

DRAWING REVISION REGISTER		
REV#	SHEET #	REVISION DESCRIPTION

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 5242 NORTH BAY ROAD, MIAMI FL 33140 TO BE PERMITTED BY THE CITY OF MIAMI BEACH:

- NEW HARDSCAPE AND LANDSCAPE DESIGN

08/10/2020 DRB SET	SHEET INDEX	
	LANDSCAPE DRAWINGS	DRAWING NOTES
<input type="checkbox"/>	LCVR	COVER PAGE
<input type="checkbox"/>	L001	SITE PLAN & ZONING REGULATIONS
<input type="checkbox"/>	L002	GENERAL SITE NOTES
<input type="checkbox"/>	LSVR	SURVEY
<input type="checkbox"/>	LPLN	SITE PLAN
<input type="checkbox"/>	TD100	TREE DISPOSITION SCHEDULE & NOTES
<input type="checkbox"/>	TD110	TREE DISPOSITION PLAN
<input type="checkbox"/>	L200	MATERIALS SCHEDULE & NOTES
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<input type="checkbox"/>	L800	IRRIGATION NOTES
<input type="checkbox"/>	L800	IRRIGATION PLAN
<input type="checkbox"/>	L900	LIGHTING SCHEDULE & NOTES
<input type="checkbox"/>	L901	LIGHTING PLAN

LAND

7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
WWW.LAND.DESIGN

LOCATION MAP



BAY ROAD RESIDENCE

5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

Digitally signed by marsh c kriplen  
Date: 2020.08.10 11:07:17 -04'00'

LANDSCAPE ARCHITECT

LAND  
7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
WWW.LAND.DESIGN

ARCHITECT

KOBI KARP ARCHITECTURE  
AND INTERIOR DESIGN INC  
2915 BISCAYNE BOULEVARD  
SUITE # 200  
MIAMI: FL 33137  
305.573.1818  
www.kobikarp.com

COVER PAGE

DATE	ISSUE
08/10/2020	DRB SET

LCVR





Know what's below.  
Call before you dig.

SITEWORK GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AT JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR OF DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL CONTRACTORS MUST COMPLY WITH PERMIT REQUIREMENTS, LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
- WORK PERFORMED WITHOUT APPROVAL OF LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
- ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
- ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
- CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
- A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY, NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

SITEWORK GENERAL NOTES CONTINUED

- PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
- SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
- VEHICLES, EQUIPMENT, AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
- CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
- RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
- ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
- GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
- GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
- THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
- WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
- STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

SOIL EROSION CONTROL NOTES

- PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
- ALL SESC MEASURES TO BE MAINTAINED DAILY.
- THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
- WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
- NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
- SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
- CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
- BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
- CONTRACTOR SHALL ABIDE BY THE LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
- RESEED AS INDICATED IN SEEDING NOTES.

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

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Date: 2020.08.10 11:25:48 -04'00'

GENERAL SITE NOTES

DATE	ISSUE
08/10/2020	DRB SET



LEGEND

- 1. VEHICULAR ACCESS
- 2. PEDESTRIAN CIRCULATION
- 3. POOL TERRACE
- 4. POOL
- 5. DECK
- 6. LANDSCAPE AREA
- 7. LAWN AREA

LAND

7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
WWW.LAND.DESIGN

BAY ROAD RESIDENCE

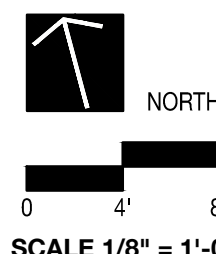
5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

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marsh c kriplen  
Date: 2020.08.10  
11:25:17 -04'00'

MASTER PLAN

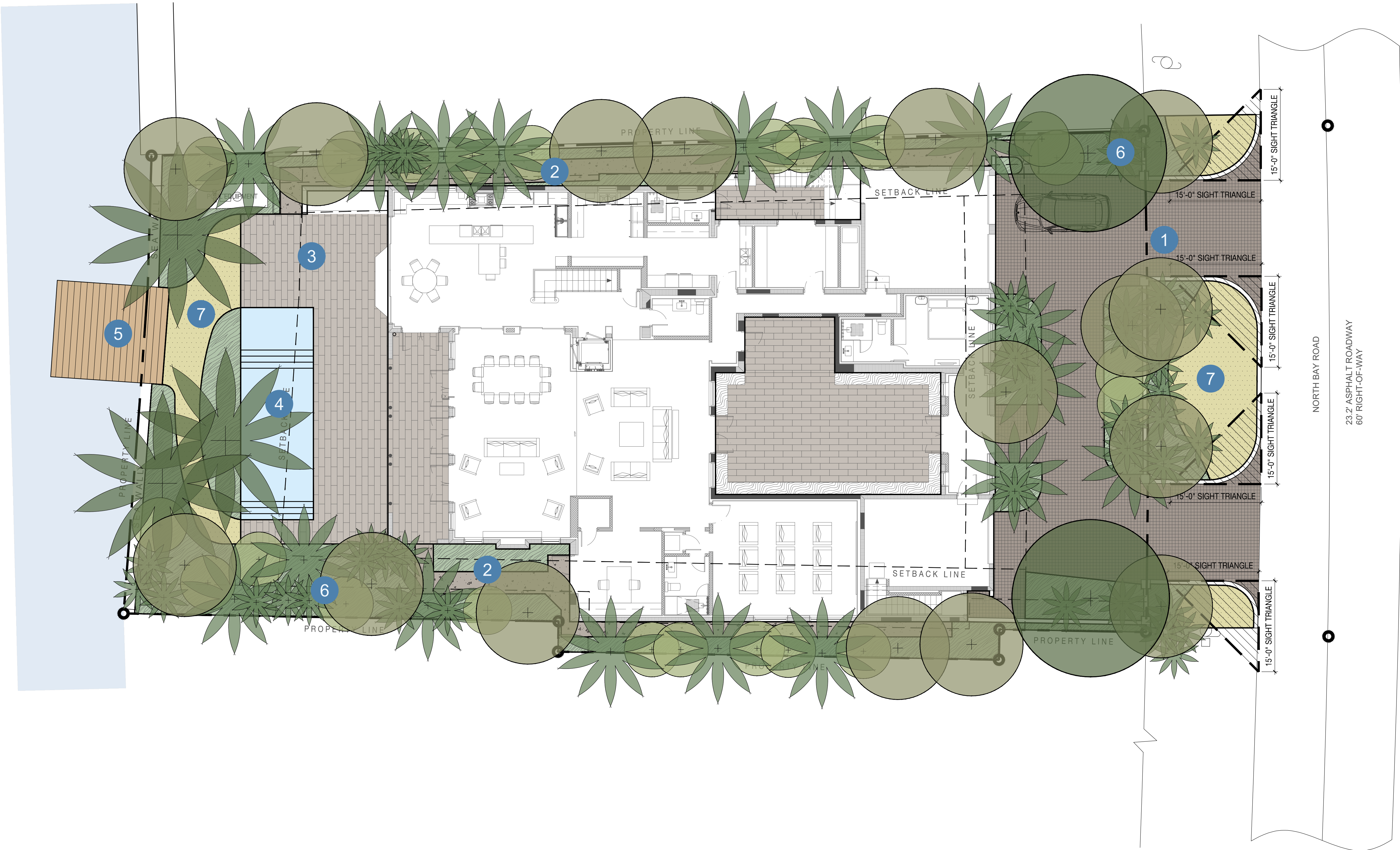
DATE: 08/10/2020 ISSUE: DRB SET



SCALE 1/8" = 1'-0"

LPLN

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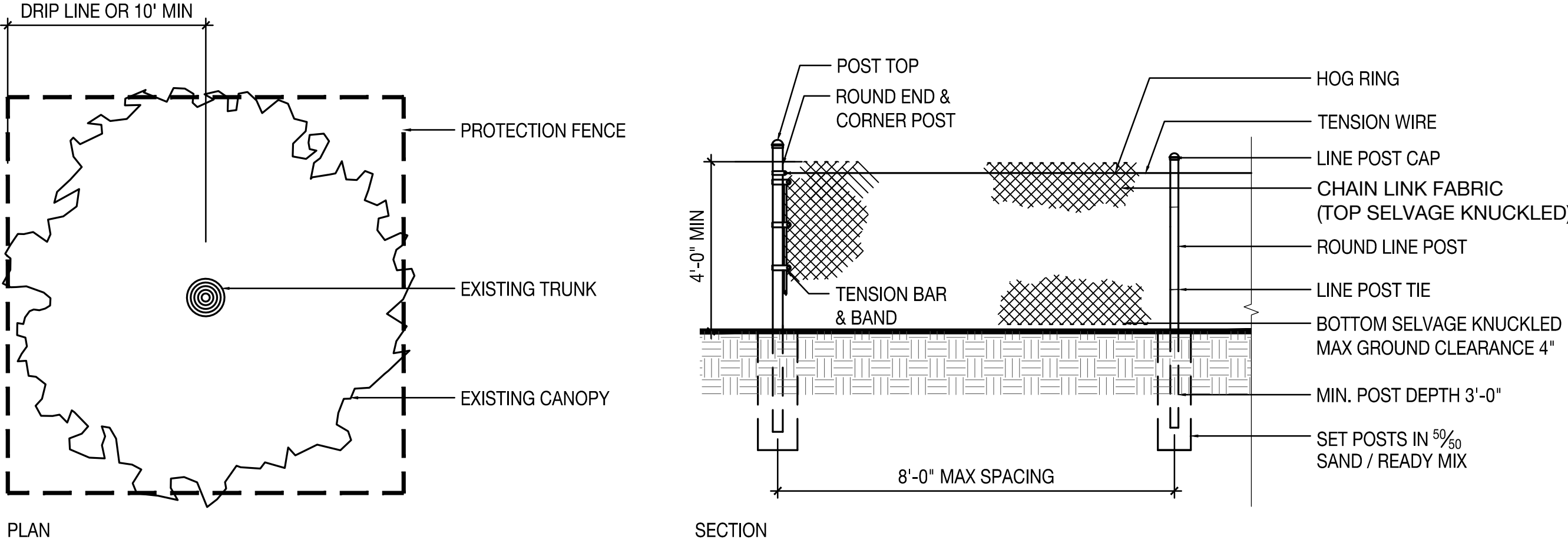


TREES & PLANTING TO BE PRESERVED NOTES

1. EXISTING TREES TO BE PRESERVED SHALL BEAR SAME RELATIONSHIP TO FINISHED GRADE AS THEY BEAR TO PRE-CONSTRUCTION GRADE.
2. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED WITH STURDY, WEATHERPROOF FENCING AT A MINIMUM FOUR (4) FEET HEIGHT INSTALLED NO CLOSER TO THE TREE TRUNK THAN ITS DRIPLINE. THIS FENCE SHALL BE MAINTAINED IN WORKING ORDER DURING ALL PHASES OF CONSTRUCTION. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH.
3. NO WORK SHALL BE CONDUCTED WITHIN THE DRIPLINE, UNLESS REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. ALL WORK APPROVED WITHIN THE DRIPLINE SHALL BE COMPLETED BY HAND. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING.
4. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DEFINED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.

TREES & PLANTING TO BE REMOVED NOTES

1. THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
2. THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
3. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.



NOTES:

- PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2" x 2" MESH
- PROVIDE HINGED GATE
- ALTERNATE: 2" x 4" WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'
- POSTS MAY BE SHIFTED TO AVOID ROOTS
- NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
- REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION

TREE PROTECTION (TYP)

TREE DISPOSITION SCHEDULE

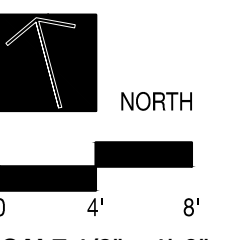
TREE No.	TREE - COMMON NAME	TREE - LATIN NAME	DISPOSITION	DIAMETER at BREAST HEIGHT (inches)	CONDITION	APPROXIMATE HEIGHT (feet)	CANOPY DIAMETER (feet)	REMOVAL- MUNICIPAL CRITERIA	
								PALM	DBH
								1:1	
								1	
1	PALM	Not determined	REMOVE	21.6					
2	PALM	Not determined	REMAIN	3.6					
3	PALM	Not determined	REMAIN	7.2					
4	PALM	Not determined	REMAIN	6					
5	PALM	Not determined	REMAIN	13.8					
6	PALM	Not determined	REMAIN	21.6					
7	PALM	Not determined	REMAIN	22.8					
8	PALM	Not determined	REMAIN	5.4					
9	PALM	Not determined	REMAIN	5.4					
10	PALM	Not determined	REMAIN	5.4					
11	PALM	Not determined	REMAIN	5.4					
12	PALM	Not determined	REMAIN	5.4					
13	PALM	Not determined	REMAIN	5.4					
14	PALM	Not determined	REMAIN	7.2					
15	PALM	Not determined	REMAIN	5.4					
16	PALM	Not determined	REMOVE	4.8				1	
17	PALM	Not determined	REMOVE	4.8				1	
18	PALM	Not determined	REMOVE	4.8				1	
19	PALM	Not determined	REMAIN	4.8					
20	PALM	Not determined	REMOVE	5.4				1	
21	PALM	Not determined	REMAIN	5.4					
22	PALM	Not determined	REMAIN	5.4					
23	PALM	Not determined	REMAIN	5.4					
24	PALM	Not determined	REMAIN	5.4					
25	PALM	Not determined	REMAIN	5.4					
26	PALM	Not determined	REMAIN	5.4					
27	PALM	Not determined	REMAIN	5.4					
28	PALM	Not determined	REMAIN	5.4					
29	PALM	Not determined	REMAIN	5.4					
30	PALM	Not determined	REMAIN	5.4					
31	PALM	Not determined	REMAIN	5.4					
32	OAK	Quercus spp	REMAIN	13.2					
33	PALM	Not determined	REMOVE	13.2				1	
34	PALM	Not determined	REMOVE	5.4				1	
35	PALM	Not determined	REMOVE	5.4				1	
36	PALM	Not determined	REMAIN	15.6					
37	PALM	Not determined	REMAIN	13.2					
38	PALM	Not determined	REMAIN	9.6					
39	PALM	Not determined	REMAIN	10.8					
40	PALM	Not determined	REMAIN	7.2					
41	PALM	Not determined	REMAIN	7.2					
42	PALM	Not determined	REMAIN	7.2					
43	PALM	Not determined	REMAIN	13.2					
44	OAK	Quercus spp	REMAIN	21.6					
45	PALM	Not determined	REMAIN	10.8					
46	PALM	Not determined	REMAIN	15.6					
47	PALM	Not determined	REMAIN	15					
48	PALM	Not determined	REMAIN	15					
49	PALM	Not determined	REMOVE	32.4				1	
50	PALM	Not determined	REMAIN	6					
51	PALM	Not determined	REMAIN	6					
52	PALM	Not determined	REMAIN	6					
53	PALM	Not determined	REMAIN	6					
54	PALM	Not determined	REMOVE	6				1	
55	PALM	Not determined	REMOVE	6				1	
STREET TREES									
1	PALM	Not determined	REMOVE	21.6				1	
TOTAL UNITS TO BE REMOVED:								11	
TOTAL REQUIRED ON SITE MITIGATION PER CODE (2" DBH/12HT):									
PROPOSED ON SITE MITIGATION BREAKDOWN									
TREES- 2" DBH/12' HT MIN:								3	
TREES- 4" DBH/16' HT MIN:								7	
NATIVE TREES - 1.5" DBH/10' HT MIN:								1	up to 30% of required 12' height trees
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):								11	



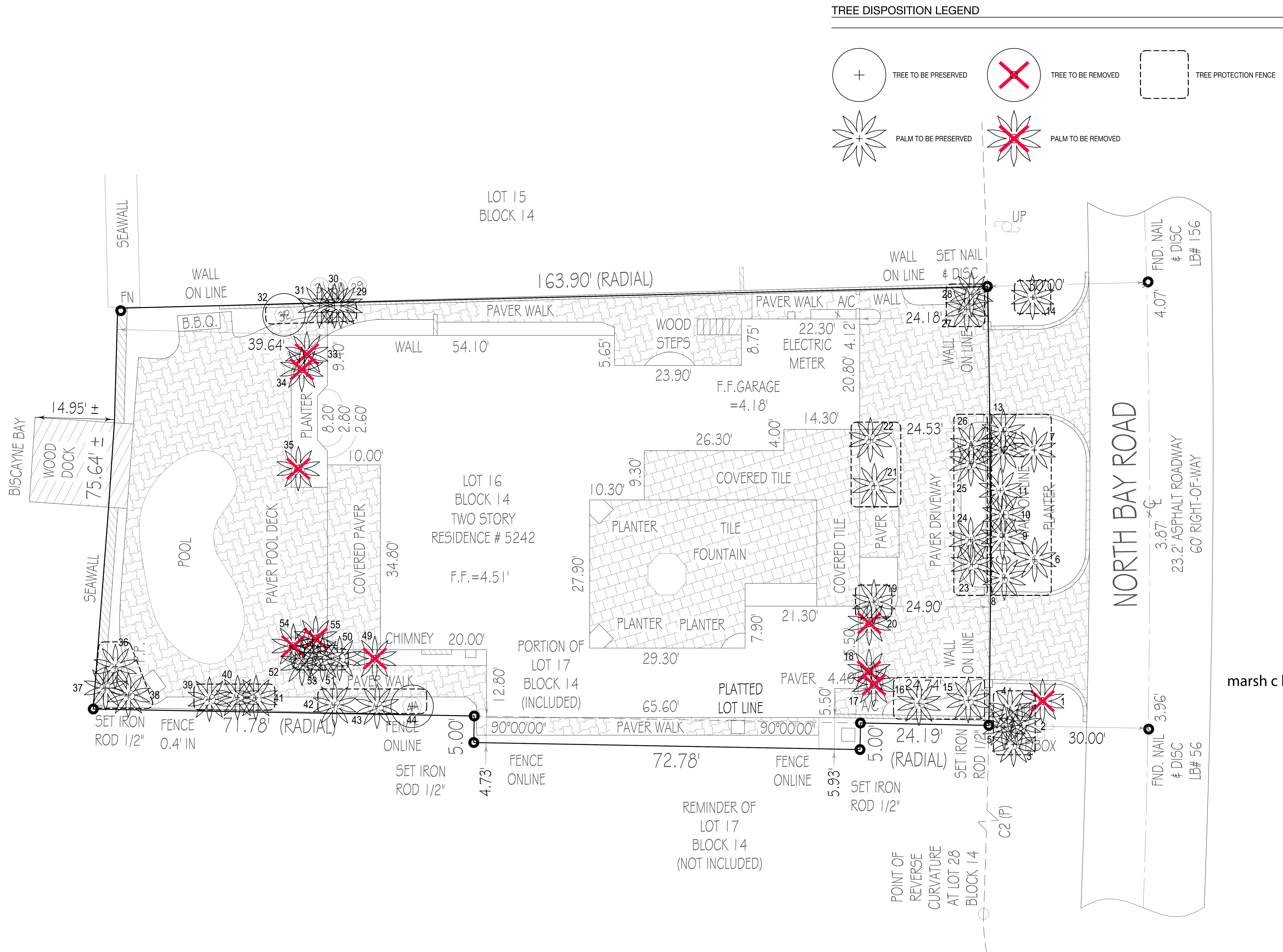
REAL (MARSH C. KRIPLIN-LA6667007)

Digitally signed by marsh c  
riplen  
Date: 2020.08.10 10:55:47  
04'00'

FREE DISPOSITION PLAN	
DATE	ISSUE
8/10/2020	DRB SET



# TD110





MATERIALS NOTES

1. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
2. ALL CONSTRUCTION AND MATERIALS NOT SPECIFICALLY ADDRESSED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS.
3. THE CONTRACTOR SHALL PROVIDE A FULL-SCALE MOCKUP AND RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT FOR ALL SYSTEMS BEFORE BEGINNING CONSTRUCTION OF PAVEMENT.
4. EXPANSION JOINTS SHALL BE PROVIDED WHERE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS WALLS, CURBS, STEPS, AND OTHER HARDSCAPE ELEMENTS. EXPANSION JOINTS SHALL ALSO BE PROVIDED AT MATERIAL CHANGES. EXPANSION JOINT MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
5. CONTROL JOINTS SHOULD BE SPACED NO GREATER THAN TEN (10) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. EXPANSION JOINTS SHOULD BE SPACED NO GREATER THAN FORTY (40) LINEAR FEET MAXIMUM, UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL ADVISE ON OTHER JOINTS AS NEEDED TO MINIMIZE CRACKING. THIS INFORMATION SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
6. CONTROL JOINTS SHALL BE PROVIDED AS SPECIFIED IN THE CONTRACT DOCUMENTS. CONTROL JOINT MATERIALS, METHODS AND RECOMMENDATIONS ON ADDITIONAL CONTROL JOINTS TO MINIMIZE CRACKING SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
7. ALL STEPS SHALL HAVE TWELVE (12) INCH TREADS AND SIX (6) INCH RISERS, UNLESS OTHERWISE SPECIFIED.
8. HOLD TOP OF WALLS AND FENCES LEVEL, UNLESS OTHERWISE SPECIFIED.
9. CONTRACTOR SHALL NOT INSTALL WORK LOCATED ON TOP OF ARCHITECTURAL STRUCTURES WITHOUT FIRST REVIEWING ARCHITECTURAL DRAWINGS.
10. SAMPLES OF SPECIFIED MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING FOR JOB.



A

MATERIAL: DOMINICAN CORAL STONE  
LOCATION: POOL TERRACE  
SPECS: AS PER MANUFACTURER'S SPECS  
SIZE: 9" x 36" UNITS  
SOURCE: EPIC STONE WORKS SOUTH FLORIDA  
www.epicstoneworks.com  
305.255.2848



C

MATERIAL: GRANITE PAVERS  
LOCATION: DRIVEWAY  
SPECS: AS PER MANUFACTURER'S SPECS  
SIZE: 4" x 4" x 4"  
SOURCE: T.B.D.



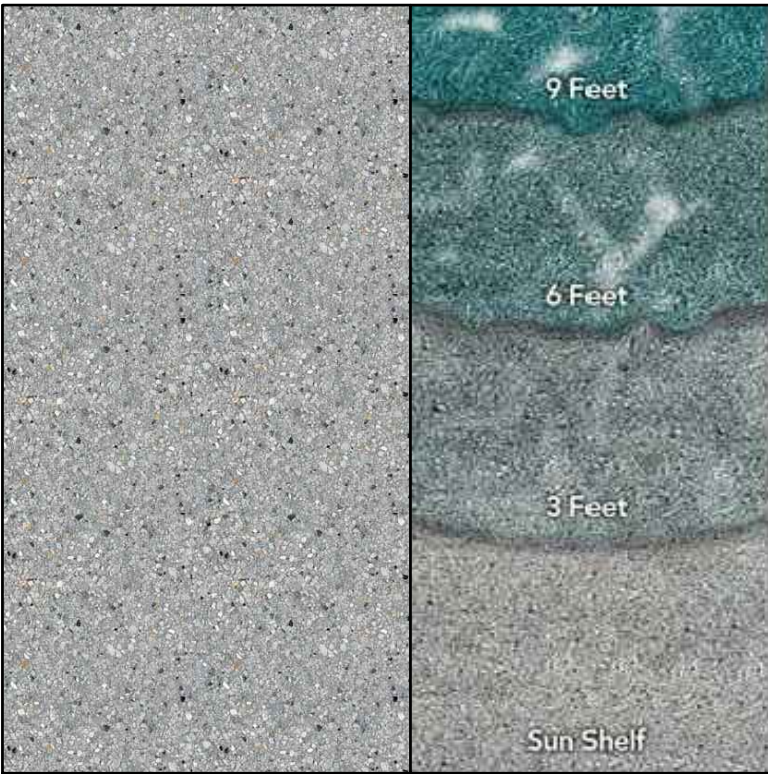
E

MATERIAL: IPE HARDWOOD  
LOCATION: DOCK  
SPECS: CLIPPED  
SIZE: 3/4" x 5"  
SOURCE: T.B.D.



B

MATERIAL: GRAVEL  
LOCATION: PEDESTRIAN PATH  
SPECS: COLOR SALT & PEPPER  
1" - 3"  
SOURCE: SOUTHERN AGGREGATE INC.  
www.southernrockyard.com  
1.352.245.4445



D

MATERIAL: PEEBLETEC - FRENCH GREY  
LOCATION: POOL  
SPECS: PER MANUFACTURER  
SOURCE: PEEBLETEC



F

PRO-LINE LANDSCAPE EDGING

MATERIAL: ALUMINUM  
COLOR: BLACK  
DIMENSIONS: 1/2" X 4"  
LOCATION: REFER TO MATERIALS PLAN  
SPEC: PER MANUFACTURER  
SOURCE: PERMALOC

LAND

7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
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BAY ROAD RESIDENCE

5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

Digitally signed by marsh c  
kriplen  
Date: 2020.08.10 11:07:39 -04'00'

MATERIALS SCHEDULE & NOTES

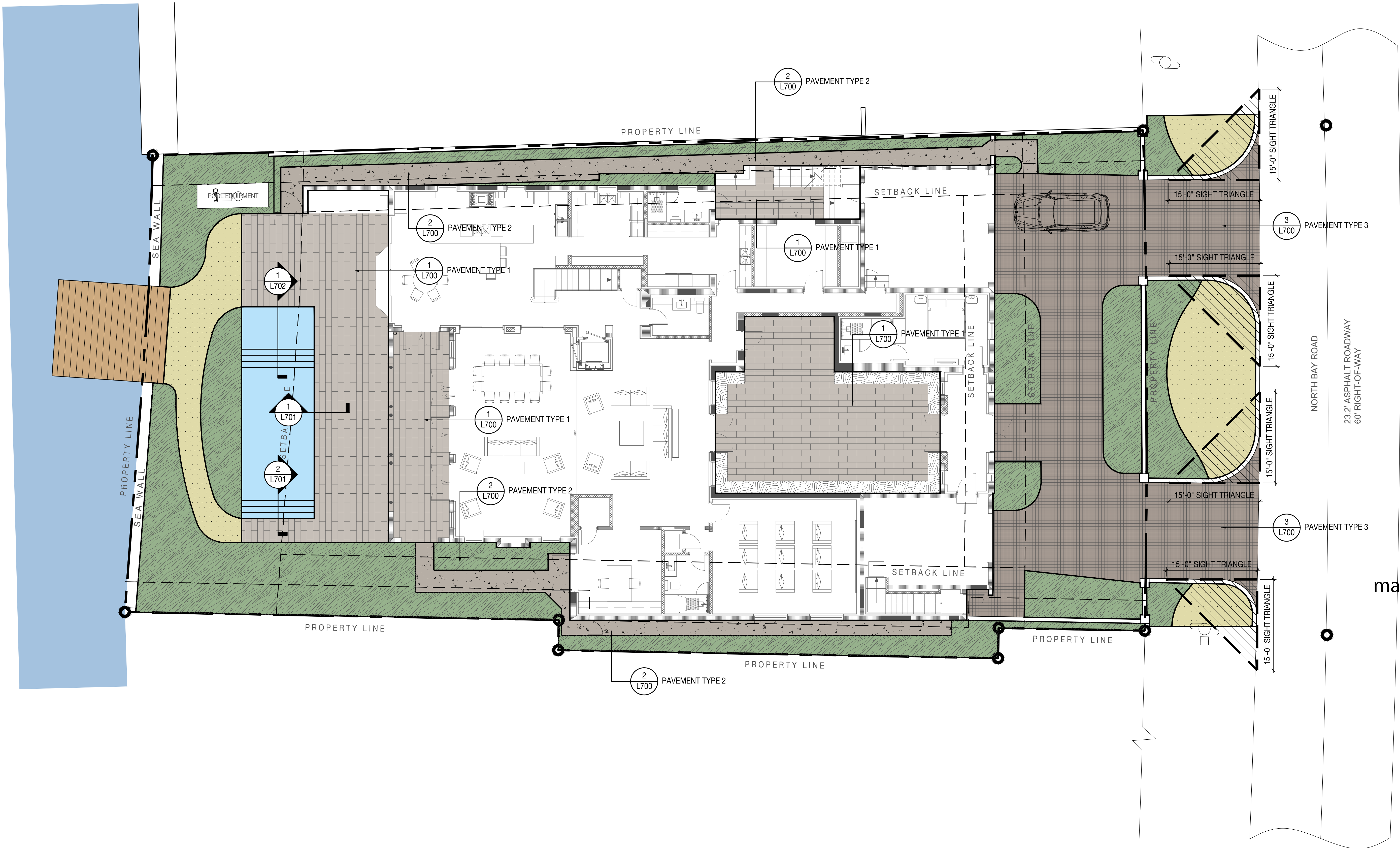
DATE	ISSUE
08/10/2020	DRB SET

L200



MATERIALS LEGEND

	MATERIAL A		MATERIAL C		MATERIAL E		LAWN AREA
	MATERIAL B		POOL FINISH MATERIAL D		LANDSCAPE AREA		



BAY ROAD RESIDENCE

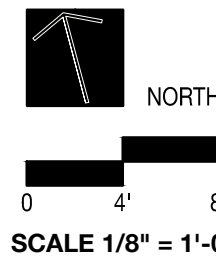
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SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

Digitally signed by marsh c  
kriplen  
Date: 2020.08.10 10:57:58 -04'00'

MATERIALS PLAN	
DATE	ISSUE
08/10/2020	DRB SET



L210



- LAYOUT NOTES
- LAYOUT AND VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. LANDSCAPE ARCHITECT TO REVIEW AND APPROVE ALL LAYOUTS CONTAINED IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
  - WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DIMENSIONS FROM REDUCED DRAWINGS.
  - DIMENSIONS REFERRED TO AS "EQUAL" INDICATE SPACING WHICH IS EQUIDISTANT MEASURED TO THE CENTERLINES.
  - MEASUREMENTS ARE TO THE FINISHED FACE OF BUILDINGS, WALLS, OR OTHER FIXED SITE IMPROVEMENTS. DIMENSIONS TO CENTERLINES ARE IDENTIFIED AS SUCH.
  - INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES, UNLESS OTHERWISE INDICATED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS INDICATED IN CONTRACT DOCUMENTS.

LAND

7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
WWW.LAND.DESIGN

BAY ROAD RESIDENCE

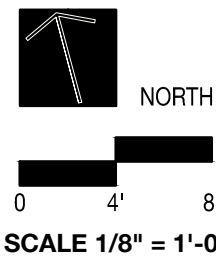
5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

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kriplen  
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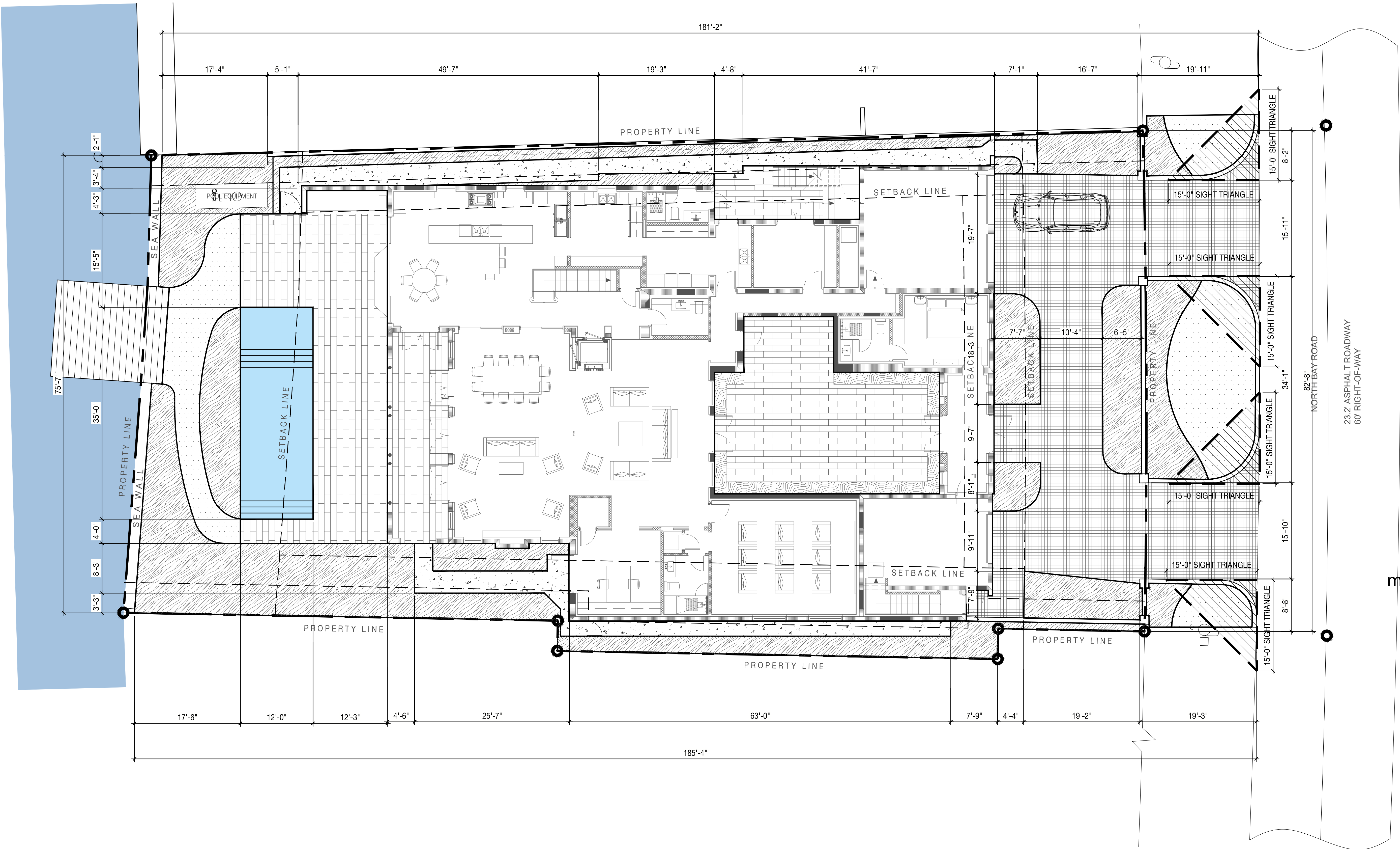
LAYOUT PLAN	
DATE	ISSUE
08/10/2020	DRB SET



SCALE 1/8" = 1'-0"

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PLANTING NOTES

1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
* CER	4	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	16' HT / 2" CALIPER
* CRO	7	CLUSIA ROSEA	AUTOGRAPH TREE	200 GAL. 6"DHB, 16' HT MIN
CUV	2	COCCOLOBA UVIFERA	SEAGRAPE	300 GAL. 6"DHB, 16' HT MIN
PAQ	2	PACHIRA AQUATICA	GUIANA CHESTNUT	24' HT / 6" CALIPER

PALMS				
EGU	3	ELAEIS GUINEENSIS	OIL PALM	FG 25' CT
SDO	3	SABAL DOMINIGENSIS	DOMINICAN SABAL	FG 30' CT
SPA1	4	SABAL PALMETTO	SABAL PALM	FG 25' CT
SPA2	5	SABAL PALMETTO	SABAL PALM	FG 30' CT
SPA3	5	SABAL PALMETTO	SABAL PALM	FG 35' CT

UNDERSTORY TREES				
NUT	5	CAESALPINA GRANADILLO	BRIDALVEIL	45 GAL. 2"DHB, 10' HT MIN
NUT	5	EUGENIA AXILLARIS	WHITE STOPPER	45 GAL. 2"DHB, 10' HT MIN
NUT	5	GYMNANTHES LUCIDA	CRABWOOD	45 GAL. 2"DHB, 10' HT MIN
* NUT	6	PIMENTA RACEMOSA	BAY RUM	45 GAL. 2"DHB, 10' HT MIN

BAMBOO				
BCH	3	BAMBUSA CHUNGII	BLUE BAMBOO	25' TALL

* TREE USED TOWARDS MITIGATION				
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LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach					
ZONING CLASS: <b>RS-3</b>					
LOT AREA: <u>13,441</u>					
ACRES: <u>0.3086</u>					
ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126					
CODE REFERENCE	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED		
Sec. 126-6, c, Table A	A.	Sq. Ft. of required Open Space	6,721	6,721	
		Lot area: <u>13,441</u>			
		Multiplier: <u>50%</u>			
	B.	Sq. Ft. of parking lot open space	20	20	
		Parking Spaces: <u>2</u>			
		Multiplier: <u>10</u> sf/space			
	C.	Total Sq. Ft. of landscaped Open Space required	6,741	6,741	
LAWN AREA					
Sec. 126-6, c, Table A	A.	Total Sq. Ft. of landscaped Open Space	6,741	6,741	
	B.	Maximum Lawn Area (sod) permitted- Open space required: <u>6,741</u>	1,348	326	
		Multiplier: <u>20%</u>			
	TREES				
	A.	Number of trees required per lot, less existing trees	5	5	
	Required Trees/Lot: <u>5</u>				
	Net lot acres: <u>0.3086</u>				
	Required Trees: <u>5</u>				
	Existing trees: <u>0</u>				
	B.	% Palms allowed	0	0	
		Trees provided: <u>5</u>			
		Multiplier: <u>0%</u>			
PER CODE SECTION 126-6.C.10 PALMS DO NOT COUNT TOWARD MIN. TREE REQUIREMENTS					
Sec. 126-6, c, 7	C.	% Native required	2	2	
		Trees provided: <u>5</u>			
		Multiplier: <u>30%</u>			
Sec. 126-6, c, 8	D.	% Drought tolerant and low maintenance species required	3	3	
		Trees provided: <u>5</u>			
		Multiplier: <u>50%</u>			
STREET TREES					
NO WORK IN THE ROW INCLUDED IN THIS SCOPE					
Section 126-6, a, 1	A.	Street trees (maximum average spacing of 20' o.c.)	4	0	
		Linear ft of street frontage: <u>83</u>			
		Multiplier: <u>20</u>			
		Existing trees: <u>0</u>			
Section 126-6.3	B.	Street trees directly below power lines	4	4	
		Linear ft of street frontage: <u>83</u>			
		Multiplier: <u>20</u>			
SHRUBS					
Sec. 126-6, d	A.	Number of shrubs required	252	252	
		Lot and street trees required: <u>9</u>			
		Multiplier: <u>12</u>			
Sec. 126-6, d	B.	% Native species required	126	126	
		Shrubs provided: <u>252</u>			
		Multiplier: <u>50%</u>			
LARGE SHRUBS OR SMALL TREES					
	A.	Number of shrubs or small tree required	25	25	
		Shrubs required: <u>252</u>			
		Multiplier: <u>10%</u>			
	B.	% Native species required	13	13	
		Shrubs provided: <u>25</u>			
		Multiplier: <u>50%</u>			

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

Digitally signed by marsh c kriplen  
Date: 2020.08.10 11:00:32 -04'00'

PLANTING SCHEDULE & NOTES

DATE	ISSUE
08/10/2020	DRB SET



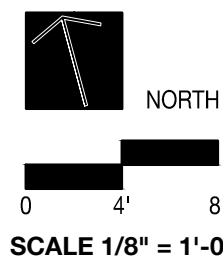
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kriplen  
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TREE & PALM PLANTING PLAN

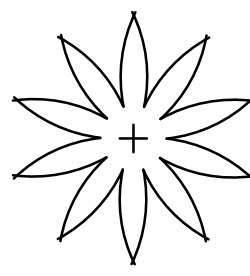
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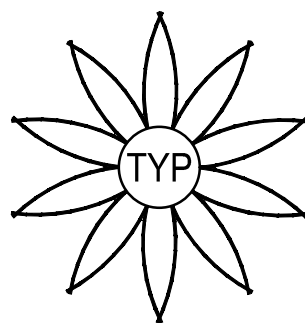


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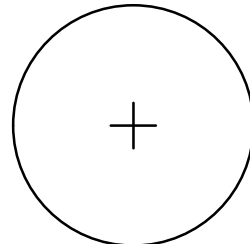
PLANTING LEGEND



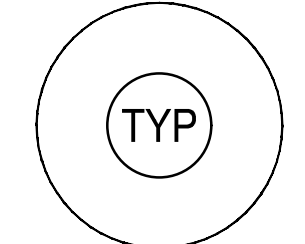
PALM TO BE PRESERVED



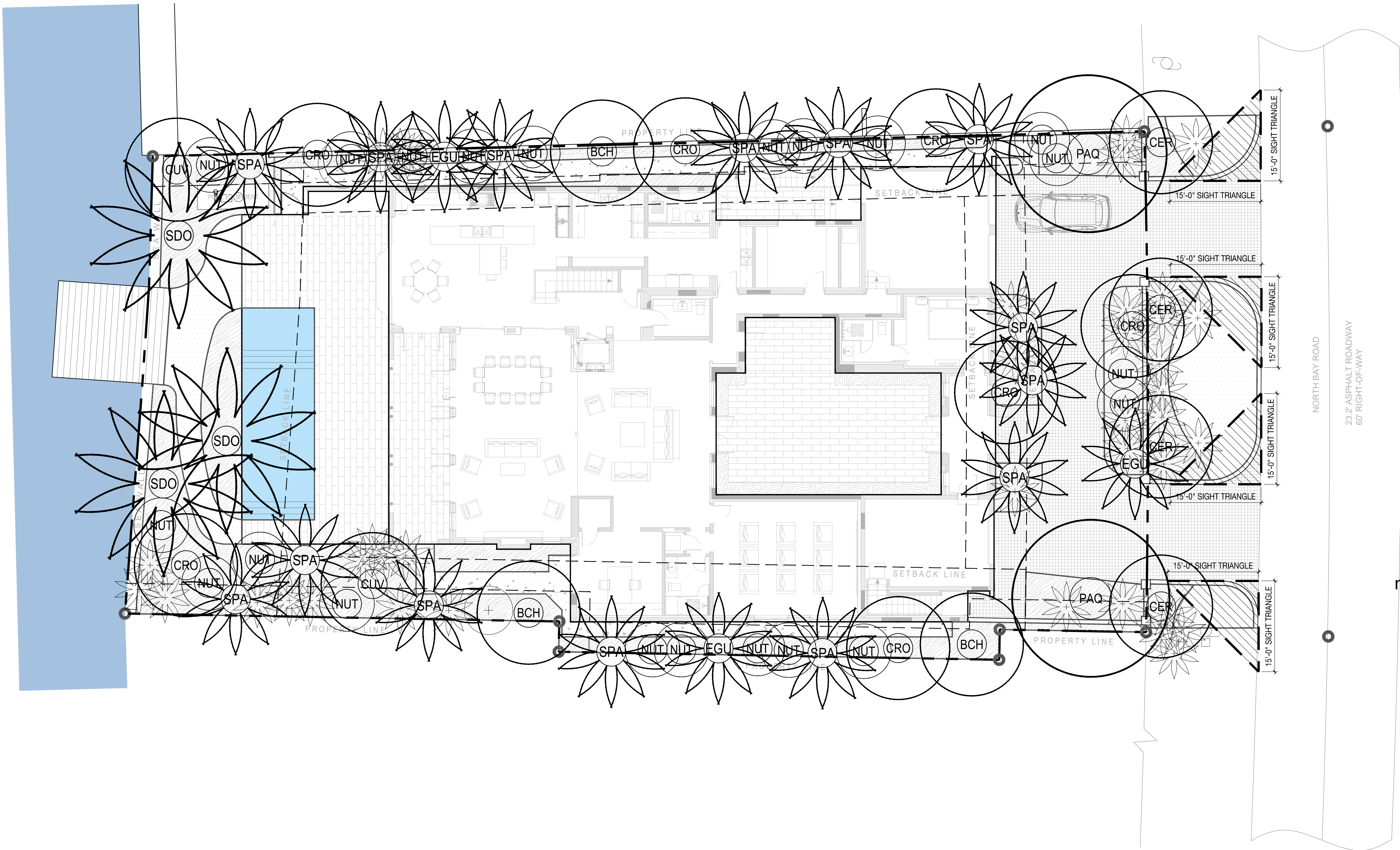
PROPOSED PALM



TREE TO BE PRESERVED



PROPOSED TREE





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PLANTING SCHEDULE

ABR.	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS & GROUNDCOVERS				
AL	15	ALOCASSIA PORTORA	ELEPHANT EARS	15 GAL. 48" O.C.
AP	32	ALPINIA PURPURATA	PINK GINGER	15 GAL. 42" O.C.
MD	80	MONSTERA DELICIOSA	SWISS CHEESE PLANT	3 GAL. 36" O.C.
NF	31	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL. 48" O.C.
PB	111	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL. 24" O.C.
SR	30	SERENOA REPENS	SILVER SAW PALMETTO	15 GAL. 48" O.C.
TD	40	TRIPSACUM DACTYLOIDES	FAKAHATCHEE	7 GAL. 42" O.C.
GRASSES				
ZJ	896 SQFT	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

BAY ROAD RESIDENCE

5242 NORTH BAY ROAD, MIAMI FL 33140

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen

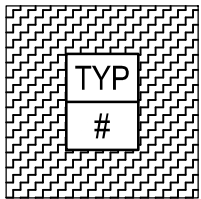
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PLANTING SCHEDULE & NOTES

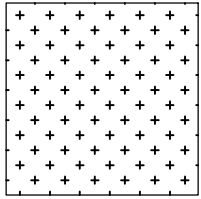
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08/10/2020	DRB SET



PLANTING LEGEND



PROPOSED GROUNDCOVER



PROPOSED LAWN

LAND

7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895  
WWW.LAND.DESIGN

BAY ROAD RESIDENCE

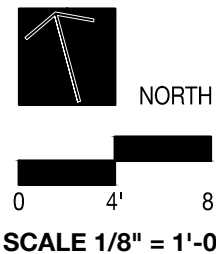
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SEAL (MARSH C. KRIPLEN-LA6667007)

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UNDERSTORY PLANTING PLAN

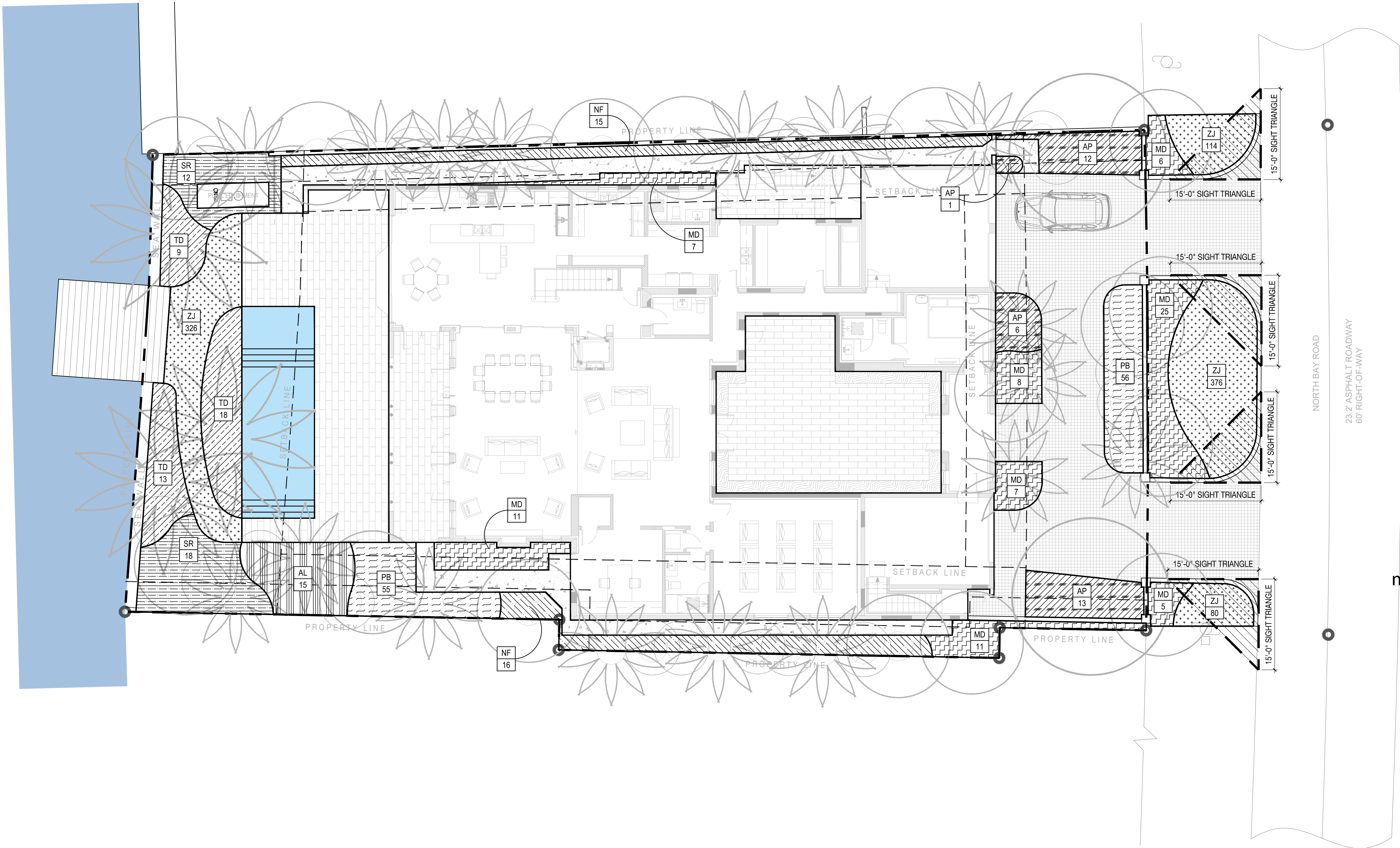
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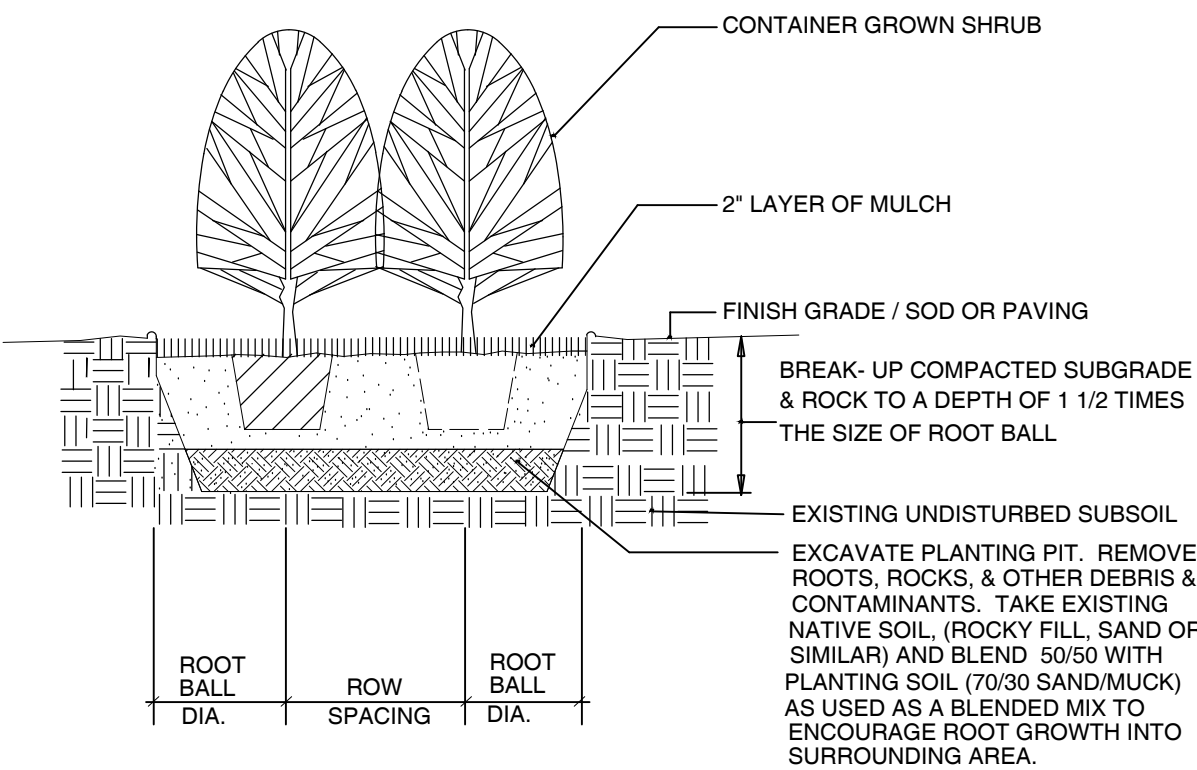
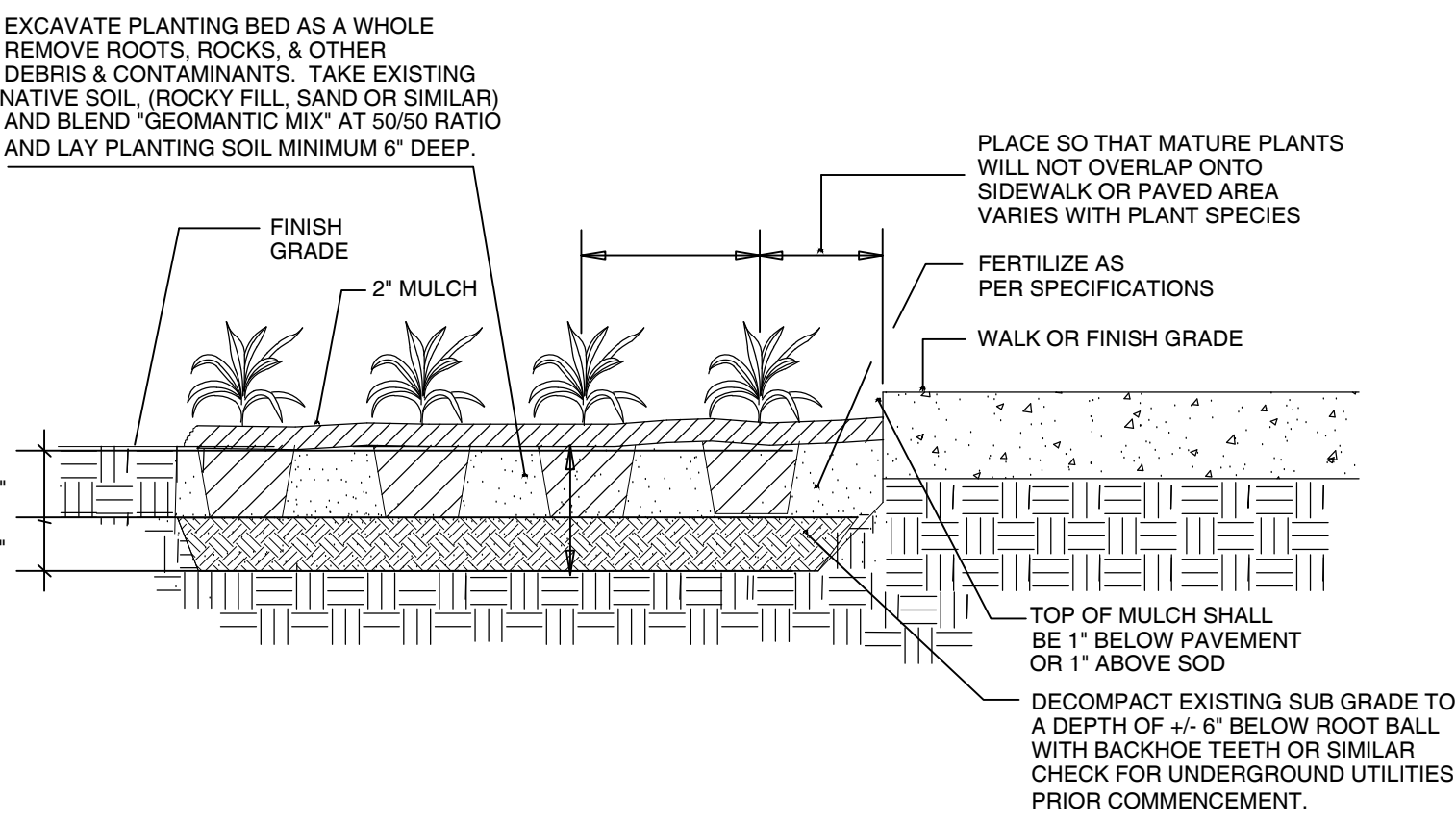
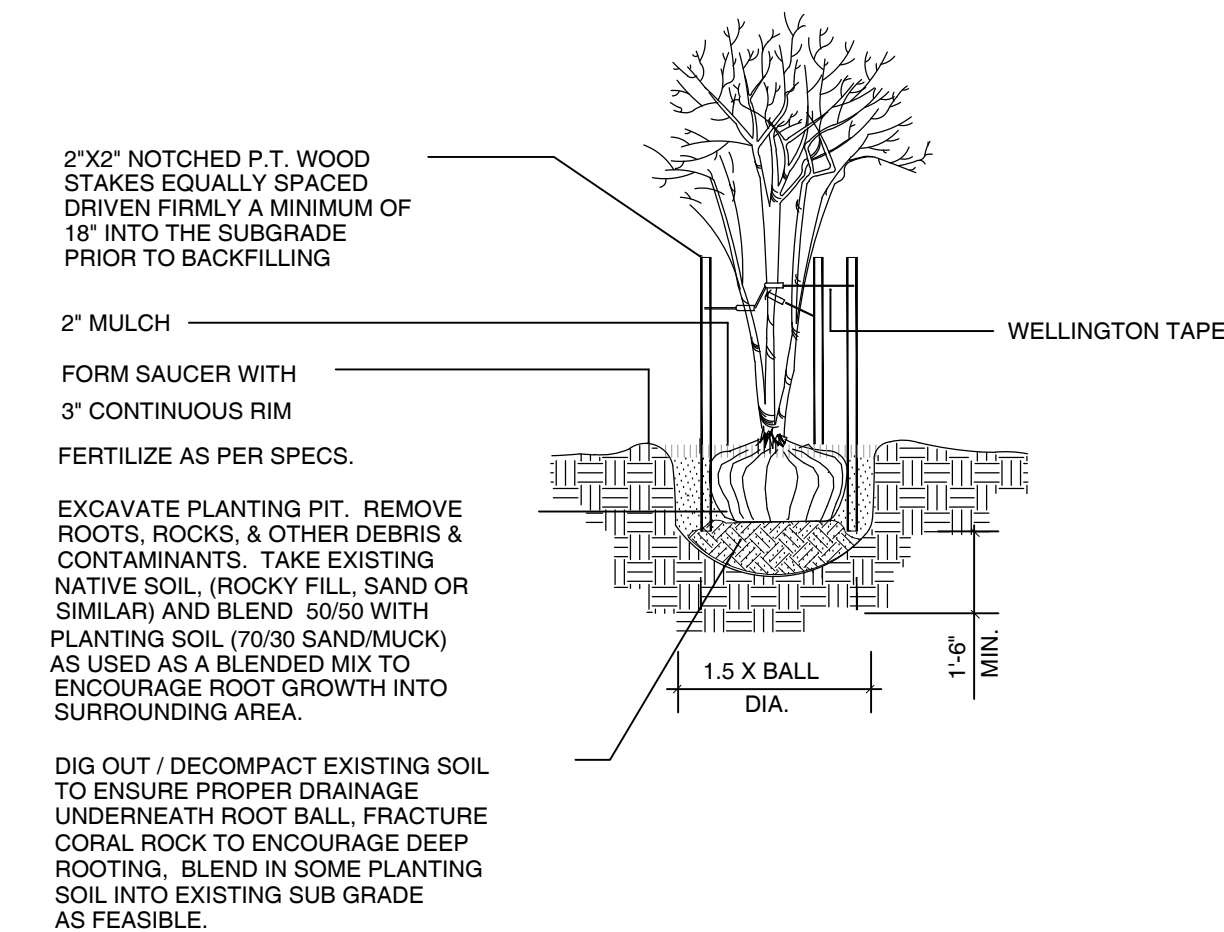
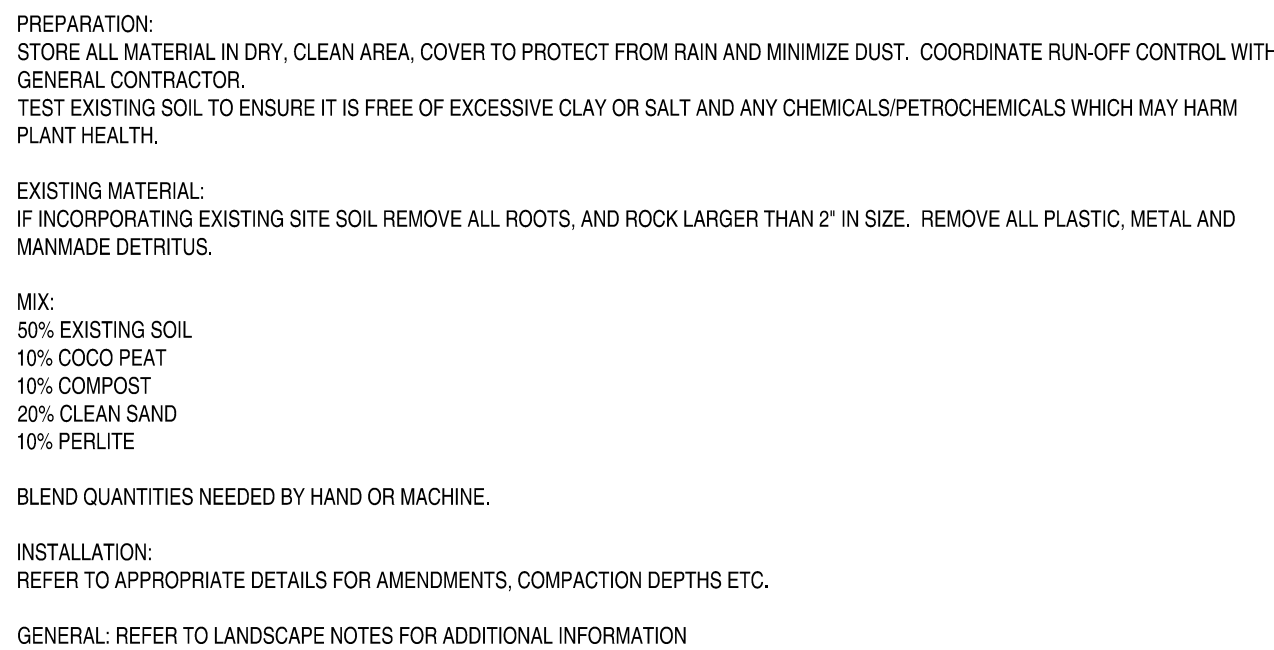
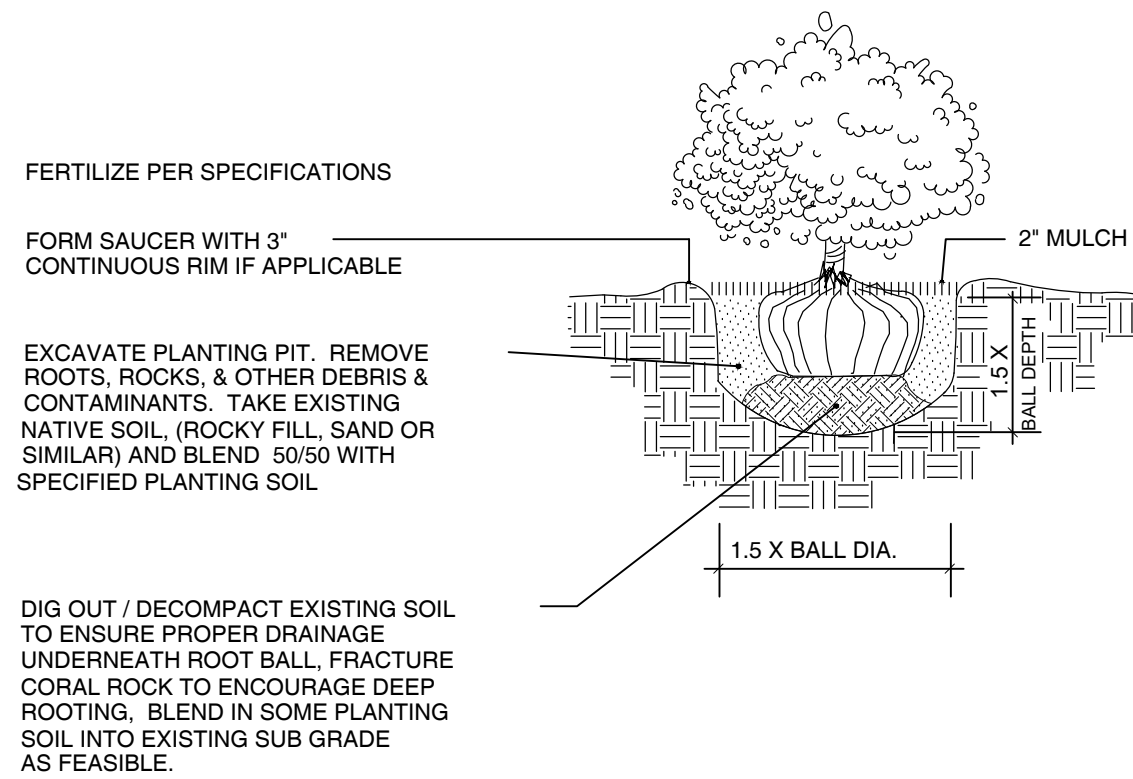
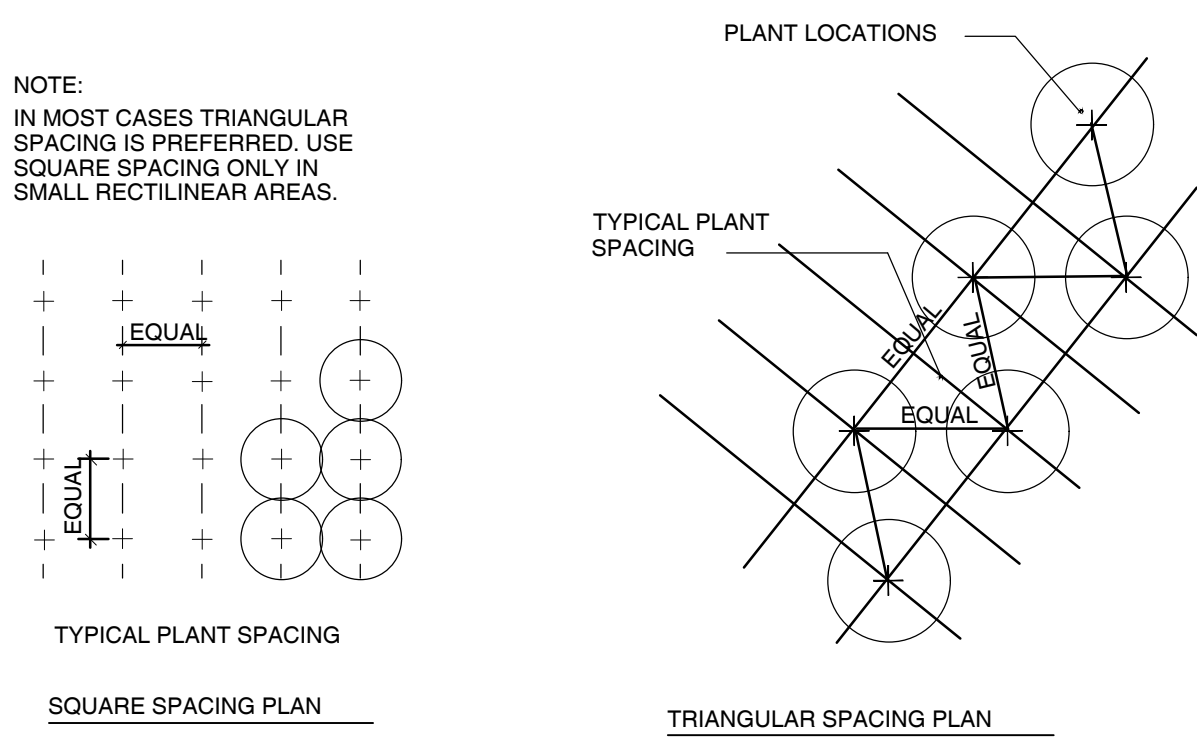
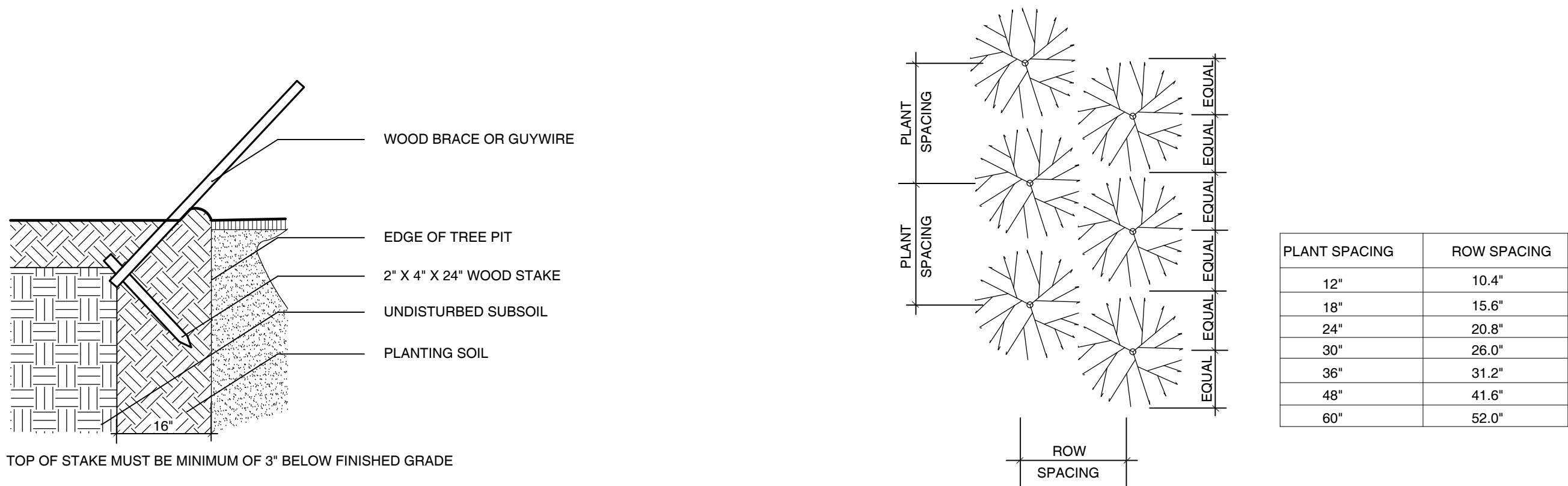
SCALE 1/8" = 1'-0"

L430

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MULCH A:  
PINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

MULCH B:  
MINI PINE BARK NUGGETS, FOR USE IN SPECIALTY AREAS

MULCH C:  
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%

BLEND QUANTITIES NEEDED BY HAND OR MACHINE.

INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.

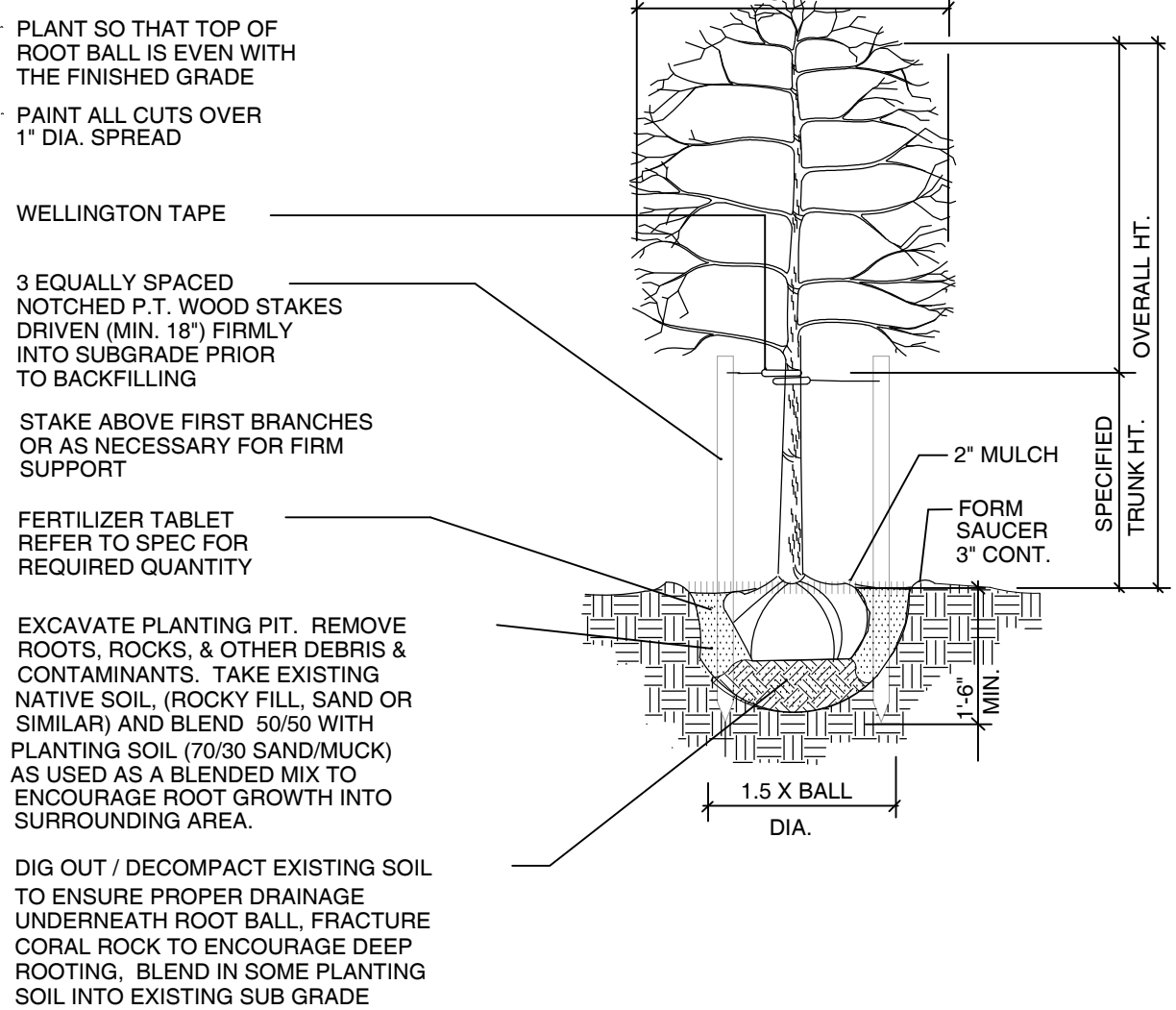
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

## 5 MULCH- TYPICAL

MIX:  
# 5050- MUCK AND FINE SAND

SUPPLIER: ATLAS PEAT AND SOIL 561.734.7300

## 6 PLANTING SOIL- LAWN TOP DRESSING



NOTE:  
USE FOR 3" OR LESS SINGLE STEM TREES & PALMS

## 10 CANOPY AND PALM TREE- PLANTING & VERTICAL STAKING

SCALE: NOT TO SCALE

## 8 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE

CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8"	1 # 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12"	1 # 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12"	2 # 12	4 - 2 X 4	3 - 16d

PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE

WRAP TRUNK W/ 5 LAYERS OF BURLAP, IF SOFT SKIN BARK

WOODEN CLEATS WILL BE EQUALLY SPACED OVER PADDING & SECURED W/ STEEL BANDS

EQUALLY SPACED 2" X 4" P.T. WOOD STAKES NAILED TO CLEATS. DO NOT NAIL TO TRUNK

FORM SAUCER WITH 3" CONTINUOUS RIM

FERTILIZER TABLET REFER TO SPEC FOR REQUIRED QUANTITY

EXCAVATE PLANTING PIT. REMOVE ROOTS, ROCKS, & OTHER DEBRIS & CONTAMINANTS. TAKE EXISTING NATIVE SOIL, (ROCKY FILL, SAND OR SIMILAR) AND BLEND 50/50 WITH PLANTING SOIL (70/30 SAND/MUCK) AS USED AS A BLENDED MIX TO ENCOURAGE ROOT GROWTH INTO SURROUNDING AREA.

DIG OUT / DECOMPACT EXISTING SOIL TO ENSURE PROPER DRAINAGE UNDERNEATH ROOT BALL. FRACTURE CORAL ROCK TO ENCOURAGE DEEP ROOTING. BLEND IN SOME PLANTING SOIL INTO EXISTING SUB GRADE AS FEASIBLE.

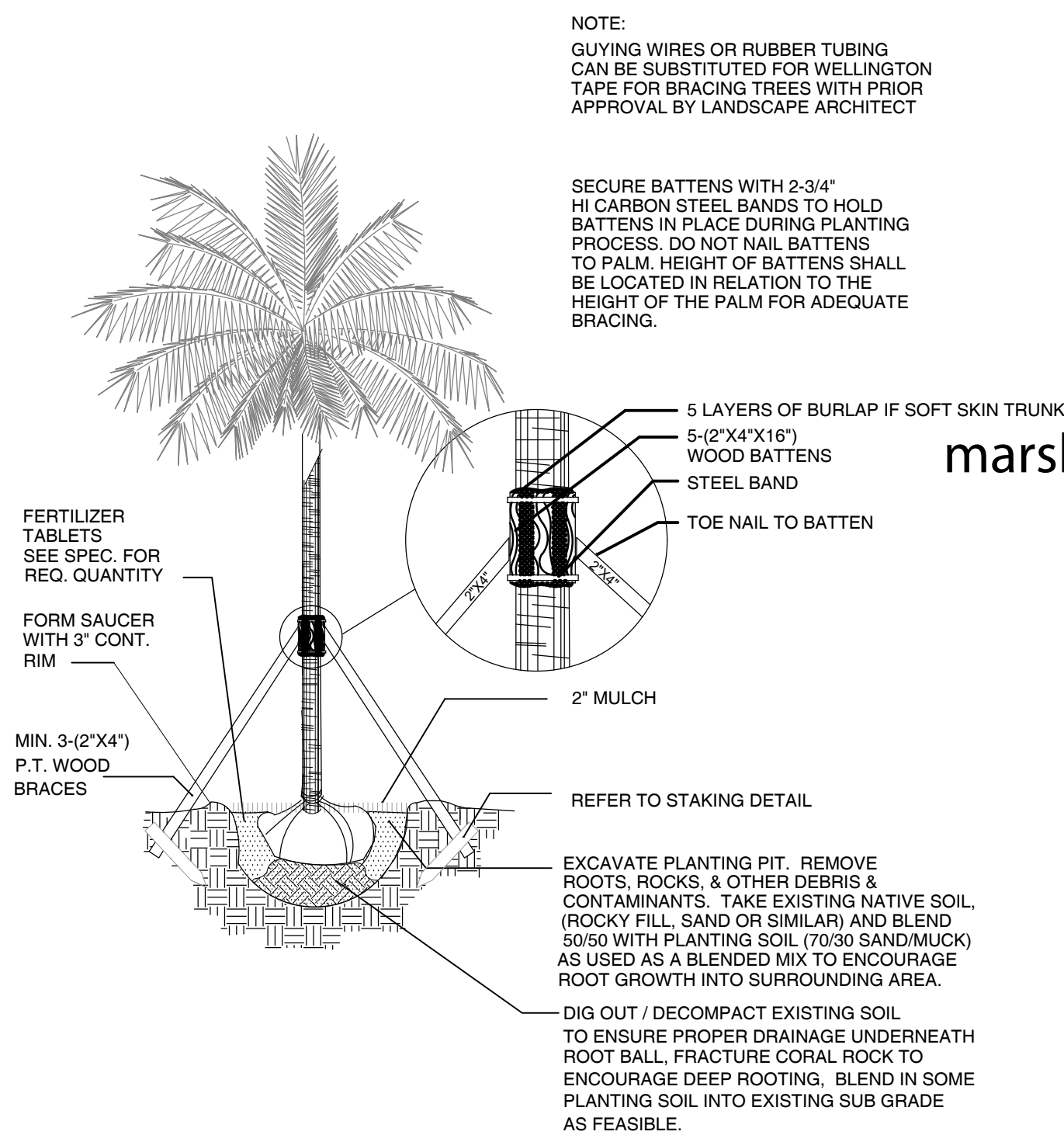
NOTE:  
USE FOR 3" TO 12" SINGLE TRUNK TREES

## 11 CANOPY TREE- PLANTING & TRIPLE BRACE STAKING

SCALE: NOT TO SCALE

## 9 SHRUB- HEDGE AND MASS PLANTING

SCALE: NOT TO SCALE



## 12 PALM- PLANTING & STAKING

SCALE: NOT TO SCALE



SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen  
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Date: 2020.08.10 11:03:38 -04'00'

### PLANTING DETAILS

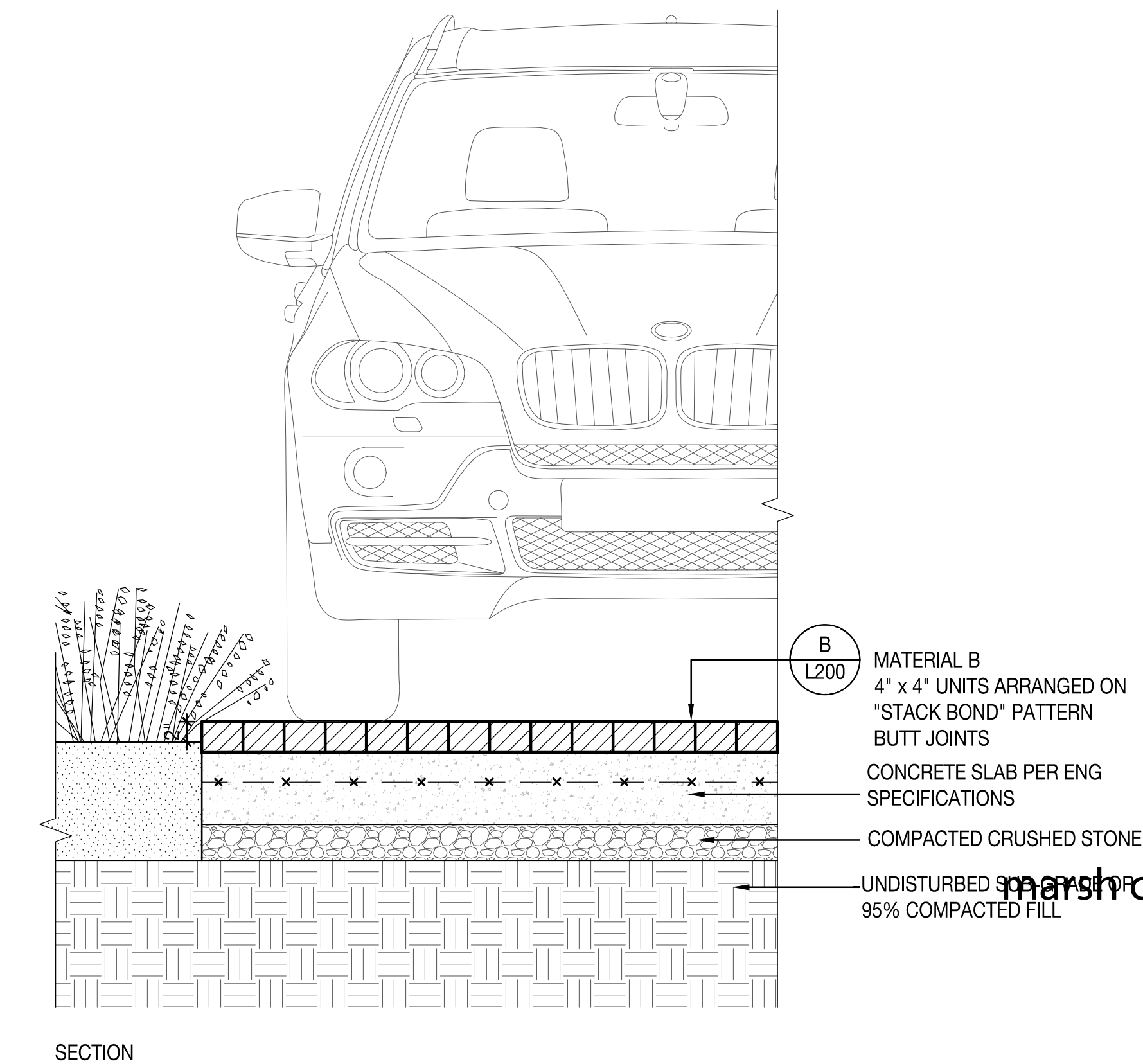
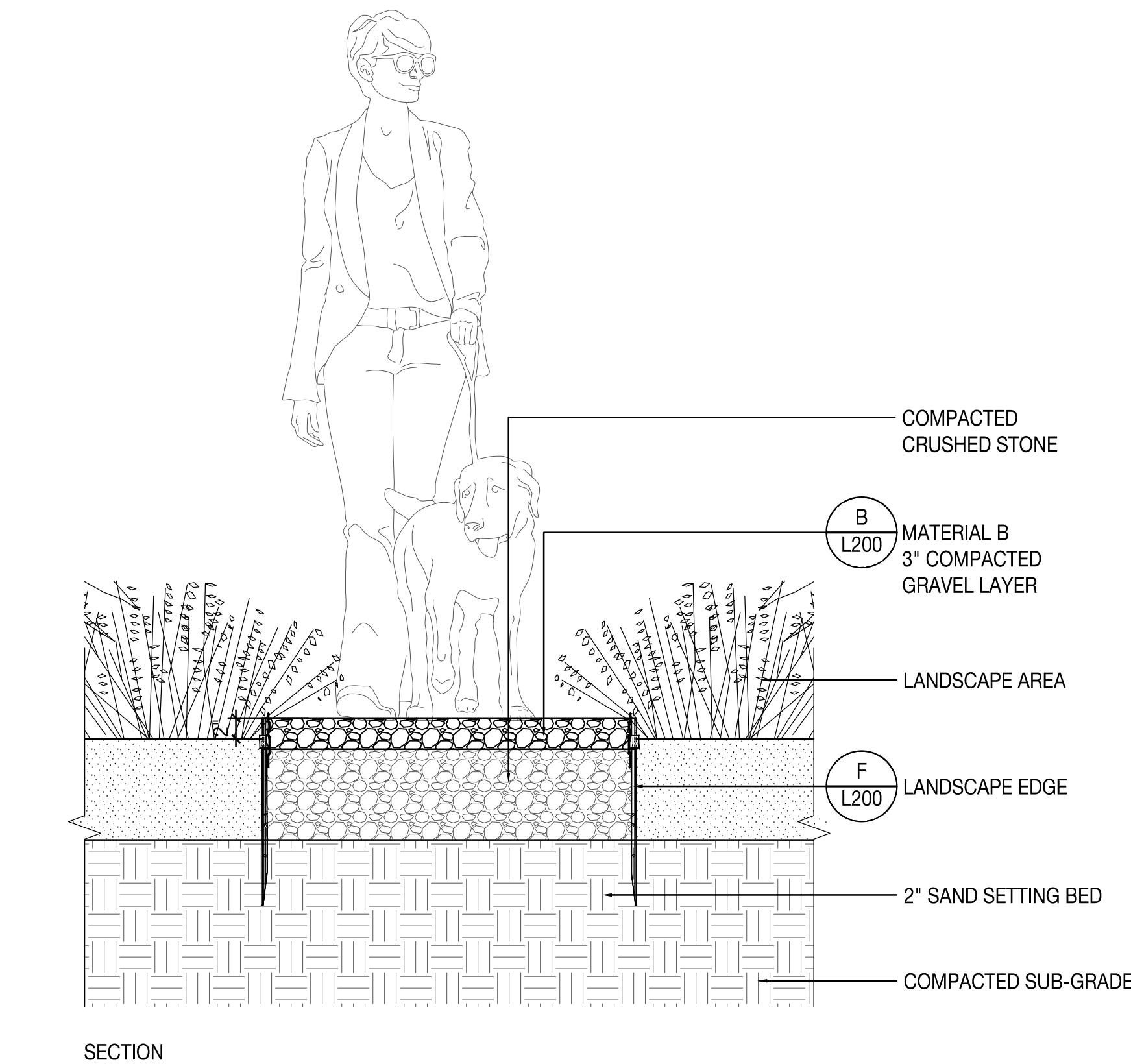
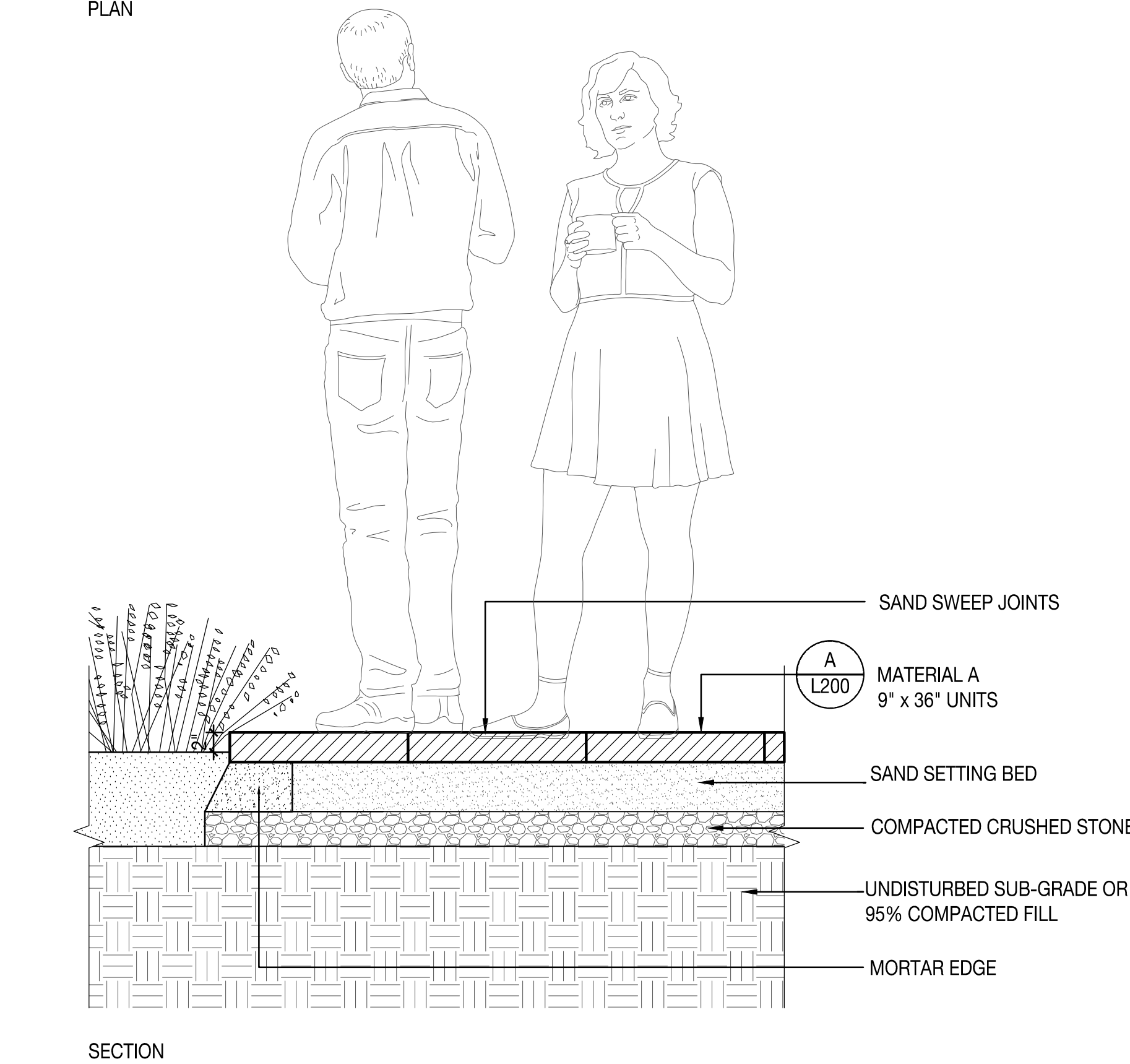
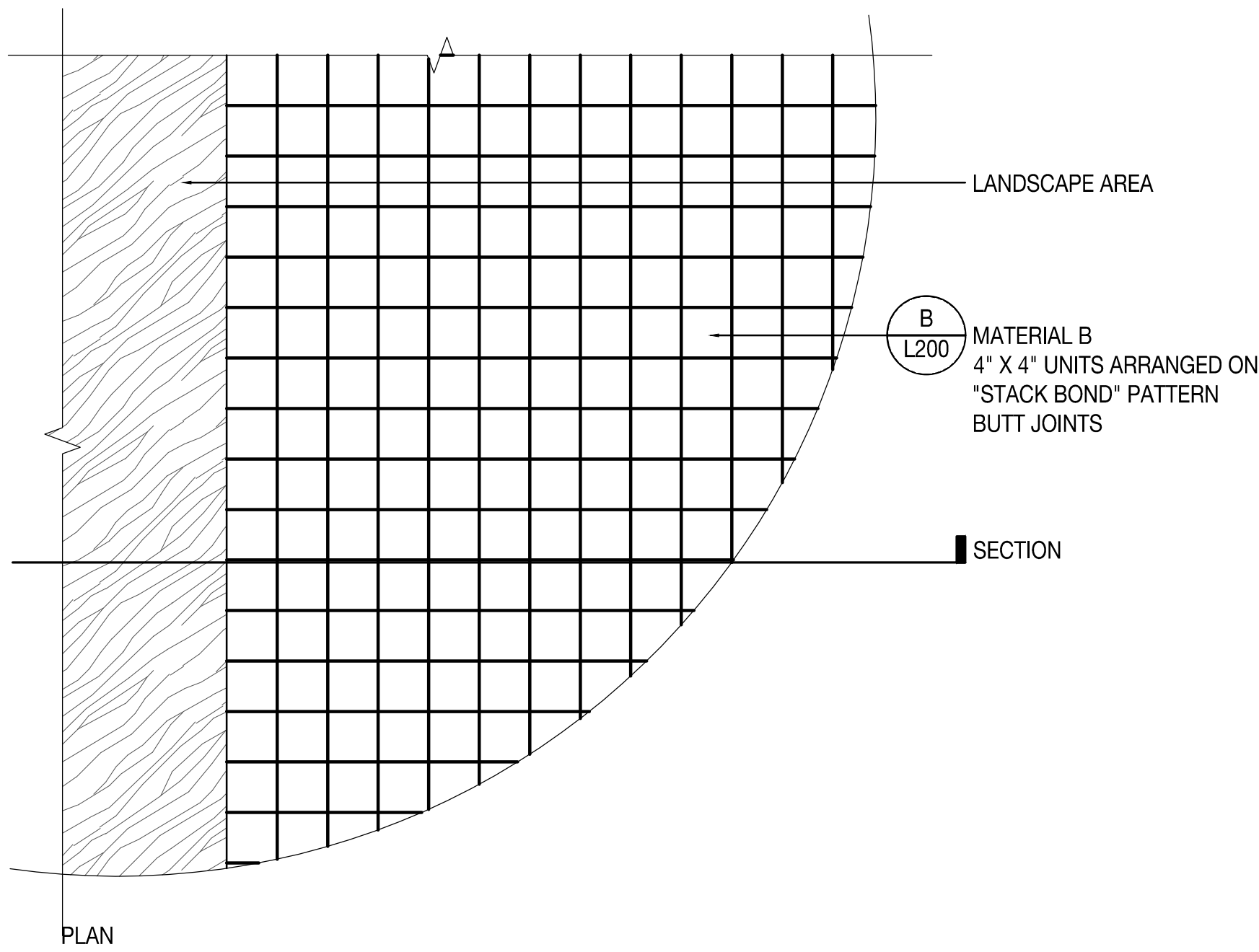
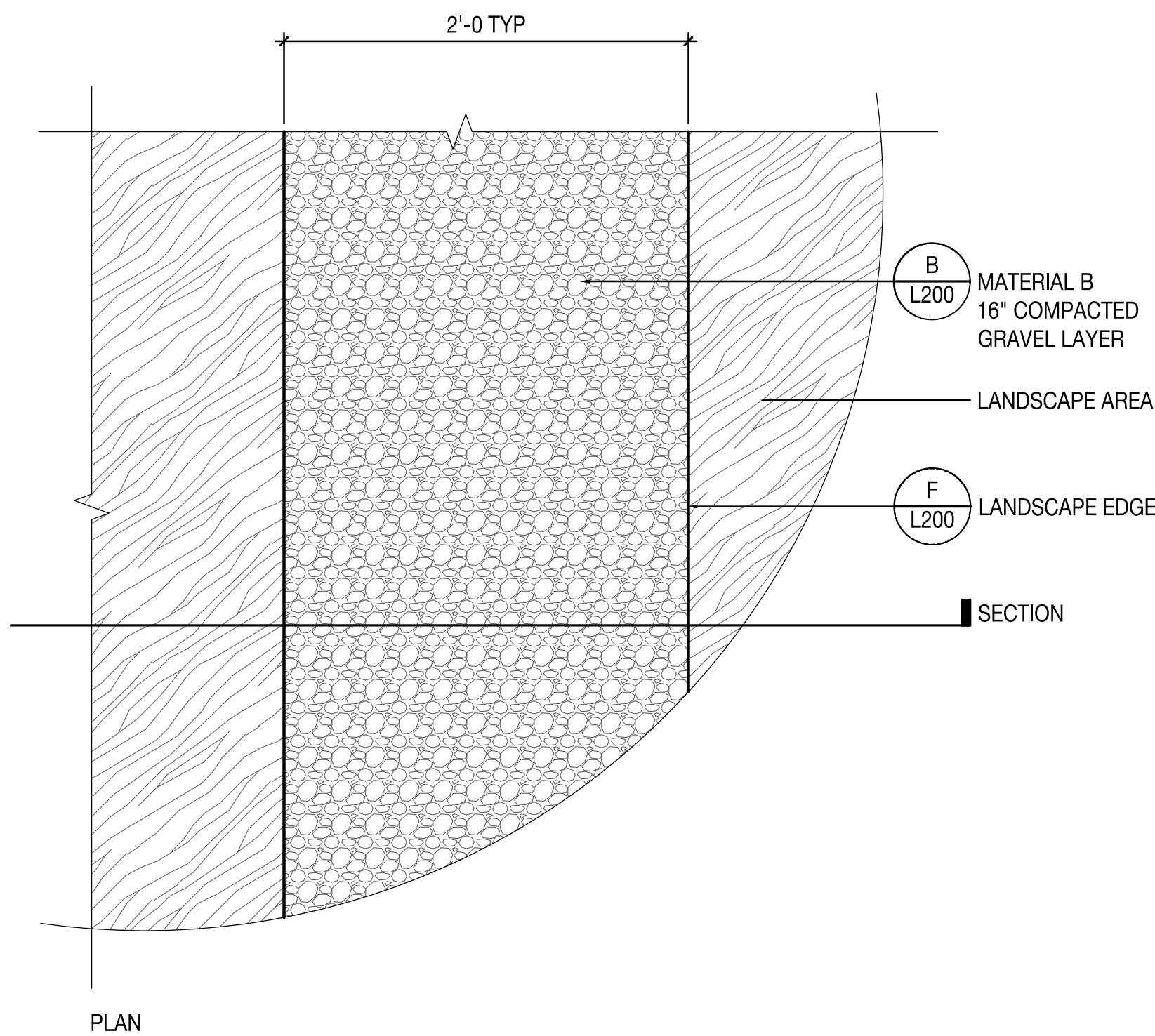
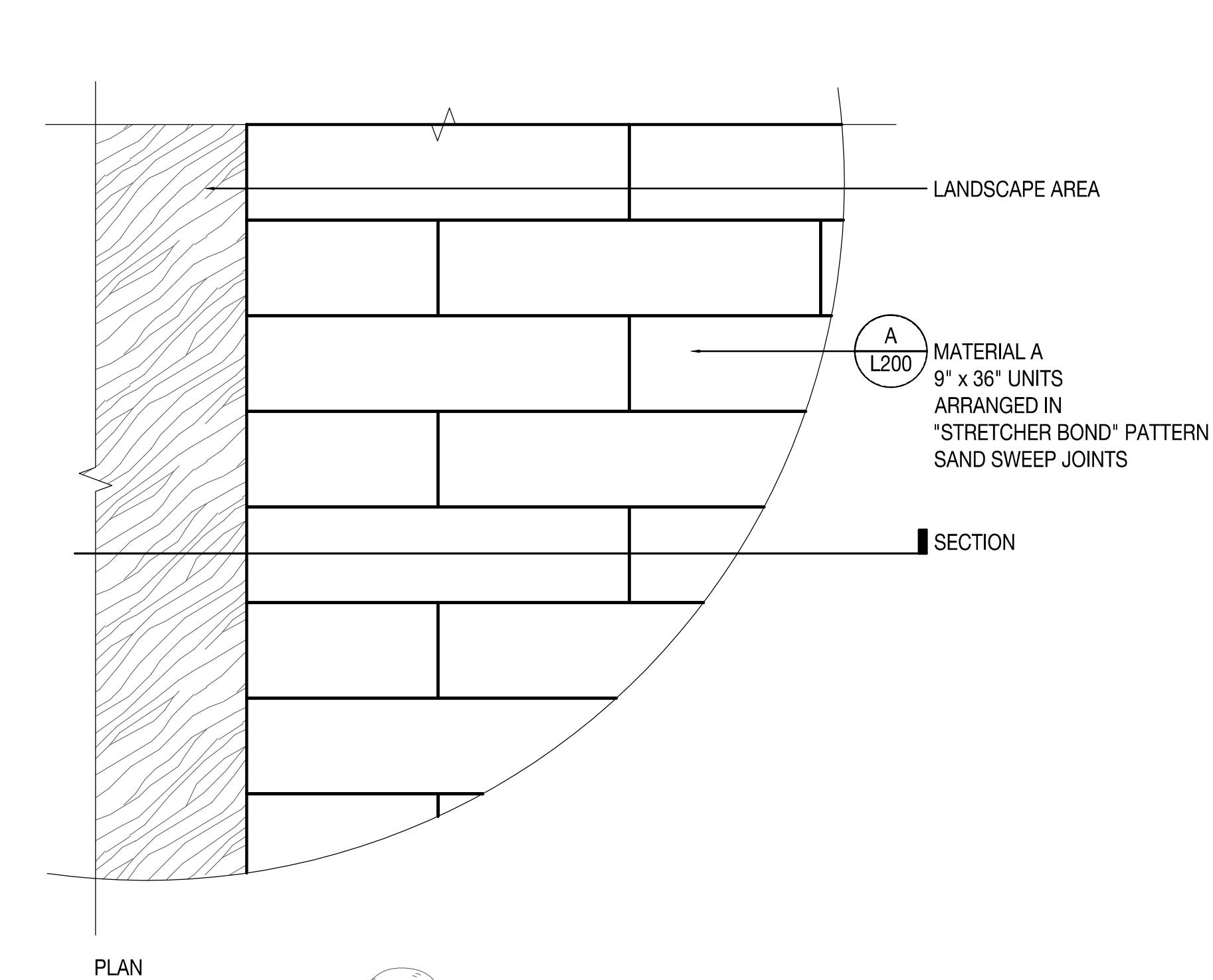
DATE

ISSUE

08/10/2020

DRB SET





1 PAVEMENT TYPE 1  
Scale: 1" = 1'- 0"

2 PAVEMENT TYPE 2  
Scale: 1" = 1'- 0"

3 PAVEMENT TYPE 3  
Scale: 1" = 1'- 0"

SEAL (MARSH C. KRIPLEN-LA6667007)

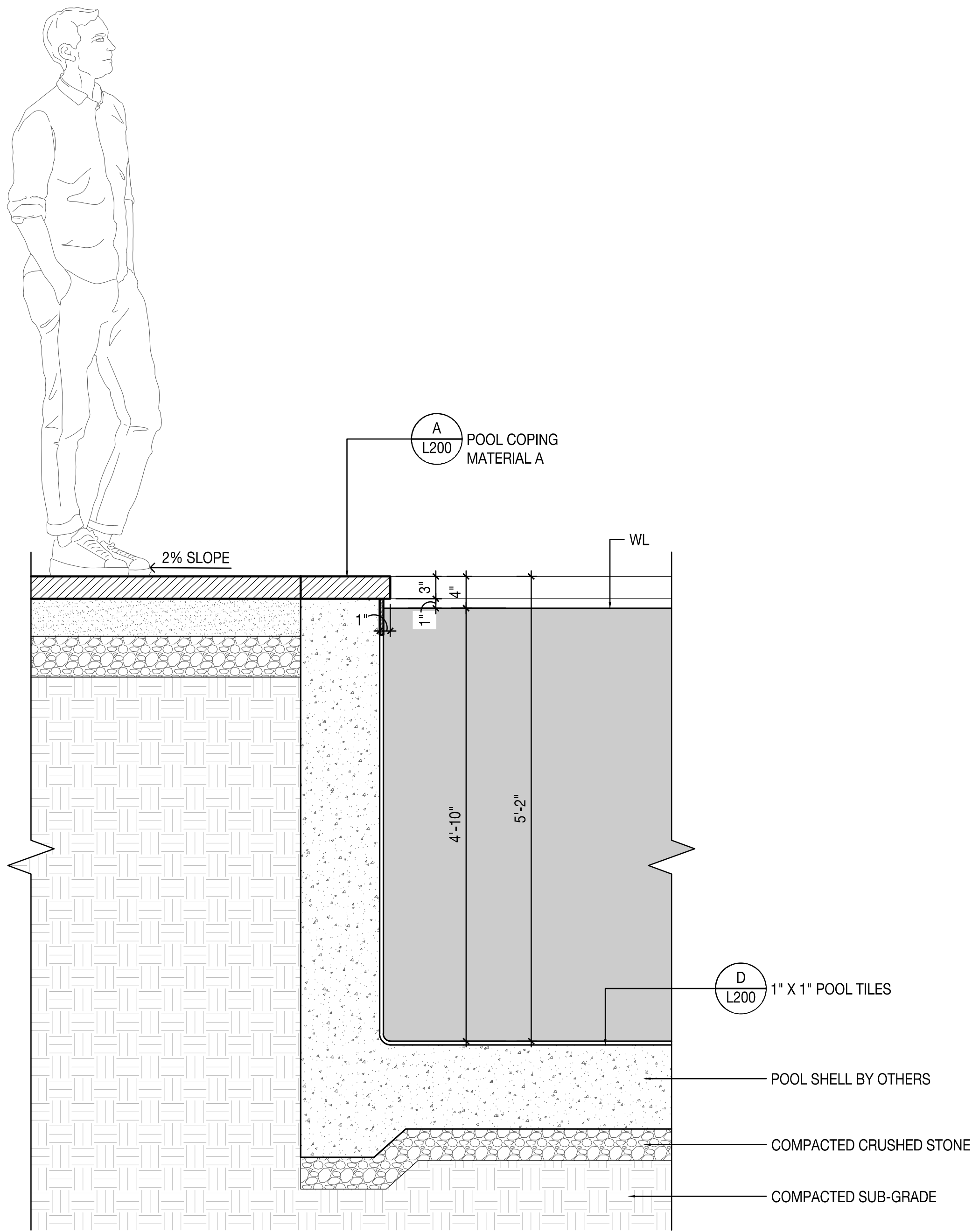
marsh c  
kriplen  
Digitally signed by marsh c  
kriplen  
Date: 2020.08.10 11:06:22 -04'00'

DETAILS	
DATE	ISSUE
08/10/2020	DRB SET

SCALE AS NOTED:

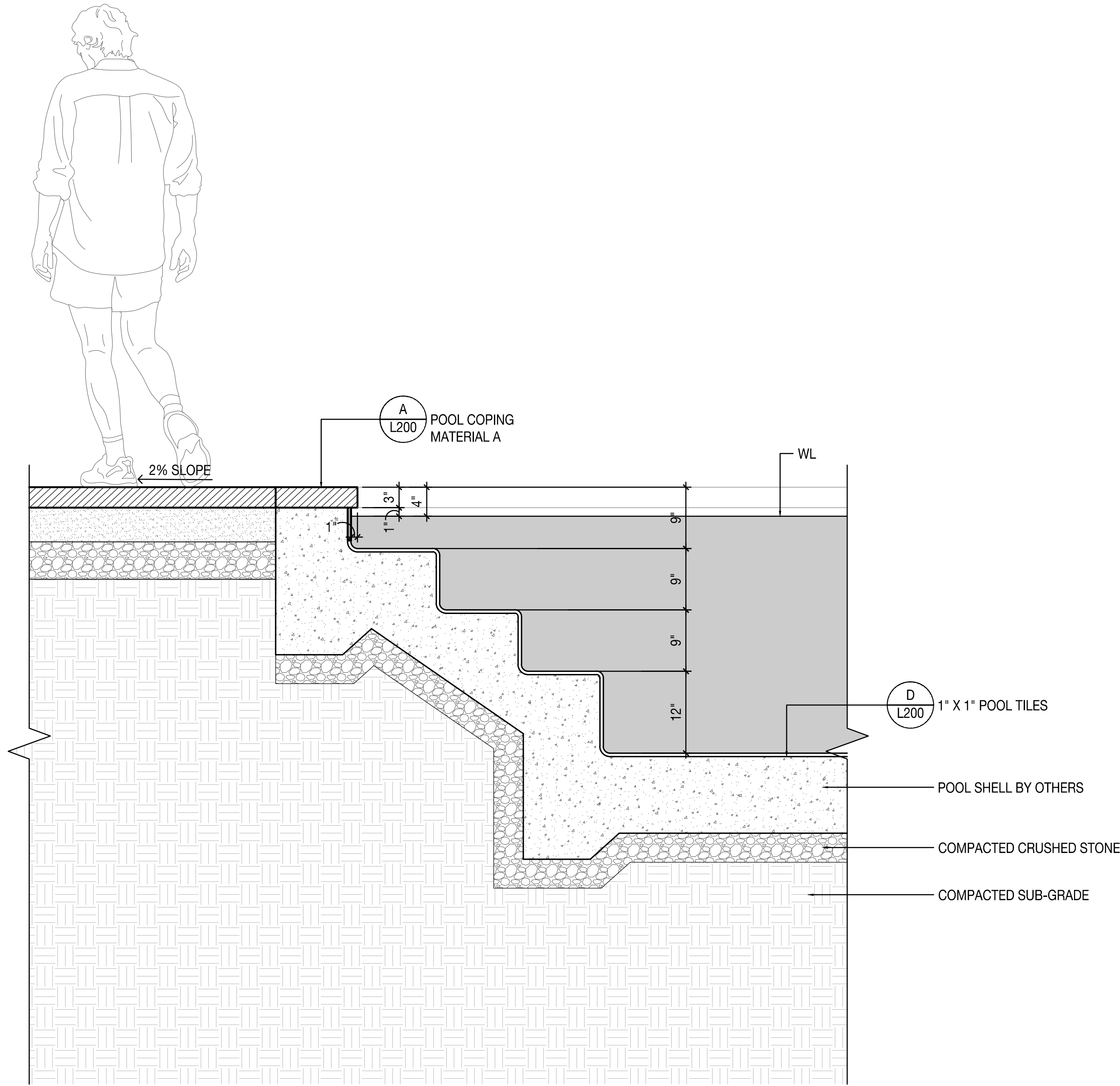
L700





1 POOL EDGE TYPE 1

Scale: 1" = 1'- 0"



2 POOL EDGE TYPE 2

Scale: 1" = 1'- 0"

SEAL (MARSH C. KRIPLEN-LA6667007)

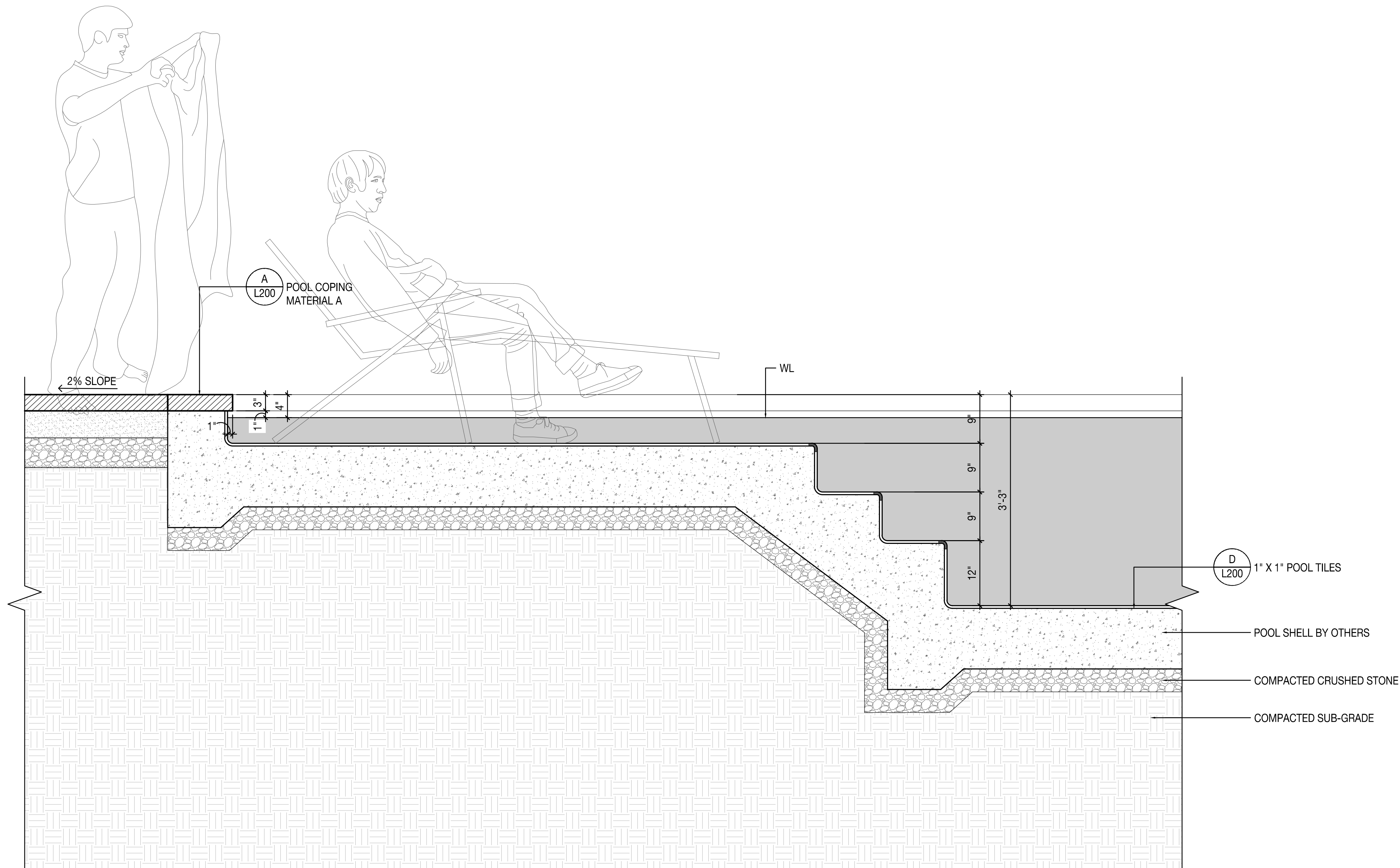
marsh c kriplen Digitally signed by marsh c kriplen  
Date: 2020.08.10 11:06:43 -04'00'

DETAILS	
DATE	ISSUE
08/10/2020	DRB SET

SCALE AS NOTED:

L701





1 POOL EDGE TYPE 3

Scale: 1" = 1'- 0"

SEAL (MARSH C. KRIPLEN-LA6667007)

marsh c kriplen Digitally signed by marsh c  
kriplen  
Date: 2020.08.10 11:02:53 -04'00'

DETAILS

DATE	ISSUE
08/10/2020	DRB SET

SCALE AS NOTED:

L702