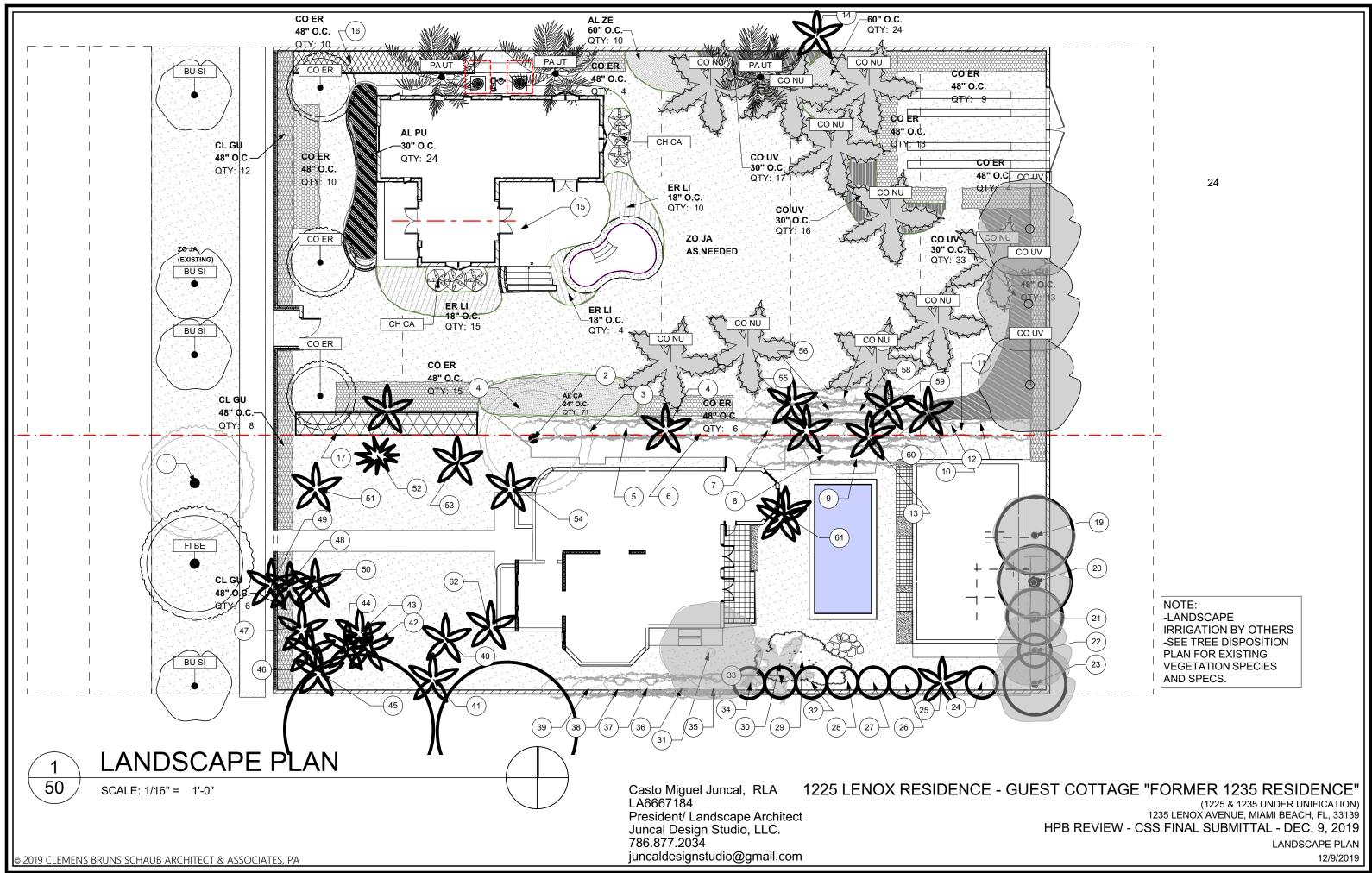


(1225 & 1235 UNDER UNIFICATION) 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019 EAST-WEST SITE SECTION 12/9/2019



LANDSCAPE CANOPY SCHEDULE							
ABBREV.	QTY	NATIVE	COMMON NAME	SCENTIFIC NAME	PLAN SYMBOL	IMAGE	SPECIFICATIONS
BU SI	4	х	Gumbo Limbo Tree	Bursera simaruba	•		14' HT OA., 16' SPR. 6" CAL FG CHARACTER
CH CA	6		Cat Palm	Chamaedorea cataractarum			6' HTm 25G, FULL
CO ER	3	х	Green Buttonwood	Conocarpus Erectus	•		16' Ht., 16' Spr., 4" CAL FG, CHARACTER
CO NU	10		Coconut Palm	Cocus nuifera			6' Ht. 25G FULL
COUV	3	x	Sea Grape	Coccoloba uvifera			17' OA HT., 16' SPR, 5" Cal, SINGLE TRUNK, 5' CT, FG, CHARACTER
FI BE	1		Weeping Fig Tree	Ficus Benjamina	•		18' HT, 18' SPR. 24" Cal FG, CHARACTER
PA UT	3	х	Screw Pine	Pandanus Utilis			12' OA HT, FULL 5' CT , FG SINGLE TRUNK

LANDSCAPE UNDERSTORY SCHEDULE								
ABBREV.	QTY	LARGE SHRUB OR TRFF	NATIVE	SCIENTIFIC NAME	COMMON NAME	PLAN SYMBOL	SPACING	SPECIFICATIONS
AL CA	71			Alocasia 'California'	Elephant Ear		2' O.C.	3G, 2' HT., 2' SPR., FULL
AL PU	24			Alpinia 'Purpurata'	Red Ginger		2'-6" O.C.	7G, 2.5" HT, 2.5' SPR., FULL
AL ZE	35		x	Serenoa repens 'Cinerea'	Shell Ginger		2'-6"' O.C.	7G, 5' HT, 2.5' SPR., FULL
CL GU	39	x	x	Clusia 'Guttifera'	Small Leaf Clusia		4' O.C.	7G, 6' HT, 4' SPR., FULL
CO ER	72		х	Conocarpus 'Erectus'	Silver Buttonwood		2'-6" O.C.	15G, 5' HT, 2.5' SPR., FULL
COUV	66		х	Cocoloba 'Uvifera'	Sea Grape		2'-6" O.C.	3' HT, 20" SPR, 7G , FULL.
ER LI	29		х	Enodea 'Littoralis'	Beach Creeper		1'-6" O.C.	1.5' HT, 1.5' SPR, 3G, FULL
ZO JA	1,529 SF			Zoysia japonica 'Empire'	Empire Zoysia			SOD, UNDER 6" MATURE HT. (UNMAINTAINED), NON-NATIVE

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GENERAL NOTES:

1. PLANT MATERIAL: ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE. 2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST.

3. QUANTITIES LISTED ON THE THE PLANT LIST ARE FOR ESTIMATING PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES. MULCH, TOPSOIL, FERTILIZER, ETC. SHALL BE INCLUDED IN THE UNIT COST OF THE PLANTS. 4. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE.

5. ALL PLANTING BEDS AND WATER BASINS FOR TREES SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF SHREDDED EUCALYPTUS OR FLORIMULCH GRADE 'B' OR BETTER.

6. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.

7. SOD: ALL AREAS NOT USED FOR BUILDINGS, VEHICULAR USE AREAS, WALKS OR PLANTING BEDS SHALL BE GRASSED. GRASSING SHALL EXTEND TO ANY ABUTTING STREET PAVEMENT EDGE AND TO THE MEAN WATERLINE OF ANY ABUTTING CANAL, LAKE OR WATERWAY. 8. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.

8. PLANTING SOIL: ALL TREES AND SHRUBS SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL. MINIMUM TOPSOIL SHALL BE 6" FOR GROUNDCOVER AF 9. PLANTING SOIL TO BE A WEED-FREE MIXTURE OF 50% SAND, 40% MUCK, AND 10% CANADIAN PEAT. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS.

10. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALL UTILITY LOCATIONS AND INSTALLING FACILITIES SO AS TO NOT CONFLICT. ALL DAMAGE TO EXISTING UTILITIES OR IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

11. CONTRACTOR TO NOTIFY "SUNSHINE" AT 1-800-638-4097 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS.

13. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

14. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS (SEE NOTE 8).

15. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.

16. CONTRACTOR SHALL STAKE & GUY ALL TREES AND PALMS AT TIME OF PLANTING AS PER THE APPROPRIATE DETAIL. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF ALL STAKING AND GUYING DURING WARRANTY PERIOD AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.

17. FERTILIZER FOR GRASS AREAS SHALL BE NPK 16-4-8 @ 12.5 LBS/1000 S.F. OR 545 LBS/ACRE. NITROGEN 50% SLOW RELEASE FORM & FERTILIZER TO INCLUDE SECONDARY MICRONUTRIENTS.

18. SUBSTITUTIONS AND CHANGES: ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN PLANS, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT, THE OWNER AND GOVERNING MUNICIPALITY.

19. WATERING: ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING IN ACCORDANCE WITH STANDARD NURSERY PRACTICES. IN ADDITION, CONTRACTOR WILL CONTINUE WATERING OF PLANT MATERIAL UNTIL SUBSTANTIAL COMPLETION AND AS NEEDED THEREAFTER FOR A PERIOD OF 2 MONTHS.

20. ALL NEW PLANT MATERIAL SHALL BE GUARANTEED FOR 1 YEAR FROM TIME OF FINAL ACCEPTANCE OF PROJECT. ANY PLANT MATERIAL NOT IN A HEALTHY GROWING CONDITION WILL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER WITHIN 10 DAYS OF NOTIFICATION. FOR ALL REPLACEMENT PLANT MATERIAL, THE WARRANTY PERIOD SHALL BE EXTENDED AN ADDITIONAL 45 DAYS BEYOND THE ORIGINAL WARRANTY PERIOD. ALL TREES THAT LEAN OR ARE BLOWN OVER, CAUSED BY WINDS LESS THAN 75 MPH, WILL BE RE-SET AND BRACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

21. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS. THE OWNER MAY, AT ITS DISCRETION, ADD OR DELETE FROM THE MATERIALS UTILIZING THE UNIT PRICE BREAKDOWN SUBMITTED. 22. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED.

23. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.

24. ROOT-PRUNE ALL TREES A MINIMUM OF (8) WEEKS PRIOR TO PLANTING.

25. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND 100% SPRAY OVERLAP. THE SYSTEM SHALL BE MAINTAINED IN GOOD WORKING ORDER AND DESIGNED TO MINIMIZE WATER ON IMPERVIOUS SERVICES AND NOT OVERSPRAY WALKWAYS. A RAIN SENSOR DEVICE SHALL BE INSTALLED TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. 26. ALL PLANT MATERIAL PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE AREAS (SEE PLAN) SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A HORIZONTAL LEVEL BETWEEN 30 INCHES AND 8 FEET ABOVE ADJACENT STREET GRADE. 27. NO CANOPY TREES SHALL BE PLANTED WITHIN 12 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 6 FEET OF A LIGHT POLE.

28. GROUND COVER PLANTINGS SHALL PROVIDE NOT LESS THAN 50 PERCENT COVERAGE IMMEDIATELY UPON PLANTING AND 100 PERCENT COVERAGE WITHIN 6 MONTHS AFTER PLANTING.

Casto Miguel Juncal, RLA LA6667184 President/ Landscape Architect Juncal Design Studio, LLC. 786.877.2034 juncaldesignstudio@gmail.com 125 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE" (1225 & 1235 UNDER UNIFICATION) 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019 LANDSCAPE GENERAL NOTES 12/9/2019

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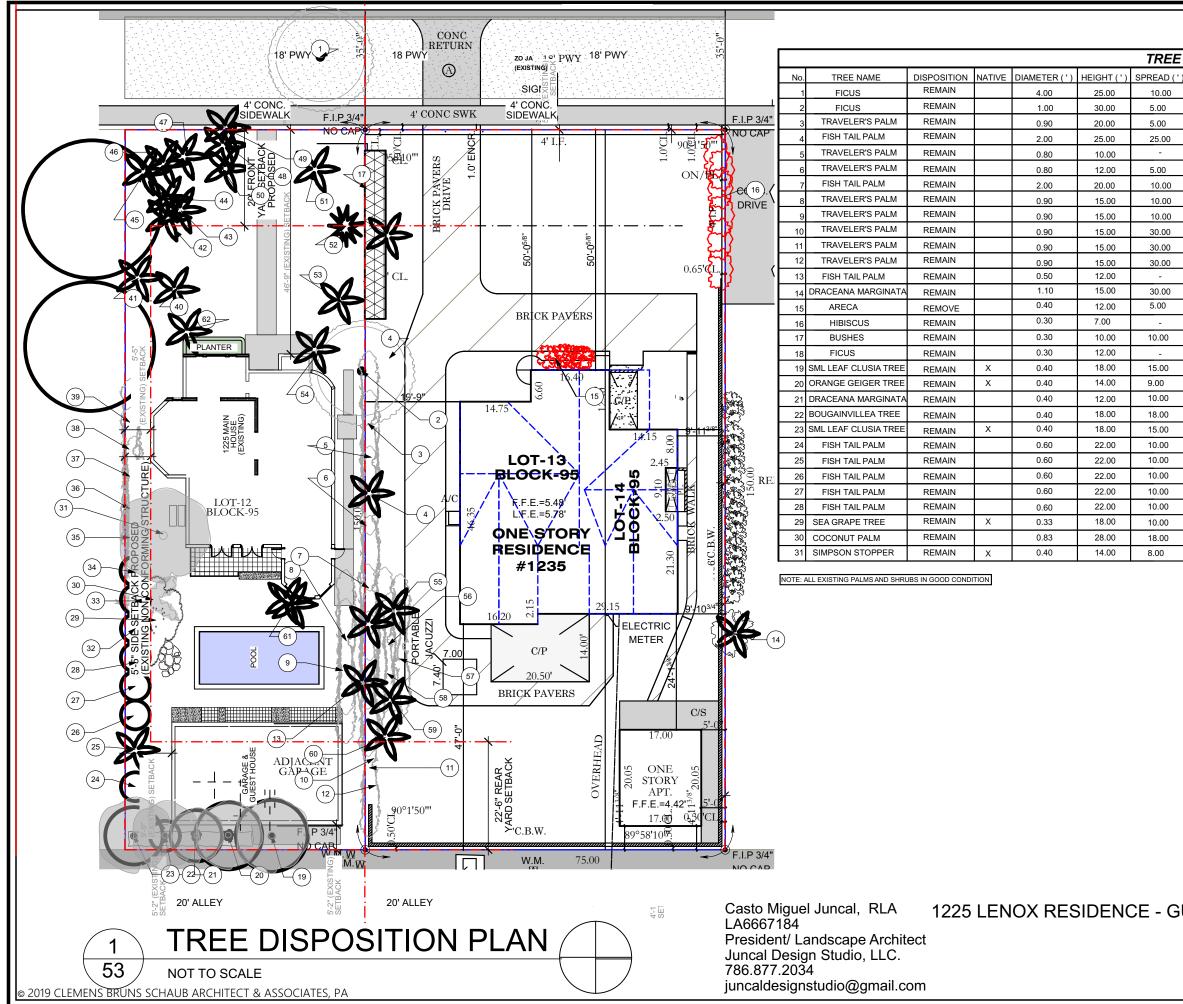


TABLE							
	No.	TREE NAME	DISPOSITION	DIAMETER (')	HEIGHT (')	SPREAD (')	
	32	FISH TAIL PALM	REMAIN	0.60	24.00	10.00	
	33	FISH TAIL PALM	REMAIN	0.60	24.00	10.00	
	34	FISH TAIL PALM	REMAIN	0.60	24.00	10.00	
	35	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00	
	36	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00	
	37	TRAVELER'S PALM	REMAIN	0.80	26.00	15.00	
1	38	TRAVELER'S PALM	REMAIN	0.80	24.00	15.00	
	39	TRAVELER'S PALM	REMAIN	0.80	22.00	15.00	
	40	MACARTHUR PALM	REMAIN	0.80	24.00	10.00	
	41	ADONIDIA PALM	REMAIN	0.67	30.00	8.00	
	42	ADONIDIA PALM	REMAIN	0.67	24.00	8.00	
	43	ADONIDIA PALM	REMAIN	0.67	30.00	8.00	
	44	ADONIDIA PALM	REMAIN	0.67	18.00	8.00	
	45	ADONIDIA PALM	REMAIN	0.67	24.00	8.00	
	46	ADONIDIA PALM	REMAIN	0.67	24.00	8.00	
	47	ADONIDIA PALM	REMAIN	0.67	24.00	8.00	
	48	ADONIDIA PALM	REMAIN	0.67	18.00	8.00	
	49	ADONIDIA PALM	REMAIN	0.67	22.00	8.00	
	50	ROYAL PALM	REMAIN	1.67	50.00	22.00	
	51	COCONUT PALM	REMAIN	1.15	30.00	20.00	
	52	BAMBOO	REMAIN	0.25	16.00	16.00	
	53	CHINESE FAN PALM	REMAIN	1.00	20.00	20.00	
	54	ADONIDIA PALM DBL	REMAIN	0.50	22.00	13.00	
	55	CABADA PALM	REMAIN	0.25	18.00	8.00	
	56	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00	
	57	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00	
	58	TRAVELER'S PALM	REMAIN	0.90	15.00	15.00	
	59	CABADA PALM	REMAIN	0.25	18.00	8.00	
	60	CABADA PALM	REMAIN	0.25	18.00	8.00	
	61	ADONIDIA PALM DBL	REMAIN	0.50	19.00	16.00	
ĺ	62	ROYAL PALM	REMAIN	1.67	58.00	22.00	

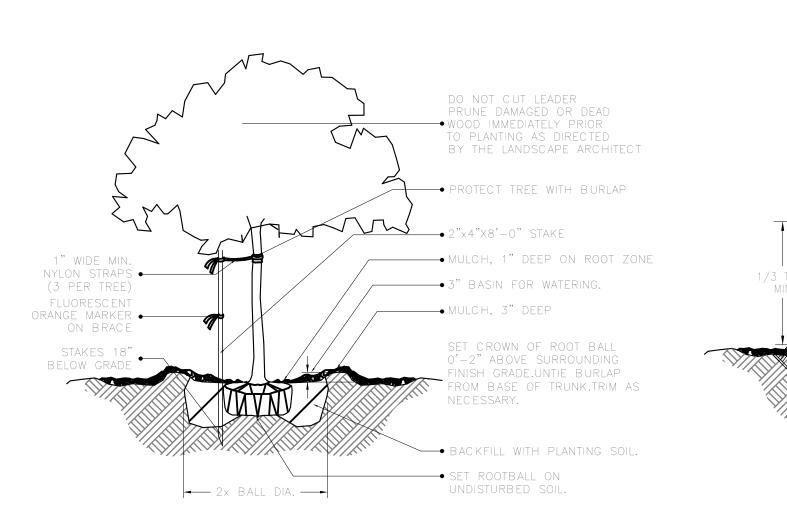
1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE"

(1225 & 1235 UNDER UNIFICATION)

1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019

TREE DISPOSITION PLAN

12/9/2019



(2" cal. and under) SMALL TREE PLANTING DETAIL N.T.S.

METAL STRAPS SECURING 2"x4"x12" WOOD BATTENS • MIN 5 LAYERS BURLAP TOE NAIL BRACES TO 2"X4" WOOD BATTENS 1/2"x2' FLUORESCENT ORANGE MARKER 2"x4" WOOD BRACE → AT EQUAL SPACING (3 PER TREE) → MULCH, 1" DEEP ON ROOT ZONE y → 3" BASIN FOR WATERING. 1/3 TRUNK → MULCH, 3" DEEP SET CROWN OF ROOT BALL 0'-2" ABOVE SURROUNDING FINISH GRADE. UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY. **UI V N** 2"x4"x12" FOOT STAKE, FOR SOFT SOIL CONDITIONS SUCH AS SAND BURIED 3 FT. BELOW GRADE - BACKFILL WITH PLANTING SOIL. SET ROOTBALL ON UNDISTURBED SOIL. 🗕 2x Ball Dia. — **CIGARED SABAL** PALM PLANTING DETAIL

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N.T.S.

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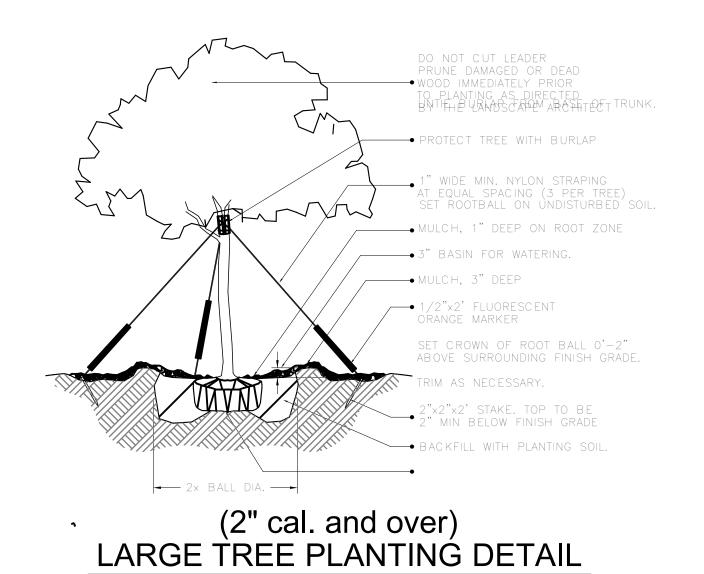
• HURRICANE CUT FRONDS

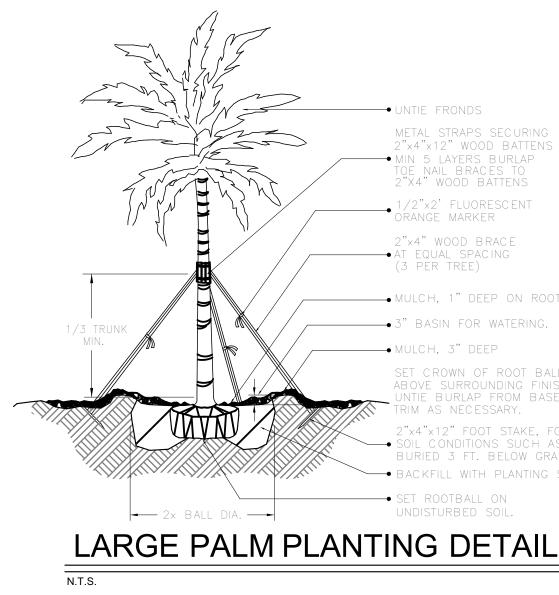


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1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019 LANDSCAPE DETAILS

12/9/2019





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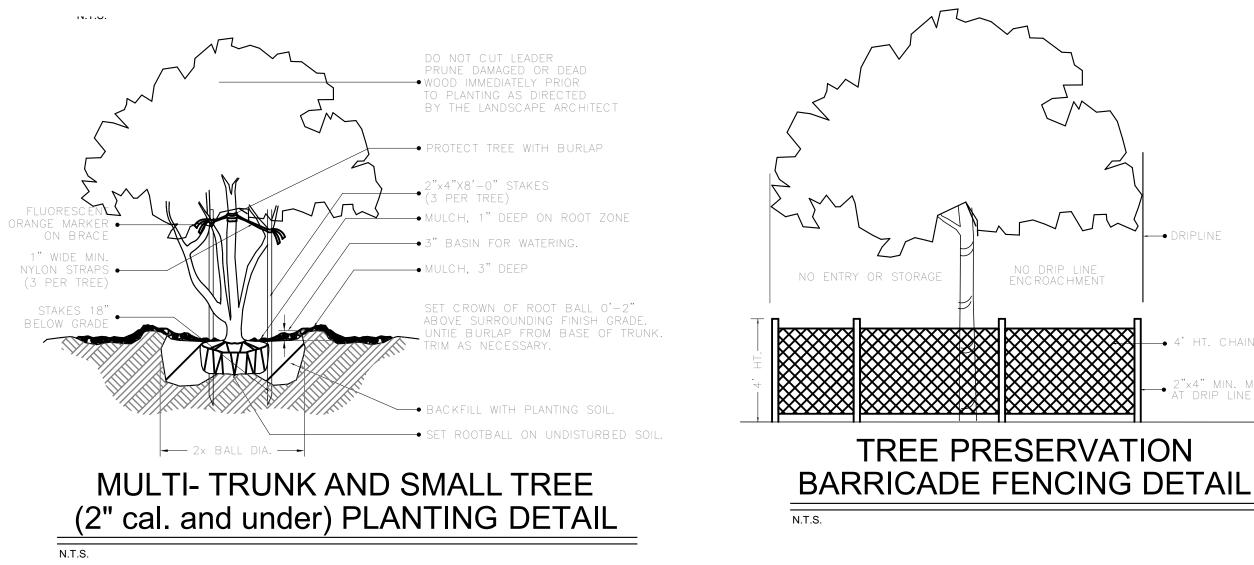
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12/9/2019

- SET ROOTBALL ON
- BACKFILL WITH PLANTING SOIL.
- 2"x4"x12" FOOT STAKE, FOR SOFT SOIL CONDITIONS SUCH AS SAND BURIED 3 FT. BELOW GRADE
- SET CROWN OF ROOT BALL 0'-2" UNTIE BURLAP FROM BASE OF TRUNK. TRIM AS NECESSARY.
- → MULCH, 3"DEEP
- → 3" BASIN FOR WATERING.
- MULCH, 1" DEEP ON ROOT ZONE
- 2"x4" WOOD BRACE → AT EQUAL SPACING (3 PER TREE)
- 1/2"x2'FLUORESCENT ORANGE MARKER
- METAL STRAPS SECURING 2"x4"x12" WOOD BATTENS MIN 5 LAYERS BURLAP TOE NAIL BRACES TO 2"X4" WOOD BATTENS
- UNTIE FRONDS



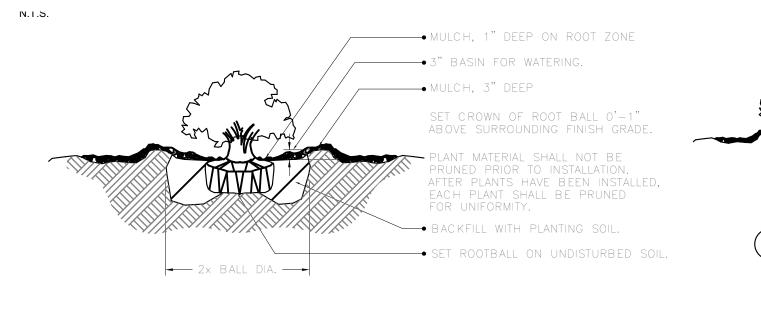
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2"x4" MIN. METAL POST AT DRIP LINE

→ 4' HT. CHAIN-LINK FENCE



SHRUB PLANTING DETAIL

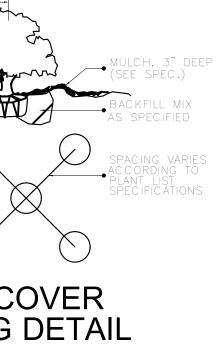
N.T.S.

SHRUB / GROUNDCOVER **SPACING / PLANTING DETAIL**

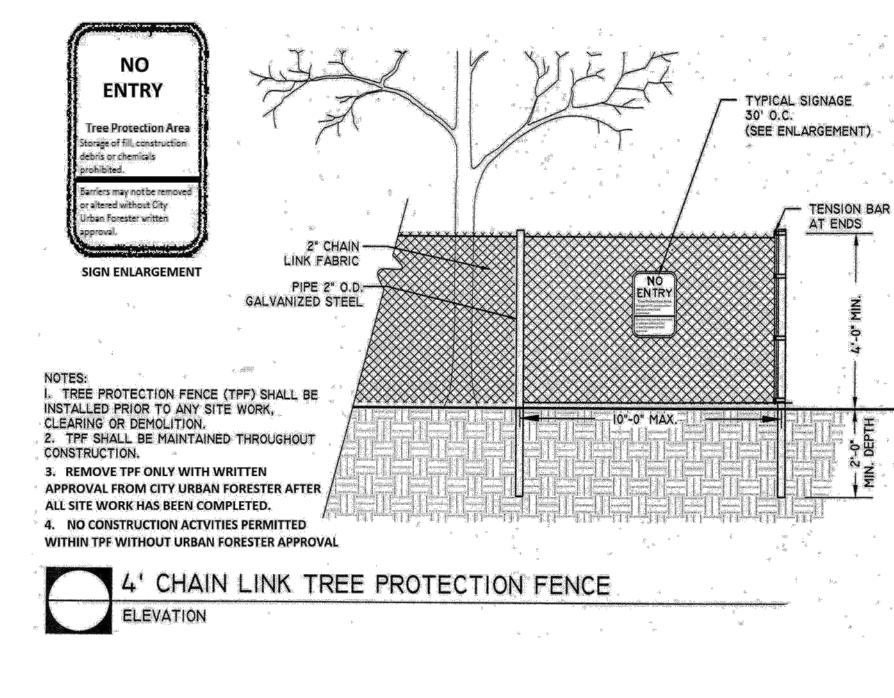
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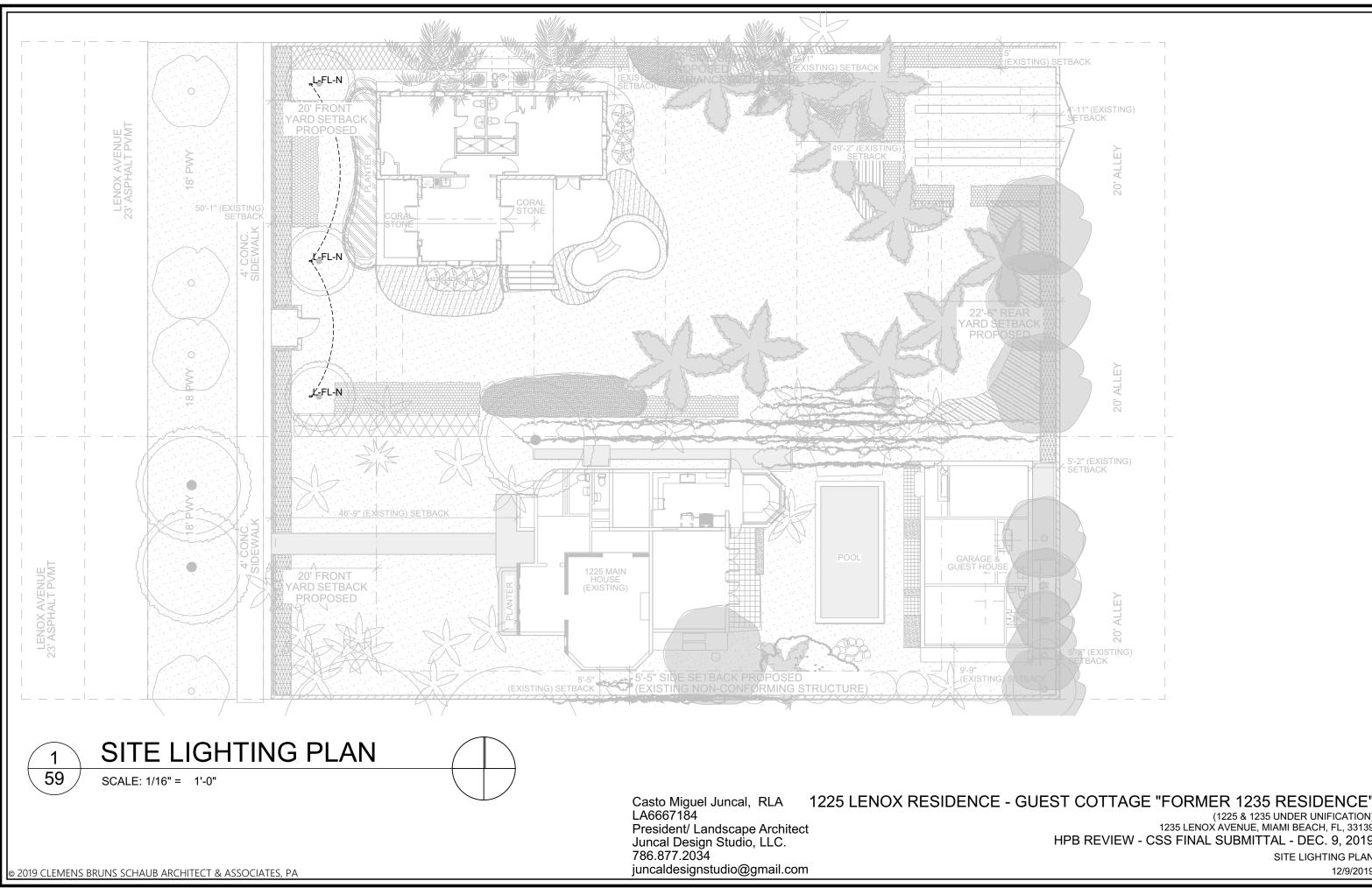
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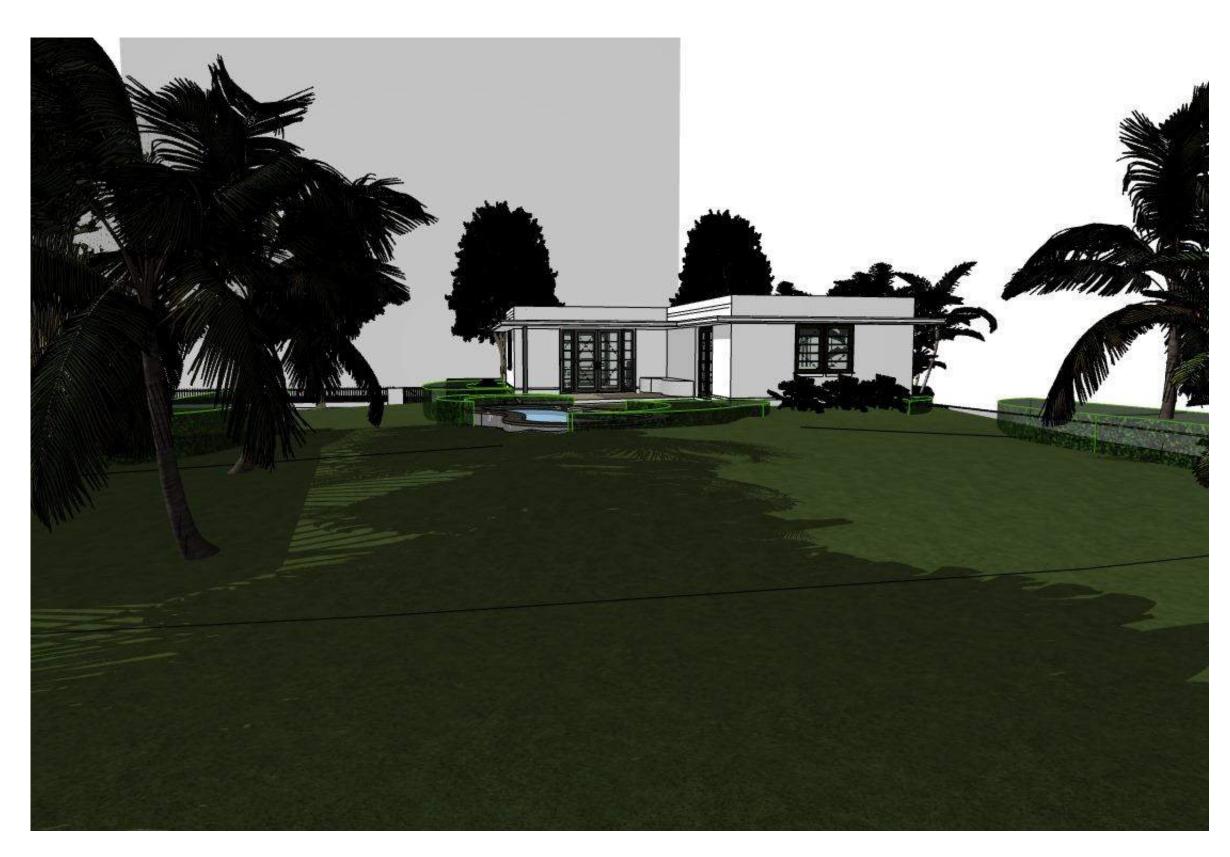




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VIEW FROM REAR GARDEN

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t 1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE" (1225 & 1235 UNDER UNIFICATION) 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019 VIEW FROM REAR GARDEN 12/9/2019



FRONT VIEW FROM STREET NW 1 62

Recommendations from Staff at the City of Miami Beach Planning Department were considered regarding the dense landscape in the front yard. Landscaping was re-designed from First Submittal.

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FRONT VIEW FROM STREET SW 1 63

Recommendations from Staff at the City of Miami Beach Planning Department were considered regarding the dense landscape in the front yard. Landscaping was re-designed from First Submittal. The view here shows the "corridor" available between the 2 structures. A view to the rear yard can be seen from the street, while still maintain privacies.

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<u>123</u>	<u>5 LENOX AVENU</u>	<u>IE</u>							
Tree Mitigation Requirements REPLACING THE TREE CANOPY THE REPLACEMENT TREES ARE BASED ON THE TOTAL SQUARE FOOTAGE OF THE NON-SPECIMEN TREES TO BE REMOVED. CANOPY MEASUREMENT SHALL BE ROUNDED UP TO THE NEAREST FOOT.									
							PLANTING REQUIREMENTS		
							IF YOU PLANT A:	WITH THIS MINIMUM SIZE:	YOU WILL GET THIS CREDIT (IN SQ FT.)
CATEGORY 1	12' OVERALL HEIGHT	300							
CATEGORY 2	10' OVERALL HEIGHT	150							
PROJECT REMOVAL DATA									
CANOPY REMOVED (SQ. FT.) TAKEN FROM TREE DISPOSITION PLAN	19.63								
REQUIRED CANOPY REPACEMENT	20								
PROJECT MIGRATION DATA									
PROVIDED TREE	QUANTITY PROVIDED	TOTAL CANOPY CREDIT							
CATEGORY 1 - 12' O.A.	14	4,200							
CATEGORY 2 - 10' O.A.									
TOTAL CANOPY CREDIT REPLACEMENT		4,200							

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY Zoning District RS-4 Lot Are

OPEN SPACE

- A. Square feet of required Open Space as indicated Lot Area = 18,750 s.f.x 22.85 % = 4,2
- B. Square feet of parking lot open space required
- Number of parking spaces ____0_ x 10 s.f. par
- C. Total square feet of landscaped open space req

LAWN AREA CALCULATION

- A. Square feet of landscaped open space required
- B. Maximum lawn area (sod) permitted= _____

TREES

A. Number of trees required per lot or net lot acre trees meeting minimum requirements=

_ 🖌 2 F	FRONT, 3 RE	EAR)	≠13 (1 FOR EVER) ★ ABOVE 6000 SF)
>	trees x	11	net lot acres - nur

- B. % Natives required: Number of trees provided :
- C. % Low maintenance / drought and salt tolerant Number of trees provided x 50%=
- D. Street Trees (maximum average spacing of 20' 124′ linear feet along street divided l
- E. Street tree species allowed directly beneath pow (maximum average spacing of 20' o.c.):

NA linear feet along street divided I

SHRUBS

- A. Number of shrubs required: Sum of lot and stre
- B. % Native shrubs required: Number of shrubs pro

LARGE SHRUBS OR SMALL TREES

- A. Number of large shrubs or small trees required: x 10%=
- B. % Native large shrubs or small trees required: N small trees provided x 50%=

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Y AFFIXED TO PLANS		
rea <u>18,750 SF</u> Acre	es_0.43	
	REQUIRED/	
	ALLOWED	PROVIDED
ed on site plan:		
<u>283.60</u> s.f.	<u>3,218.75 SF</u>	4,283.60 SF
d as indicated on site plan:		
rking space =	0 SF	NA
quired: A+B=	3,218.75 SF	4,283.60 SF
ł	<u>3,218.75 SF</u>	4,283.60 SF
50 % x 3,218.75 s.f.	1,609.38 SF	1,529.10 SF
e, less existing number of		
(3 EVIST	ING AT REAR) ING IN THE GARDEN) ⁻	
AY TOODSF		†
mber of existing trees= $8 =$	18	10
x 30% =	4_	4
t required:	5	6
(1 EXISTING AT o.c.) STREET)		
by 20'= 6	6	¥ 5
ower lines:		
by 20'= NA	NA	NA
eet trees required x 12=	288	297
rovided x 50%=	144	202
1: Number of required shrubs	20	20
	29	39
Number of large shrubs or	16	39

1225 LENOX RESIDENCE - GUEST COTTAGE "FORMER 1235 RESIDENCE" (1225 & 1235 UNDER UNIFICATION) 1235 LENOX AVENUE, MIAMI BEACH, FL, 33139 HPB REVIEW - CSS FINAL SUBMITTAL - DEC. 9, 2019 LANDSCAPE WORKSHEET 12/9/2019