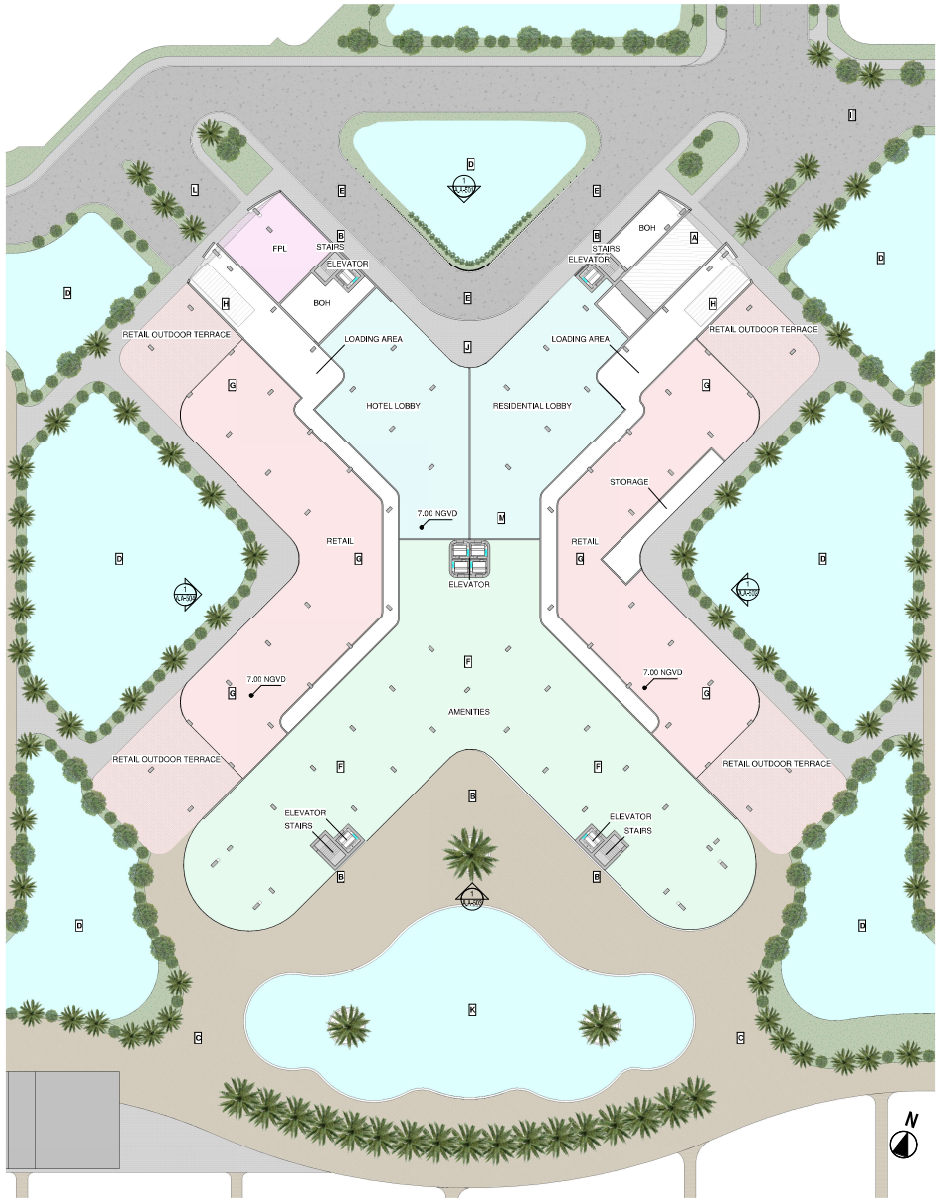
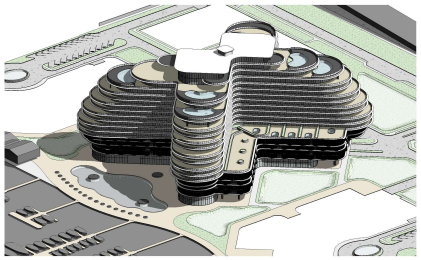


1 A.A-081 GROUND SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN LEGEND

CONCRETE/PAVED

LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



SITE PLAN NOTES

A. VEHICULAR ENTRANCE / EXIT TO LEVEL 2P PARKING GARAGE. ACCESS ONLY FOR RESIDENTS AND COMMERCIAL COMPONENTS.

B. STAIR CASE DIRECT EGREES TO EXTERIOR STREET.

C. POOL DECK AREA, LOUNGE

D. RETENTION PONDS

E. DROP-OFF CIRCULATION

F. CONVENTION CENTER OF 27,779 SQUARE FEET AT GROUND LEVEL.

G. RETAIL CENTER OF 33,284 FEET. TO BE DIVIDED DURING THE DESIGN PROCESS WITH THE NUMBER OF TENANTS AND USES.

H. SHARED LOADING AREA 12'-0" WIDE BY 35'-0" LONG FOR ALL USES OF THE BUILDING.

I. TURN AROUND AREA TO FACILITATE THE TRUCK MANEUVER ACCESSING THE LOADING AREA AND THE TRASH REMOVAL.

J. MAIN ENTRANCE TO HOTEL/RESIDENTIAL LOBBIES.

K. MAIN POOL

L. SERVICE AREA DESIGNATED FOR FPL SERVICES.

M. GROUND FLOOR SLAB @ELEVATION NGVD 7. (BFE + 1)

NOTES

REFER TO CIVIL PLANS FOR:
- CROWN OF ROAD ELEVATION SURVEY OF ALL SURROUNDING ROADS
- FLOOD ZONE & BFE
- THE BENCH MARK ELEVATION
- FLOOD ELEVATION COMPLIANCE WITH THE CITY FLOOD ORDINANCE.

NOTES - VALET PARKING

1. VALET PARKING SERVICE SHALL BE OPERATED ONLY BY COMMETCIALLY LICENSED AND INSURED VENDORS OF PARKING SERVICES HOLDING VALID CITY LOCAL BUSINESS TAX RECEIPTS.

2. INGRESS VEHICULAR CONTROL DEVICES SHALL BE LOCATED SO AS TO PROVIDE A MINIMUM DRIVEWAY OF 20 FEET IN LENGTH BETWEEN THE BASE BUILDING LINE AND DISPENSER

FHA GUIDELINES COMPLIANCE REQUIREMENTS

1. AN ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
2. ACCESSIBLE COMMON AND PUBLIC USE AREAS.
3. USABLE DOORS (USABLE BY A PERSON IN A WHEELCHAIR).
4. ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNIT.
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORCED WALLS IN BATHROOMS FOR LATER INSTALLATION OF GRAB BARS.
7. USABLE KITCHENS AND BATHROOMS.

SITE PLAN GENERAL NOTES

1. WORK SHALL BE IN ACCORD WITH THE APPLICABLE CITY/COUNTY STANDARDS IN CASE OF DISCREPANCIES THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
2. EXISTING IMPROVEMENTS WITHIN PROPERTY (NOT SHOWN- REFER TO SURVEY) AND WITHIN R.O.W. FRONTING PROPERTY (UTILITIES SERVICES, POWER POLES, ETC) SHALL BE REMOVED UNLESS INDICATED OTHERWISE, REFER TO CIVIL ENGINEERING DRAWINGS.
3. IMPROVEMENTS SHOWN WITHIN PROPERTY ARE NEW (PROPOSED UNLESS INDICATED OTHERWISE)
4. UTILITIES AND OFFSITE WORK SHOWN HEREIN ARE FOR REFERENCE ONLY, REFER TO CIVIL ENGINEERING DRAWINGS.
5. REFER TO CIVIL DRAWINGS FOR TRAFFIC MARKINGS & SIGNAGE, PAVING, DRAINAGE, WATER AND SEWER.
6. TREES SHOWN HEREIN ARE FOR REFERENCE ONLY, REFER TO LANDSCAPE DRAWINGS FOR TREES AND PLANT REQUIREMENTS.
7. REFER TO CIVIL LANDSCAPE AND M.E.P. DRAWINGS FOR OTHER SITE WORK REQUIREMENT NOT SHOWN IN THIS DRAWING.
8. BUILDING SHOWN SIGNS ARE CONCEPTUAL AND FOR LOCATION REFERENCE ONLY. SIGNAGE SHALL COMPLY WITH CITY OF DEERFIELD BEACH SIGNAGE REGULATIONS AND SHALL BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT APPLICATION.
9. CONSTRUCTION AREA MUST BE POSTED, FENCED AND MARKED DURING CONSTRUCTION.
10. THE CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS, LEVELS AN OTHER EXISTING CONDITIONS BEFORE BEGINNING ANY TYPE OF WORK.
11. THE LAND LAYOUT & FLOOR ELEVATIONS HAVE BEEN SKETCHED OUT BY LAND SURVEYORS: FORTIN, LEVY, SKILES, INC.
12. CONTRACTOR SHALL NOTIFY THE ARCHITECT AS SOON AS POSSIBLE IN CASE HE NOTICES ERRORS, OMISSIONS OR CONFLICT IN DRAWINGS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY AS WELL AS ALL CURRENT APPLICABLE CODE. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE.
14. THE PARKING STRIPPING WILL BE COLORED WHITE. THE DIAGONAL HATCHING, ARROWS AND OTHER TYPES OF STRIPPING SHALL BE YELLOW. THE HANDICAPPED PARKING STALL SHALL HAVE A WHITE LOGO ON A BLUE BACKGROUND COLOR. GREEN PARKING IN GREEN.
15. ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
16. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
17. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE PRIOR TO BUILDING FINAL INSPECTION.

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY HAVING JURISDICTION AND WITH THE ACCESSIBLE PROVISIONS OF THE FLORIDA BUILDING CODE, SECTION 553.5041 AND 553.791 OF THE FLORIDA STATUTES.
STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
SITE PLAN

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-081

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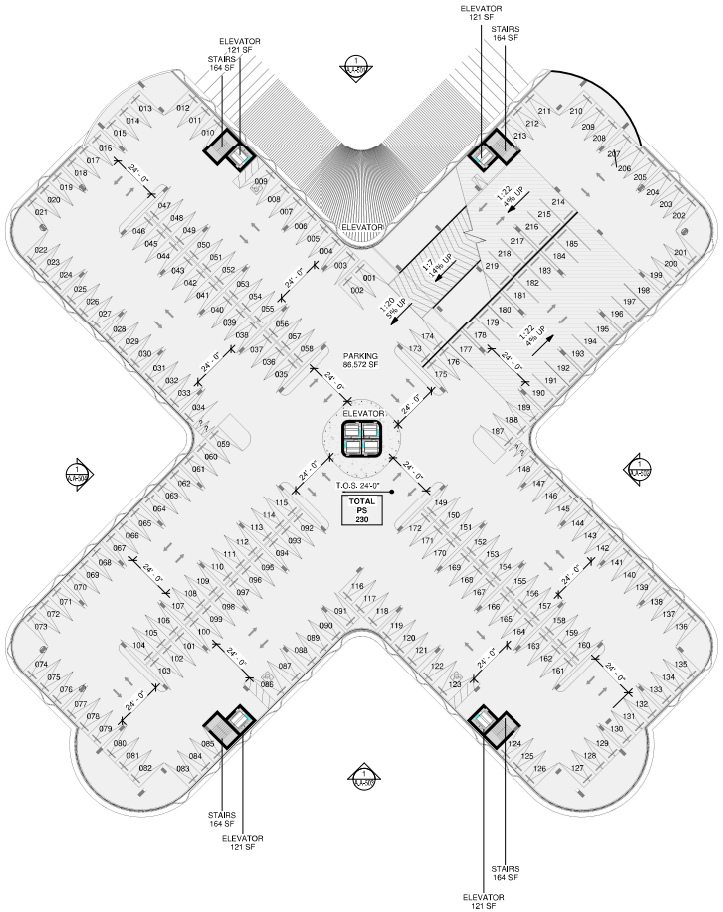
ARCH D 24"X36" (A1)



1 LEVEL 2P FLOOR PLAN
A.A-202 SCALE: 1" = 30'-0"

USE

- PARKING
- VERTICAL CIRCULATION

Parking Schedule

Parking count	Type	Count
LEVEL 2P		
	9' x 18' STANDARD	210
	ADA + 5' AISLE	3
	MOTORCYCLE	4
		217
LEVEL 2P (B)		
	9' x 18' STANDARD	17
	MOTORCYCLE	1
		18
LEVEL 3P		
	9' x 18' STANDARD	210
	ADA + 5' AISLE	3
	MOTORCYCLE	4
		217
LEVEL 3P (B)		
	9' x 18' STANDARD	17
	MOTORCYCLE	1
		18
LEVEL 4P		
	9' x 18' STANDARD	210
	ADA + 5' AISLE	3
	MOTORCYCLE	4
		217
LEVEL 4P (B)		
	9' x 18' STANDARD	17
	MOTORCYCLE	1
		18
LEVEL 5P		
	9' x 18' STANDARD	175
	ADA + 5' AISLE	3
	MOTORCYCLE	4
		182
Grand total: 887		887

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STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

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Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
LEVEL 2P FLOOR PLAN

Drawn: IDEA Team	Field: Architecture
Verified	Scale: 1" = 30'-0"
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-202

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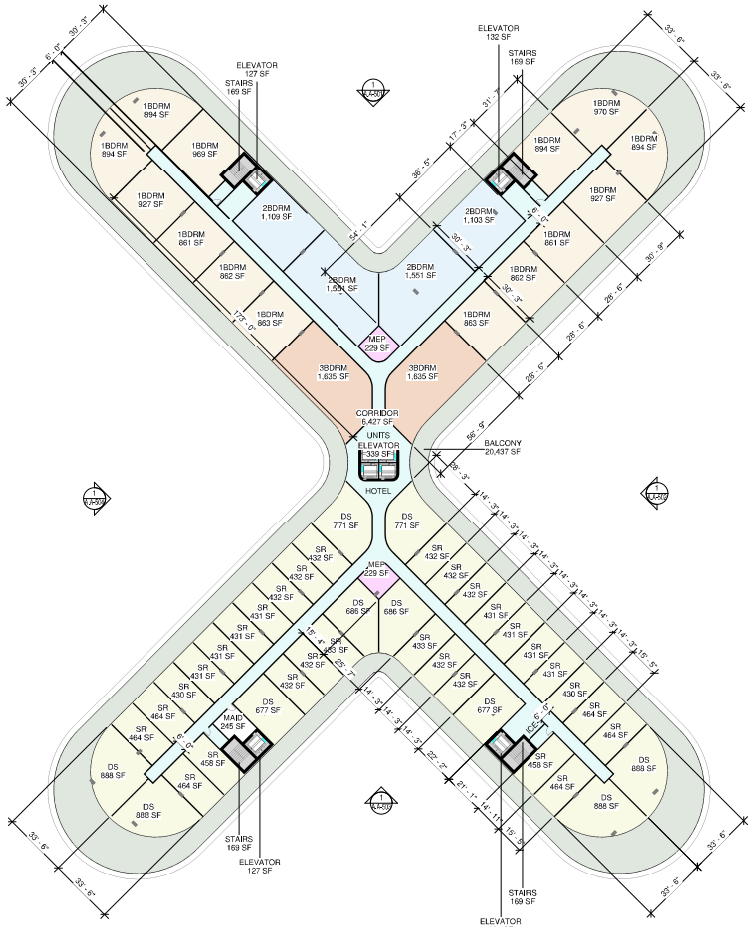

1 A.A-208 SPA - LEVEL 8
SCALE: 1" = 30'-0"

HOTEL LEGEND:

DS = DELUXE SUITE

SR = STANDARD ROOM

USE

- BOH
- COMMON AREA
- EXTERIOR
- HOTEL ROOMS
- MEP
- UNIT 1BDRM
- UNIT 2BDRM
- UNIT 3BDRM
- VERTICAL CIRCULATION

UNIT MATRIX

Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX UNIT SIZE S.F.
LEVEL 6	1BDRM	6	5,400 SF	2%	865 ... 975
LEVEL 6	2BDRM	8	10,780 SF	4%	1,106 ... 1,552
LEVEL 6	3BDRM	1	1,640 SF	1%	1,636
		15	17,820 SF	6%	
LEVEL 7	1BDRM	10	8,930 SF	3%	865 ... 975
LEVEL 7	2BDRM	8	10,780 SF	4%	1,106 ... 1,552
LEVEL 7	3BDRM	2	3,270 SF	1%	1,636
		20	22,990 SF	8%	
LEVEL 8	1BDRM	14	12,540 SF	4%	861 ... 970
LEVEL 8	2BDRM	4	5,310 SF	2%	1,103 ... 1,551
LEVEL 8	3BDRM	2	3,270 SF	1%	1,635 ... 1,635
		20	21,130 SF	7%	
LEVEL 9	1BDRM	14	12,540 SF	4%	861 ... 970
LEVEL 9	2BDRM	4	5,310 SF	2%	1,103 ... 1,551
LEVEL 9	3BDRM	2	3,270 SF	1%	1,635 ... 1,635
		20	21,130 SF	7%	
LEVEL 10	1BDRM	6	5,210 SF	2%	868 ... 868
LEVEL 10	2BDRM	8	11,400 SF	4%	1,116 ... 1,564
LEVEL 10	3BDRM	2	3,290 SF	1%	1,643 ... 1,643
		16	19,890 SF	7%	
LEVEL 11	1BDRM	12	10,420 SF	4%	868 ... 868
LEVEL 11	2BDRM	16	22,800 SF	8%	1,116 ... 1,564
LEVEL 11	3BDRM	4	6,570 SF	2%	1,643 ... 1,643
		32	39,790 SF	13%	
LEVEL 12	1BDRM	12	10,470 SF	4%	867 ... 882
LEVEL 12	2BDRM	8	10,710 SF	4%	1,116 ... 1,564
LEVEL 12	3BDRM	8	15,190 SF	5%	1,642 ... 2,166
		28	36,370 SF	12%	
LEVEL 13	1BDRM	12	10,470 SF	4%	867 ... 882
LEVEL 13	2BDRM	8	10,710 SF	4%	1,116 ... 1,564
LEVEL 13	3BDRM	8	14,190 SF	5%	1,390 ... 2,166
		28	35,370 SF	12%	
LEVEL 14	1BDRM	12	10,150 SF	3%	828 ... 868
LEVEL 14	2BDRM	4	6,230 SF	2%	1,557 ... 1,564
LEVEL 14	3BDRM	12	18,350 SF	6%	1,389 ... 1,610
		28	34,740 SF	12%	
LEVEL 15	PH1	1	6,970 SF	2%	6,969
LEVEL 15	PH2	1	6,970 SF	2%	6,969
LEVEL 15	PH3	1	6,970 SF	2%	6,969
LEVEL 15	PH4	1	6,960 SF	2%	6,959
		4	27,860 SF	9%	
LEVEL 16	PH5	1	5,690 SF	2%	5,686
LEVEL 16	PH6	1	5,690 SF	2%	5,686
		2	11,970 SF	4%	
LEVEL 17	PH5	1	4,490 SF	2%	4,491
LEVEL 17	PH6	1	4,490 SF	2%	4,491
		2	8,980 SF	3%	
		215	297,440 SF	100%	

HOTEL ROOM MIX

Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX ROOM SIZE S.F.
LEVEL 6	DELUXE SUITE	14	9,400 SF	9%	531 ... 771
LEVEL 6	STANDARD ROOM	30	13,240 SF	12%	433 ... 467
		44	22,640 SF	21%	
LEVEL 7	DELUXE SUITE	14	9,400 SF	9%	531 ... 771
LEVEL 7	STANDARD ROOM	30	13,240 SF	12%	433 ... 467
		44	22,640 SF	21%	
LEVEL 8	DELUXE SUITE	10	7,820 SF	7%	677 ... 888
LEVEL 8	STANDARD ROOM	30	13,190 SF	12%	430 ... 464
		40	21,010 SF	20%	
LEVEL 9	DELUXE SUITE	10	7,820 SF	7%	677 ... 888
LEVEL 9	STANDARD ROOM	30	13,190 SF	12%	430 ... 464
		40	21,010 SF	20%	
LEVEL 10	DELUXE SUITE	10	8,200 SF	8%	681 ... 978
LEVEL 10	STANDARD ROOM	26	11,490 SF	11%	434 ... 505
		36	19,690 SF	18%	
		204	106,990 SF	100%	

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STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

Notes

SITE PLAN APPROVAL

Not for construction

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
LEVEL 8 FLOOR PLAN

Drawn	Field
IDEA Team	Architecture
Verified	Scale
	1" = 30'-0"
Approved	Date
	03-25-2024
Project Manager	Dwg. no. Page
Project Manager	
Project 23-843	A.A-208

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3/26/2024 9:31:44 AM
Autodesk Docs://23-843 Fort Pierce Causeway Marina/23-843_FT PIERCE_AR_IDEA_Building A.rvt
ARCH D 24"X36" (A1)

1 / A-501 NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

3 TINTED GLASS FOR
STOREFRONT /
WINDOWS / BALCONY
DOORS
VIRACON OPTIGRAY

4 WOOD-LIKE ALUMINUM
LOUVERS

5 GLASS RAILINGS,
MINIMUM HEIGHT 42"

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IDEA Architect

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LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
NORTH ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-501

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ARCH D 24"X36" (A1)

1 / A.A-502 EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

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STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

Notes

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Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
EAST ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-502

ARCH D 24"X36" (A1)

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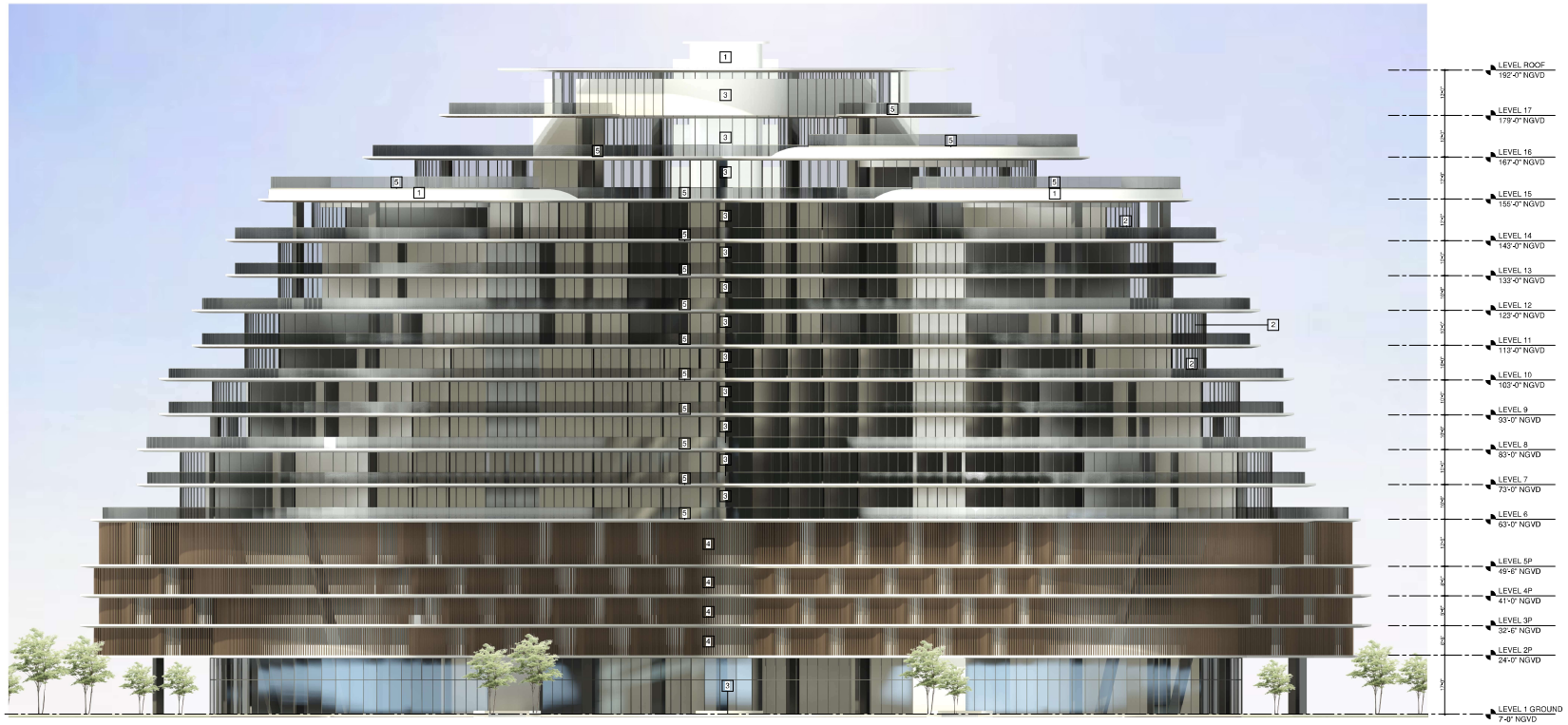

1 / A-503 SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

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DOORS
VIRACON OPTIGRAY

4 WOOD-LIKE ALUMINUM
LOUVERS

5 GLASS RAILINGS,
MINIMUM HEIGHT 42"

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Stephane L'Ecuyer

#	Date	Description

Notes

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Not for construction

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
SOUTH ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-503

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1 / A-504 WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

3 TINTED GLASS FOR
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LOUVERS

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STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

Notes

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Professionals

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Owner

ARCHITECT
IDEA Architect

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LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING A
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
WEST ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-504

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FORT PIERCE, FL 34949

Title

3D RENDERINGS

Drawn: IDEA Team	Field: Architecture
Verified	Scale
Approved	Date: 03-25-2024
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.A-641

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Stephane L'Ecuyer

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Date: 2024.04.04 11:16:52+04'00'

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FORT PIERCE, FL 34949

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3D RENDERINGS

Drawn: IDEA Team	Field: Architecture
Verified	Scale
Approved	Date: 03-25-2024
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Project: 23-843	A.A-642

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