



(PART OF) SCHEDULE #1
WORK SCOPE OUTLINE

- ELECTRICAL SERVICE: LANDLORD SHALL PROVIDE EMPTY CONDUITS WITH PULL STRINGS TO ACCOMMODATE 208/120 VOLTS, 3-PHASE, 4 WIRE WITH GROUND ELECTRICAL SERVICE OF 1200 AMP CAPACITY STUBBED WITHIN FIVE FEET (5') OF TENANT'S BUILDING.
- WATER SERVICE: LANDLORD SHALL PROVIDE 2" MINIMUM DOMESTIC COPPER WATER LINE WITH 65-PSI OF PRESSURE FROM LOCAL MAIN WITH A GENERAL GRID INSTALLED, AND 6" FIRE SPRINKLER MAIN SUFFICIENT FOR ORDINARY HAZARD GROUP-III RATING STUBBED WITHIN FIVE FEET (5') OF TENANT'S BUILDING.
- GAS SERVICE: LANDLORD SHALL INSTALL ADEQUATE GAS LINE SERVICE AS REASONABLY SPECIFIED BY TENANT AND SUPPLYING NO LESS THAN 6,500 CFH @ 2-PSI TO A POINT THAT IS WITHIN FIVE FEET (5') OF TENANT'S BUILDING.
- BUILDING SANITARY SEWER: LANDLORD SHALL PROVIDE A 6" DIAMETER SANITARY SEWER LINE UNDERGROUND TO THE DEPTH AND POINT SHOWN AT THE WYE TO BE WITHIN FIVE FEET (5') FROM TENANT'S BUILDING, COORDINATED FINAL INVERT DEPTH WITH TENANT'S REQUIRED INVERT ELEVATION TO THAT POINT.
- INTENTIONALLY BLANK.
- INTENTIONALLY BLANK.
- TELEPHONE CONDUIT AND CABLE TELEVISION: PROVIDE AND INSTALL ONE 2" TELEPHONE AND CABLE TELEVISION SERVICE CONDUIT FOR EACH, WITH PULL STRINGS, STUBBED TO WITHIN FIVE FEET (5') OF TENANT'S BUILDING.
- TEMPORARY AND PERMANENT UTILITIES: LANDLORD SHALL PROVIDE TEMPORARY UTILITIES FOR USE AT TENANT'S CONSTRUCTION START; OTHERWISE LANDLORD WILL REIMBURSE TENANT FOR ALL THE AGREED-TO REASONABLE, OUT-OF-POCKET COST TO INSTALL AND OPERATE ALL TEMPORARY UTILITIES. LANDLORD SHALL PROVIDE ALL PERMANENT UTILITIES TO THE SITE NO LATER THAN ONE WEEK BEFORE TENANT OPENING.
- STORM DRAINAGE: LANDLORD SHALL PROVIDE ALL STORM WATER MANAGEMENT AS REQUIRED BY LOCAL AND STATE ORDINANCE, AND PROVIDE DRAIN LINES FOR ROOF DRAIN LEADERS TO WITHIN FIVE FEET (5') OF TENANT'S BUILDING.
- INTENTIONALLY BLANK.
- INTENTIONALLY BLANK.
- PARKING LOT AND LIGHTING: LANDLORD SHALL PROVIDE ALL SURFACE PARKING AND LIGHTING FOR THE NEW PARKING AREA IN ACCORDANCE WITH ALL APPLICABLE CODES.
- LANDSCAPING: LANDLORD SHALL PROVIDE ALL LANDSCAPING, LANDSCAPE IRRIGATION AND SIDEWALKS OUTSIDE THE CURB LINES OF THE PAD IN ACCORDANCE WITH ALL APPLICABLE CODES INCLUDING AN ADA COMPLIANT PATH OF ENTRY. LANDLORD SHALL PROVIDE NECESSARY ACCESS, ROADWAYS, SIDEWALKS AND CURBS.
- ADA: LANDLORD TO PROVIDE AN ADA COMPLIANT PATH OF TRAVEL TO CONSTRUCTION LIMIT LINE AND PROPER ADA ACCESS FOR TENANT AS REQUIRED BY APPLICABLE CODE.
- STAGING: LANDLORD SHALL PROVIDE SPACE FREE OF CHARGE TO ACCOMMODATE THE FOLLOWING PRIOR TO TENANT'S CONSTRUCTION START: CONSTRUCTION DUMPSTERS, STORAGE CONTAINERS AND CONSTRUCTION TRAILER. ALL LANDLORD STAGING SHALL BE REMOVED BY LANDLORD FROM THE SITE NO LATER THAN ONE WEEK BEFORE TENANT OPENING. ALL TENANT STAGING SHALL BE REMOVED BY TENANT FROM THE SITE NO LATER THAN ONE DAY BEFORE TENANT OPENING. LANDLORD SHALL BE RESPONSIBLE FOR FINAL SITE CLEAN-UP AFTER ALL STAGING HAS BEEN REMOVED.
- INTENTIONALLY BLANK.

NOTE: FOR CASE OF WORK SCOPE OUTLINE:
A. ALL ITEMS IDENTIFIED AS LANDLORD OR PART OF LANDLORD SCOPE SHALL BE DEEMED TO BE PART OF THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SCOPE UNDER CONTRACT WITH GARRISON COCONUT CREEK LAND.
B. ALL ITEMS IDENTIFIED AS TENANT OR PART OF TENANT SCOPE SHALL BE DEEMED TO BE PART OF THE GENERAL CONTRACTOR'S RESPONSIBILITY AND SCOPE UNDER CONTRACT WITH COOPER'S HAWK WINERY AND RESTAURANTS.

BUILDING H1
1 STORY COMMERCIAL
(17,151 SQ. FT.)
FINISHED FLOOR
ELEVATION=14.51 (NAVD 88.)

BUILDING H2
1 STORY COMMERCIAL
(9,668 SQ. FT.)
FINISHED FLOOR
ELEVATION=14.46 (NAVD 88.)

LANDSCAPE DIVISION OF
WORK SCOPE OUTLINE

Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
2	Ilex cassine	Dahoon Holly	0	2
2	Magnolia grandiflora	Southern Magnolia	2	0
4	Podocarpus macrophyllus	Podocarpus	0	4
2	Quercus virginiana	Live Oak	2	0
11	Sabal palmetto	Sabal Palm	11	0
9	Ptychosperma elegans	Solitaire Palm	9	0
SHRUBS				
Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
13	Agave guineola "Platinum"	Platinum Agave	12	1
68	Chrysobalanus icaco	Cocoplum	22	46
30	Codiaeum variegatum	'Mammy' Croton	0	30
61	Conocarpus erectus sericeus	Silver Buttonwood	61	0
37	Duranta repens	Gold Mound Duranta	37	0
13	Gardenia jasminoides 'Miami Supreme'	Gardenia	0	13
50	Ilex glabra 'Shamrock'	Inkberry	0	50
19	Ixora coccinea 'Nora Grant'	Ixora	19	0
44	Ixora chinensis	Dwarf Ixora (Red)	0	44
6	Nerium oleander 'Petite Pink'	Dwarf Oleander	6	0
20	Philodendron 'Xanadu'	Xanadu Philodendron	20	0
12	Phormium tenax	New Zealand Flax	0	12
41	Clusia rosea 'Nana'	Dwarf Clusia	33	8
45	Rosa spp.	Drift Rose	45	0
31	Schefflera arboricola	Green Arboricola	26	5
46	Schefflera arboricola 'Trinette'	Trinette	11	35
1	Strelitzia reginae	White Bird of Paradise	1	0
7	Strelitzia reginae	Bird of Paradise	0	7
5	Viburnum suspensum	Sandankwa Viburnum	0	5
ORNAMENTAL GRASS				
Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
39	Muhlenbergia capillaris	Pink Muhly Grass	24	15
GROUND COVER				
Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
1325	Carpobrotus chilensis	Ice Plant	1239	86
2630	Trachelospermum asiaticum	Asiatic Jasmine	2315	315
840	Tradescantia pallida	Purple Queen	395	445
255	Mimosa strigillosa	Powderpuff Mimosa	200	55
TBD	St. Augustine Sod	St. Augustine Sod	TBD	TBD
RELOCATED TREES				
Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
3		Royal Palm	0	3
4		Live Oak	4	0
3		Crape Myrtle	0	3
PROTECTED TREES				
Total Qty.	Botanical Name	Common Name	LL Qty.	Tnt Qty.
9		Ex. Crape Myrtle	7	2

WILEY ROAD

0 20' 40'

SCALE: 1" = 20'

NAVD 88.)

THE CONTINEO GROUP

A CERTIFICATE OF ADOPTION

NUMBER 3145

THE CONTINEO GROUP

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COOPER'S HAWK WINERY & RESTAURANT

AT THE PROMENADE AT COCONUT CREEK

JURISDICTION: CITY OF COCONUT CREEK

LANDLOT: SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY

LOCATION: PROMENADE AT COCONUT CREEK 4473 LYONS ROAD COCONUT CREEK, FL 33073

WORK SCOPE MATRIX PLAN

JOB NO: 15-187

DATE: 02/16/16

SHEET SCOPE MATRIX

PLAN REVIEW