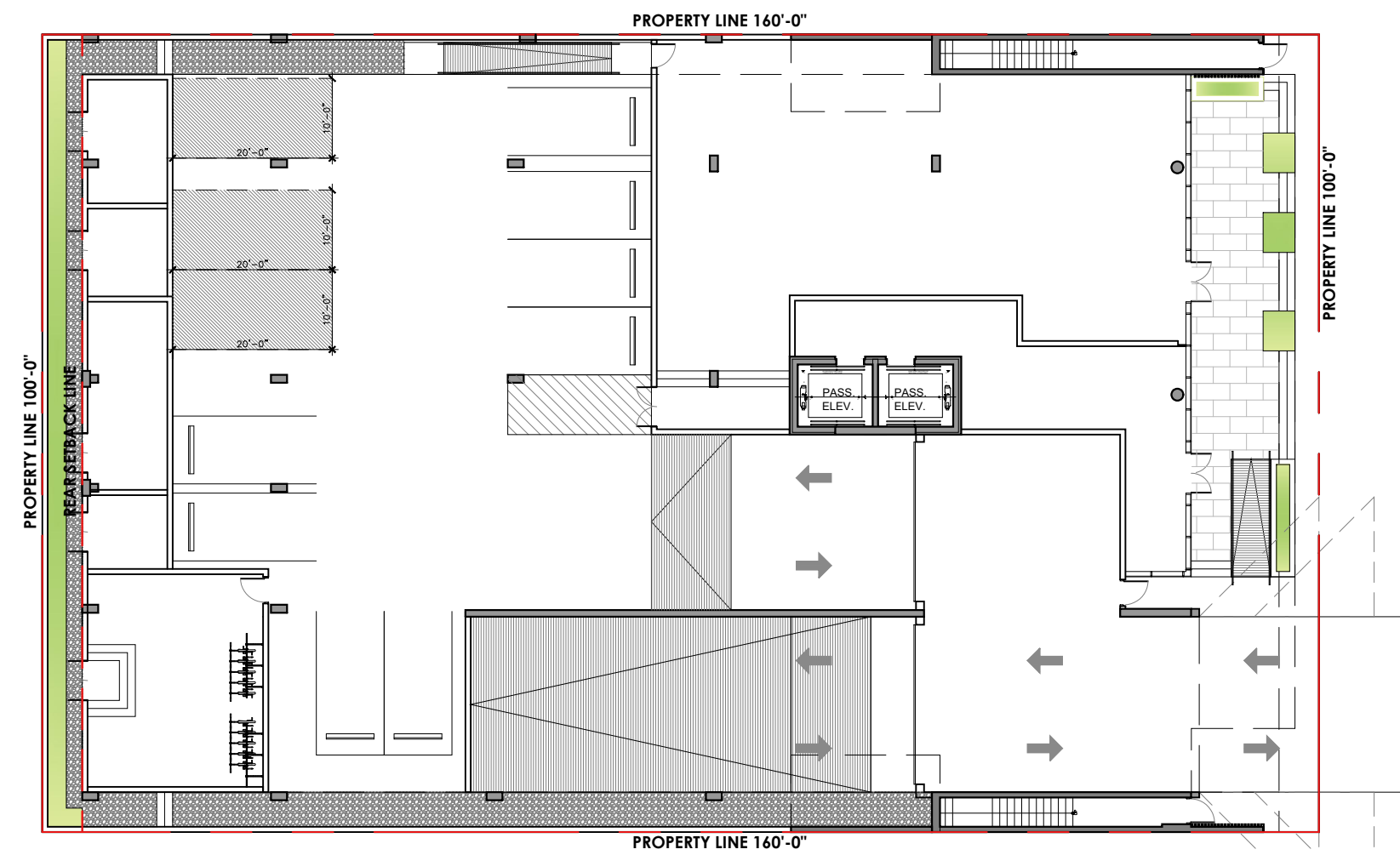
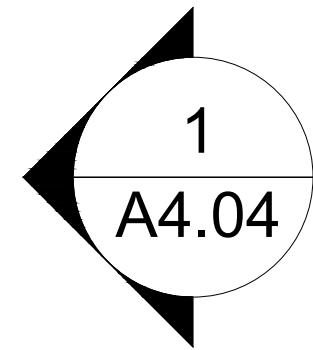
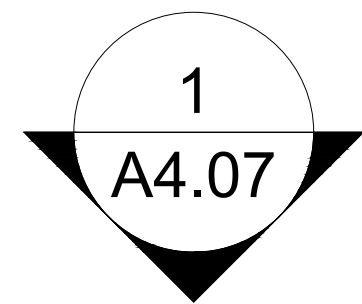
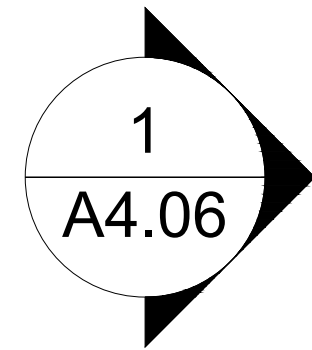
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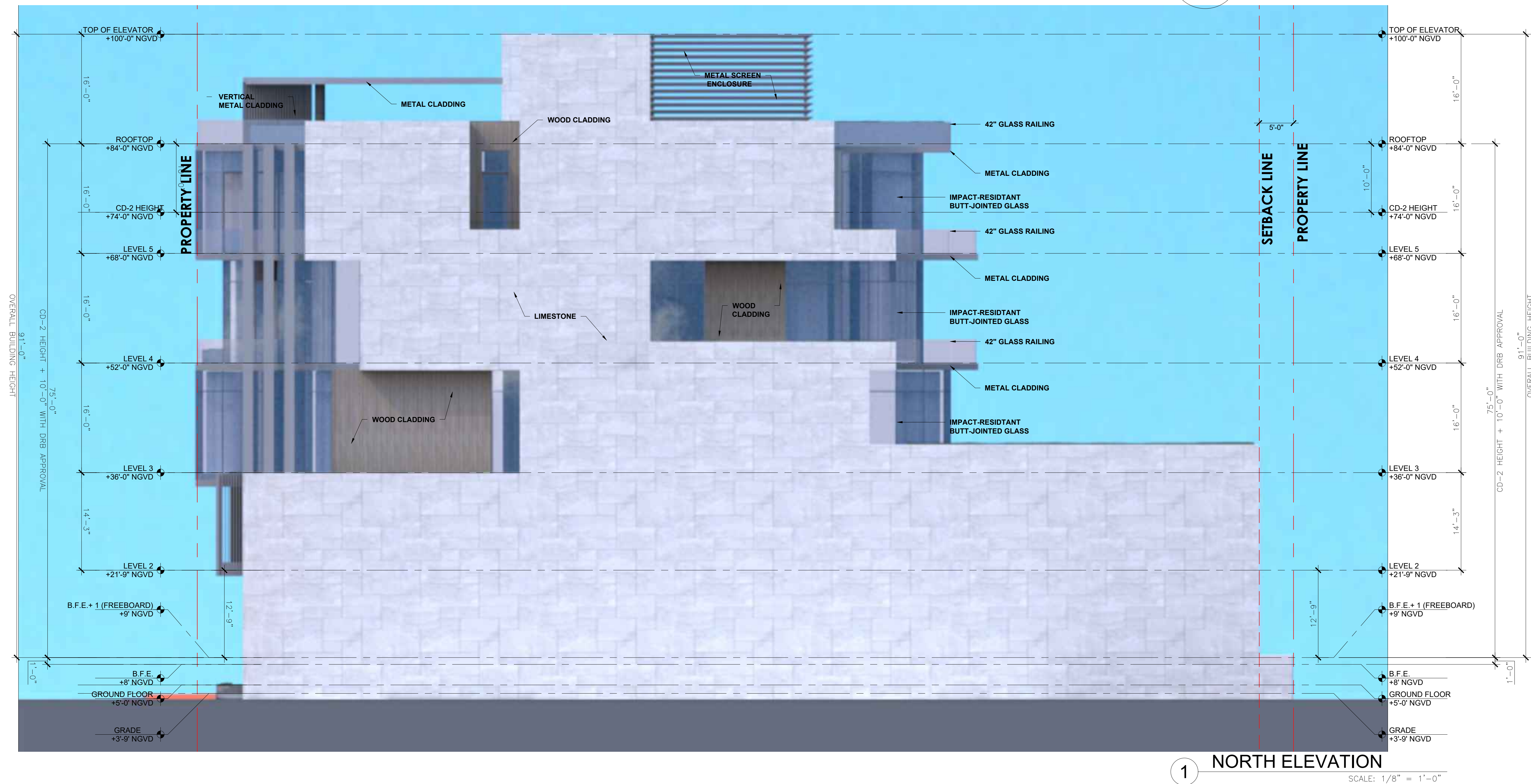


1 WEST ELEVATION

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



2 KEY PLAN
SCALE: N.T.S.



1 NORTH ELEVATION

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

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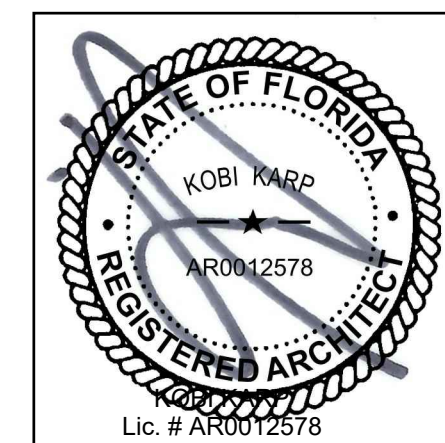
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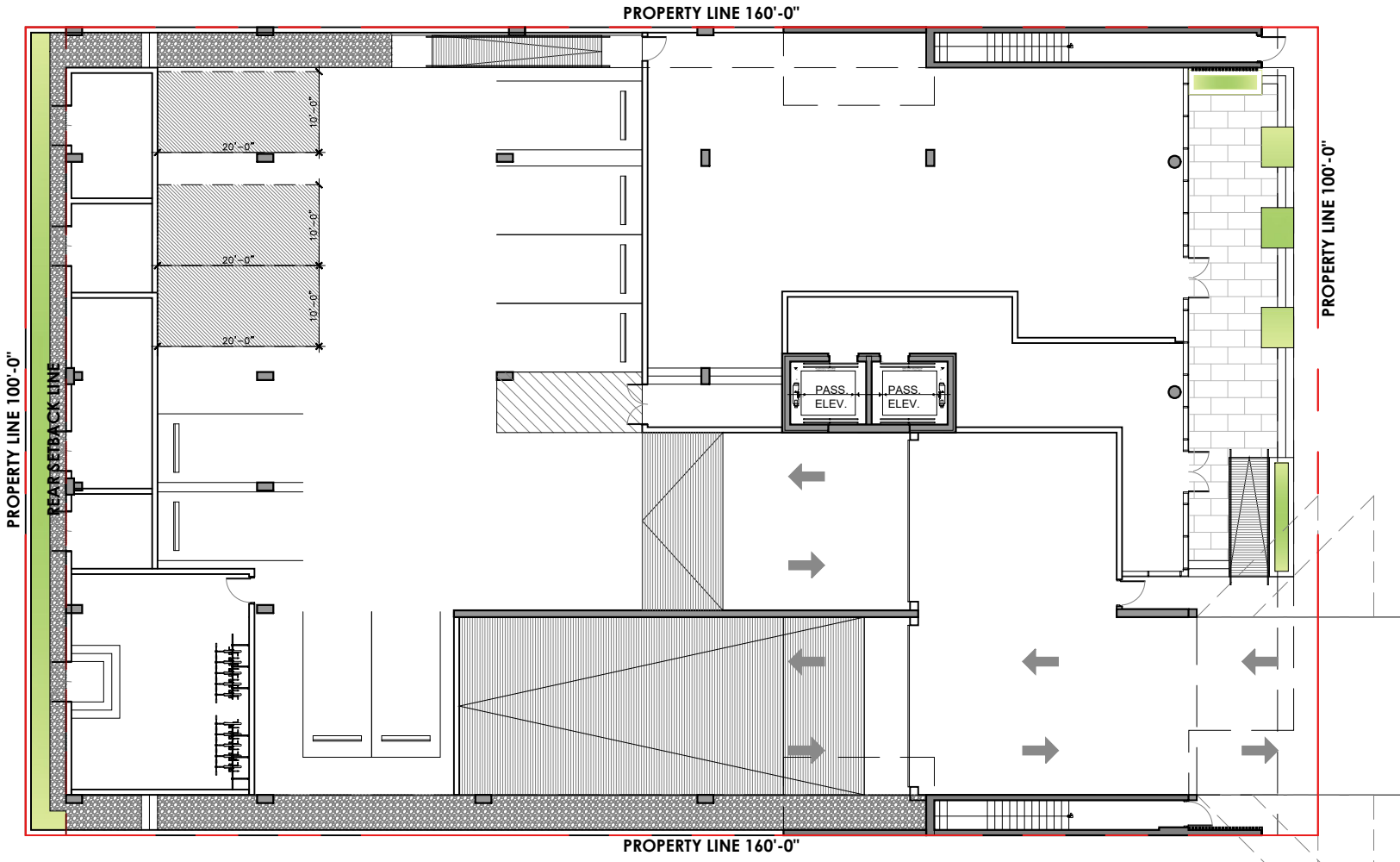
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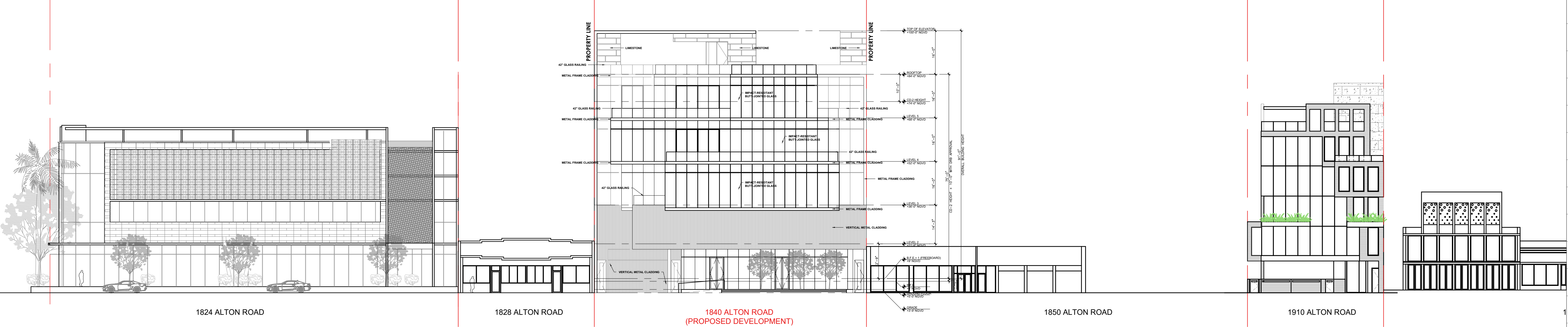
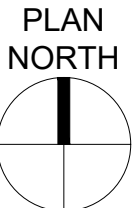
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Scale	A4.06
Project 2199	



1
A4.08

2
KEY PLAN
SCALE: N.T.S.



1
CONTEXTUAL EAST ELEVATION
SCALE: 1" = 20'-0"

Rev.	Date	Rev.	Date

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DRB22-0480

MIXED USE - COMMERCIAL - RESIDENCE

1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

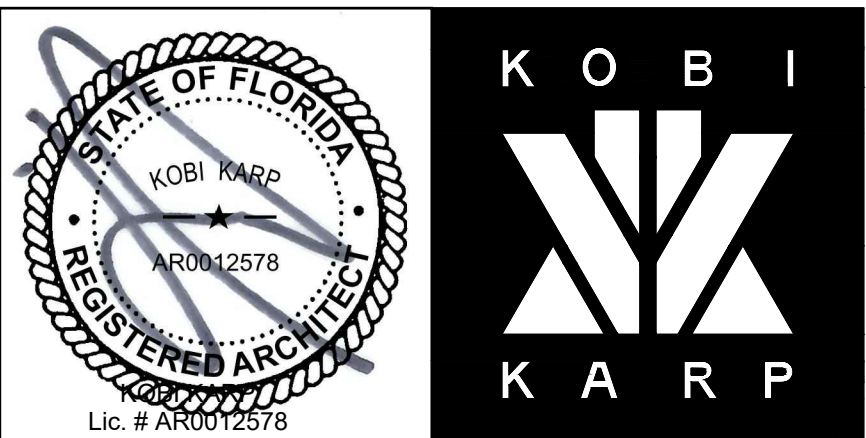
PRIVATE

Landscape Architect:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Consultant:
Name
Address
Tel:
Email

Architect:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766

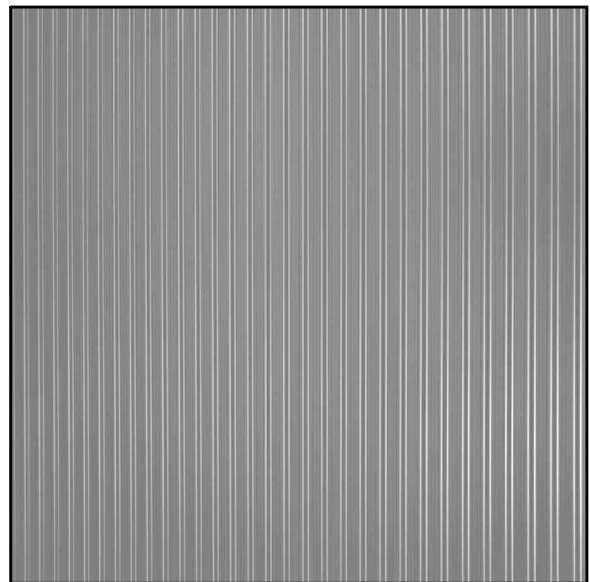


CONTEXTUAL EAST ELEVATION

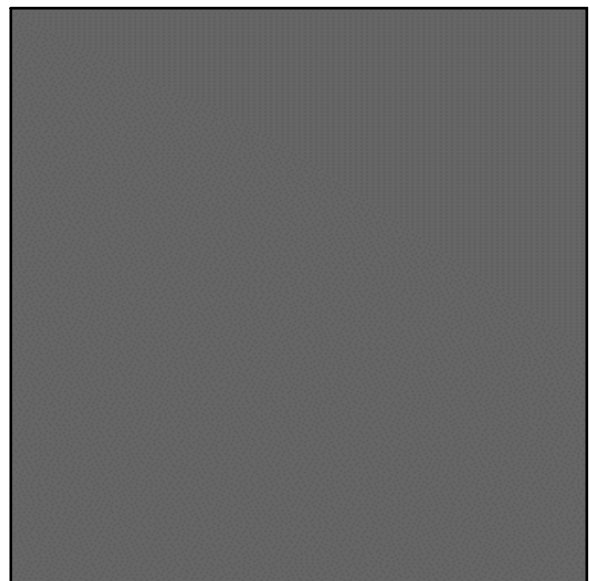
Date 07-11-2022	Sheet No.
Scale	A4.08
Project 2199	



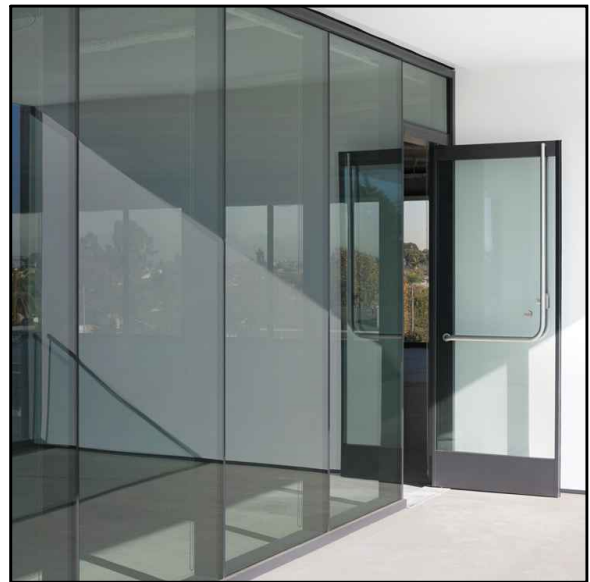
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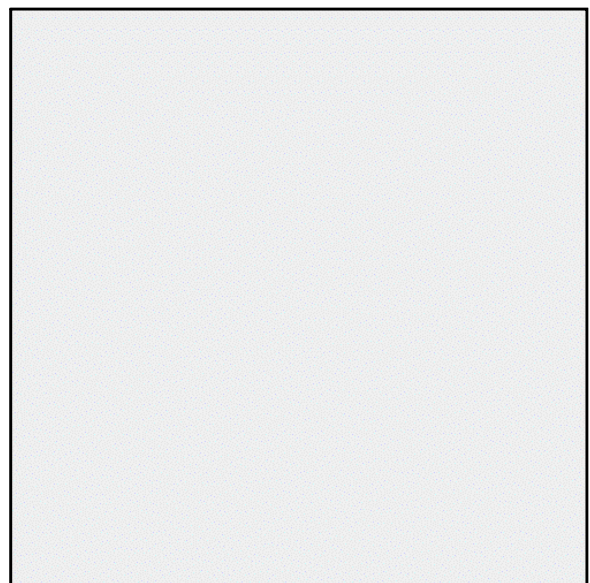
GREY TEXTURED METAL SIDING



GREY METAL CLADDING



BUTT-JOINTED IMPACT RESISTANT GLASS



WHITE STUCCO



WOOD CLADDING

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Owner:

PRIVATE

Landscape Architect:

Name
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Email

Consultant:

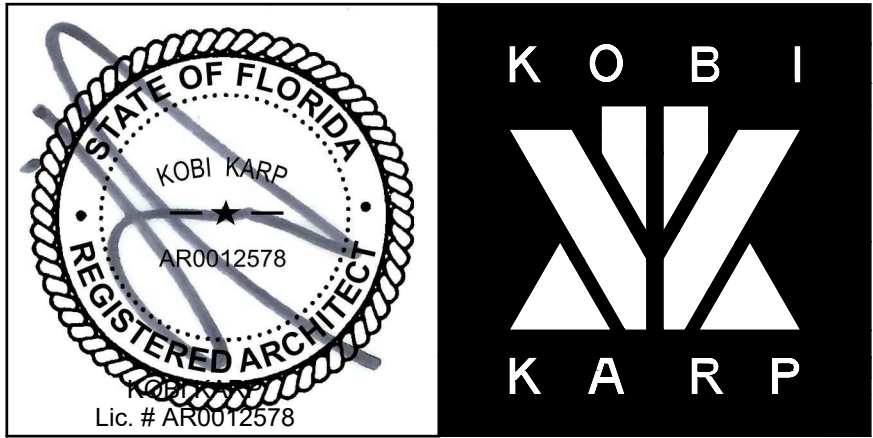
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

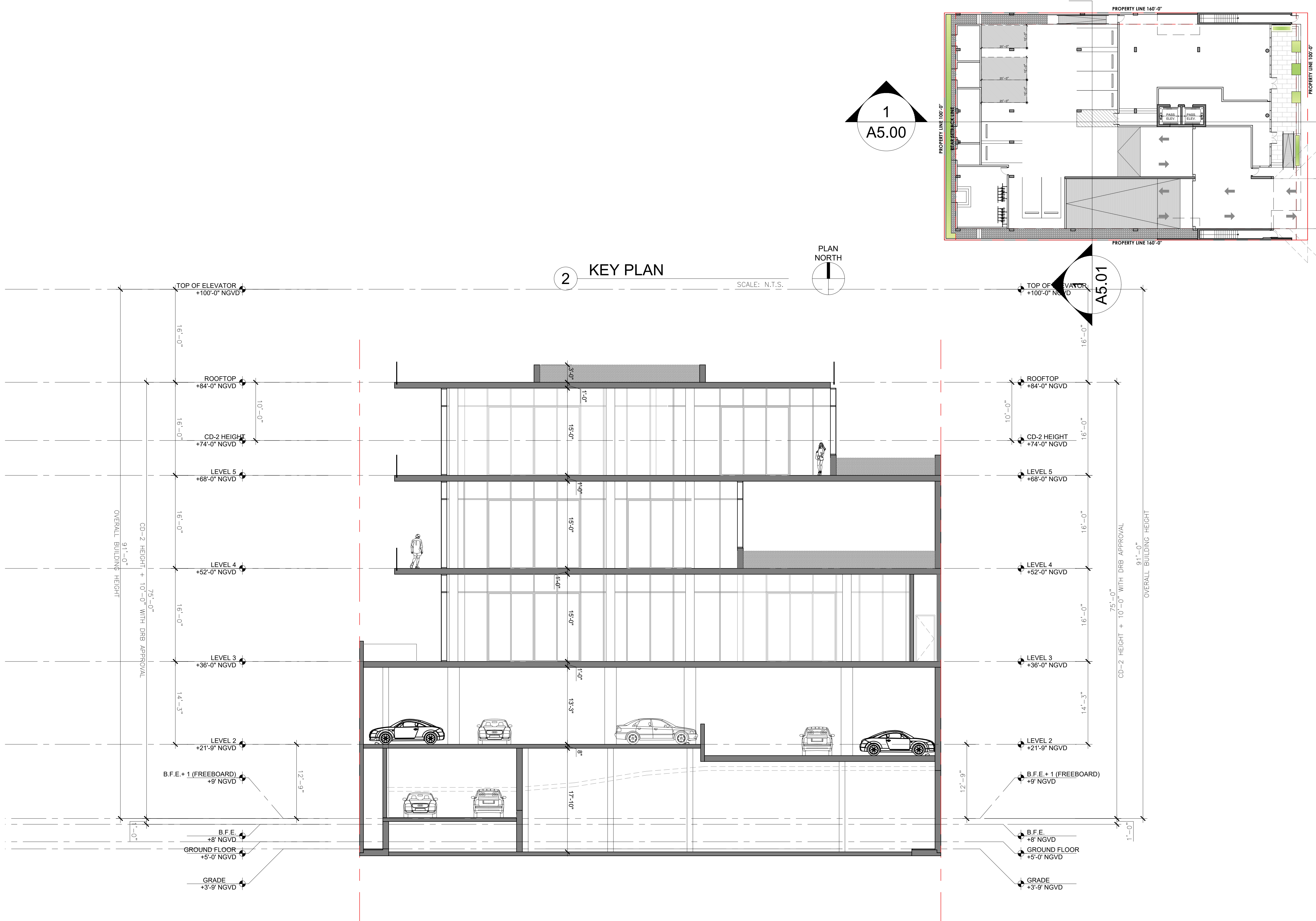
Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



MATERIAL BOARD

Date 07-11-2022	Sheet No.
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1840 ALTON RD
MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

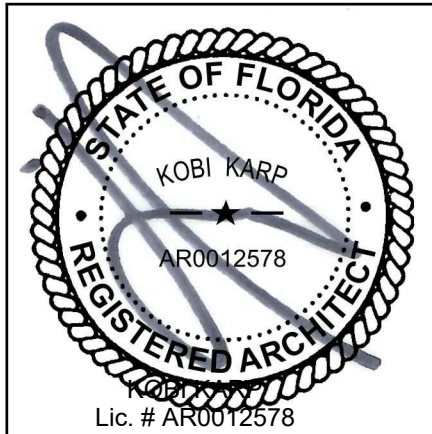
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

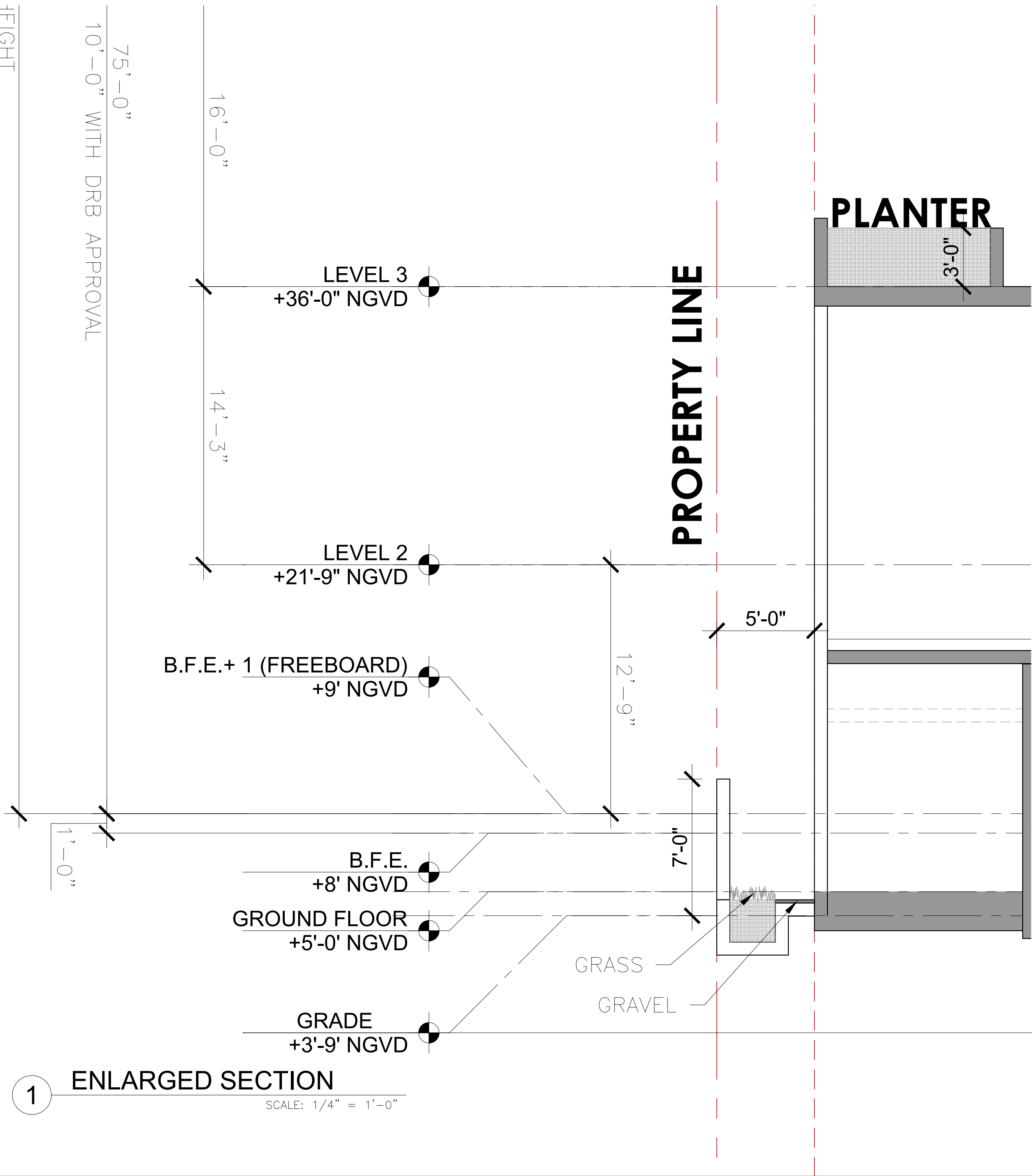
Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



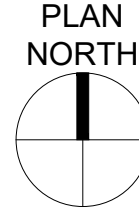
SECTION

Date 07-11-2022	Sheet No.
Scale	A5.01
Project 2199	

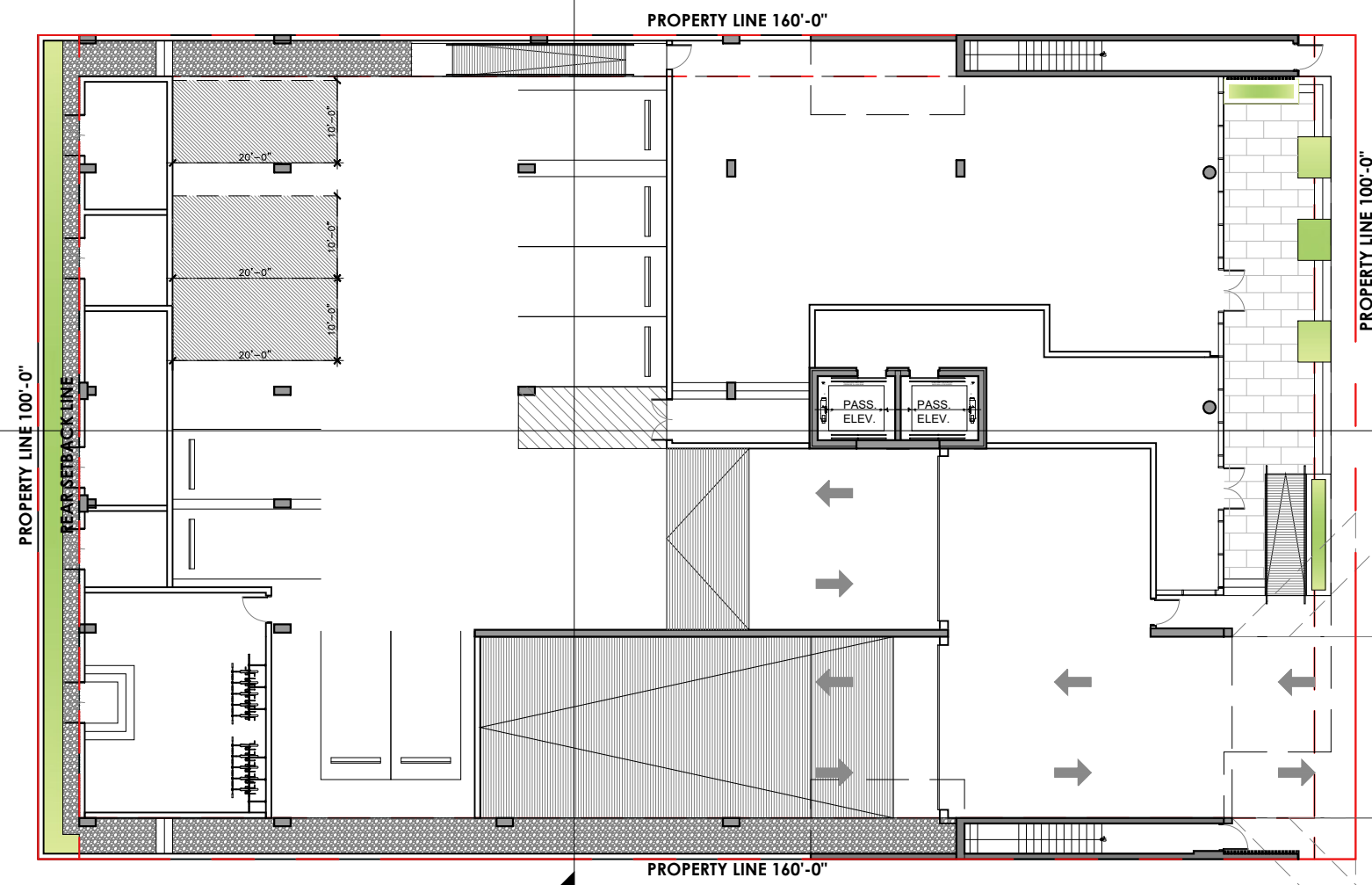


2 KEY PLAN

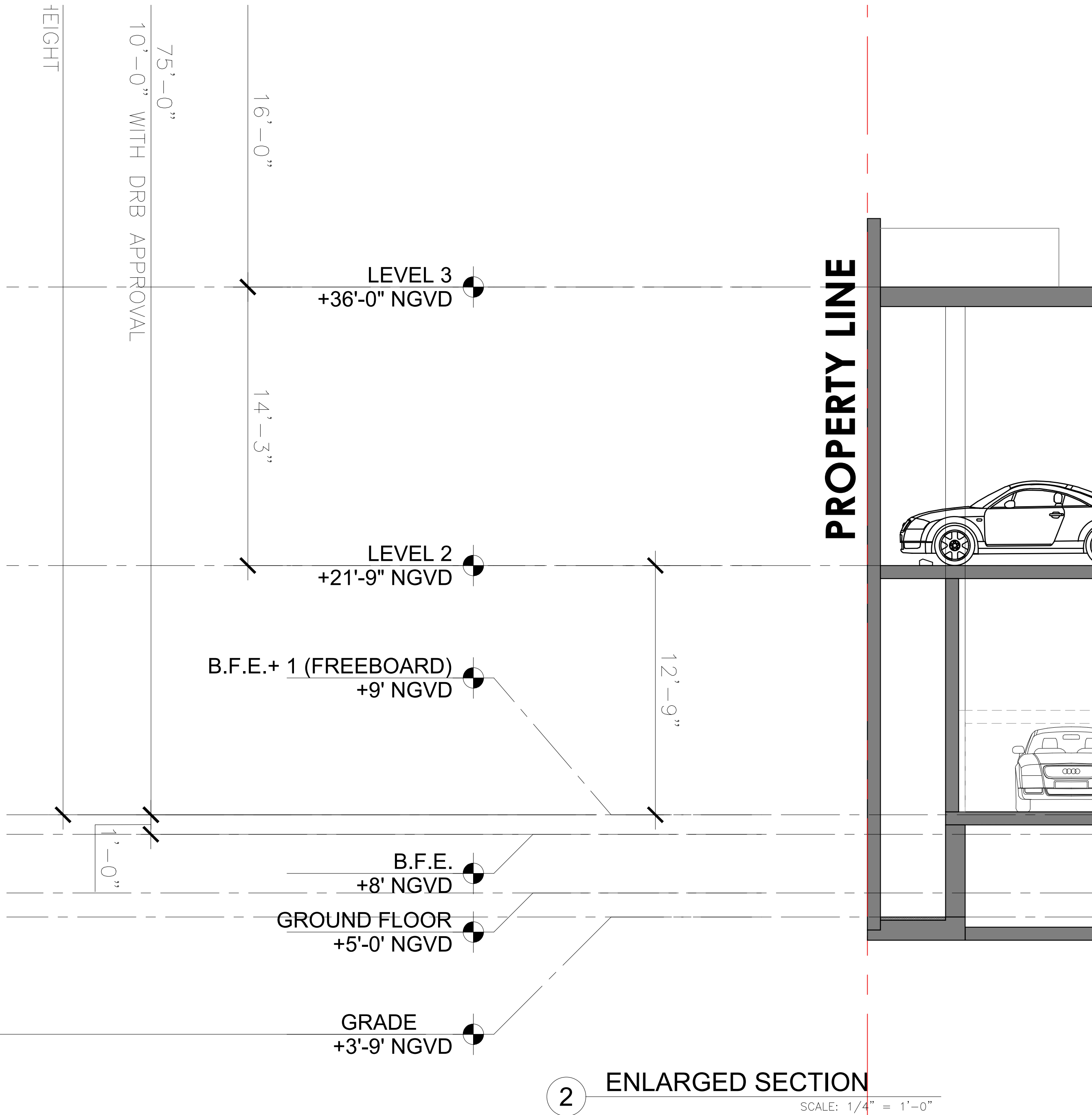
SCALE: N.T.S.



1
A5.02



2
A5.02



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MIAMI BEACH, FLORIDA 33139

Owner:

PRIVATE

Landscape Architect:

Name
Address
Tel:
Email

Consultant:

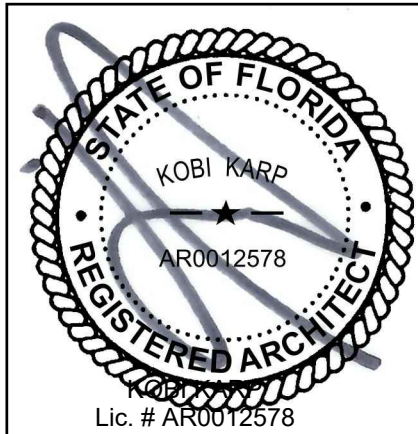
Name
Address
Tel:
Email

Consultant:

Name
Address
Tel:
Email

Architect:

Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



SECTION

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Scale	A5.02
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