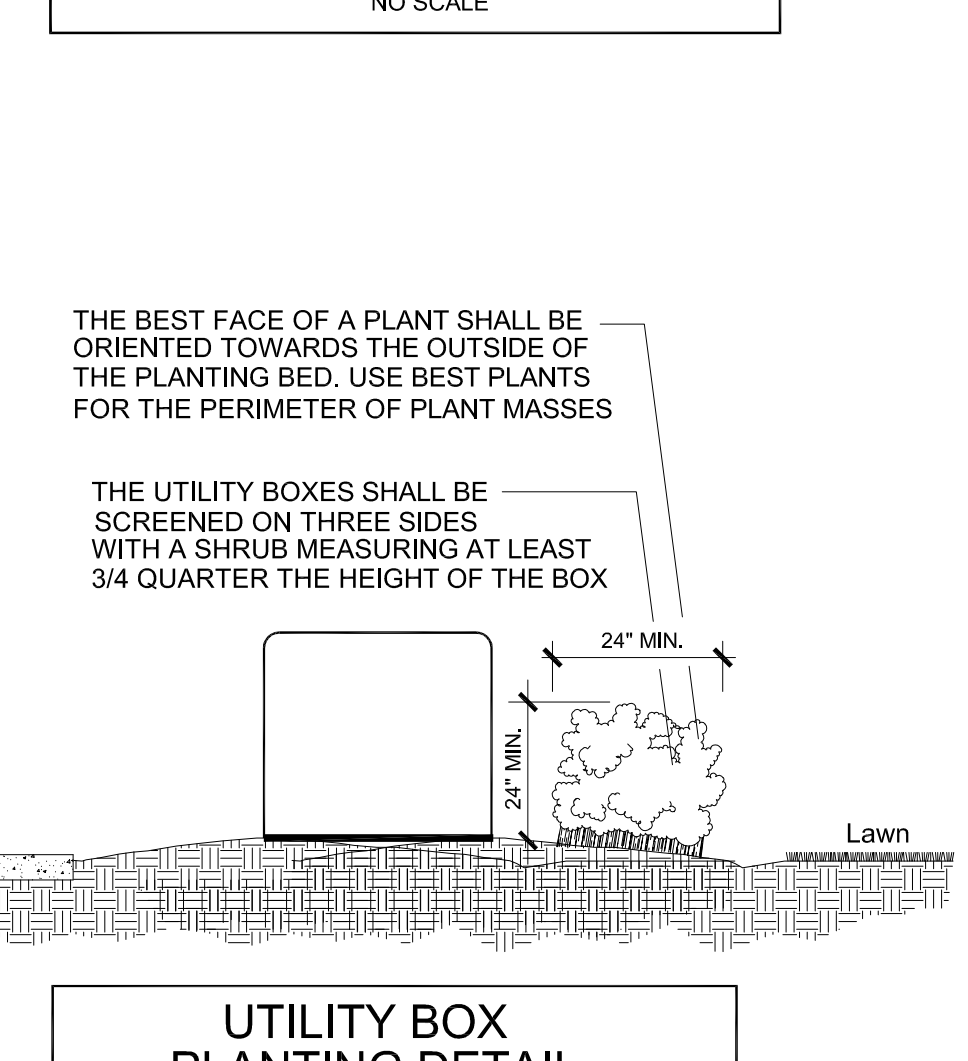
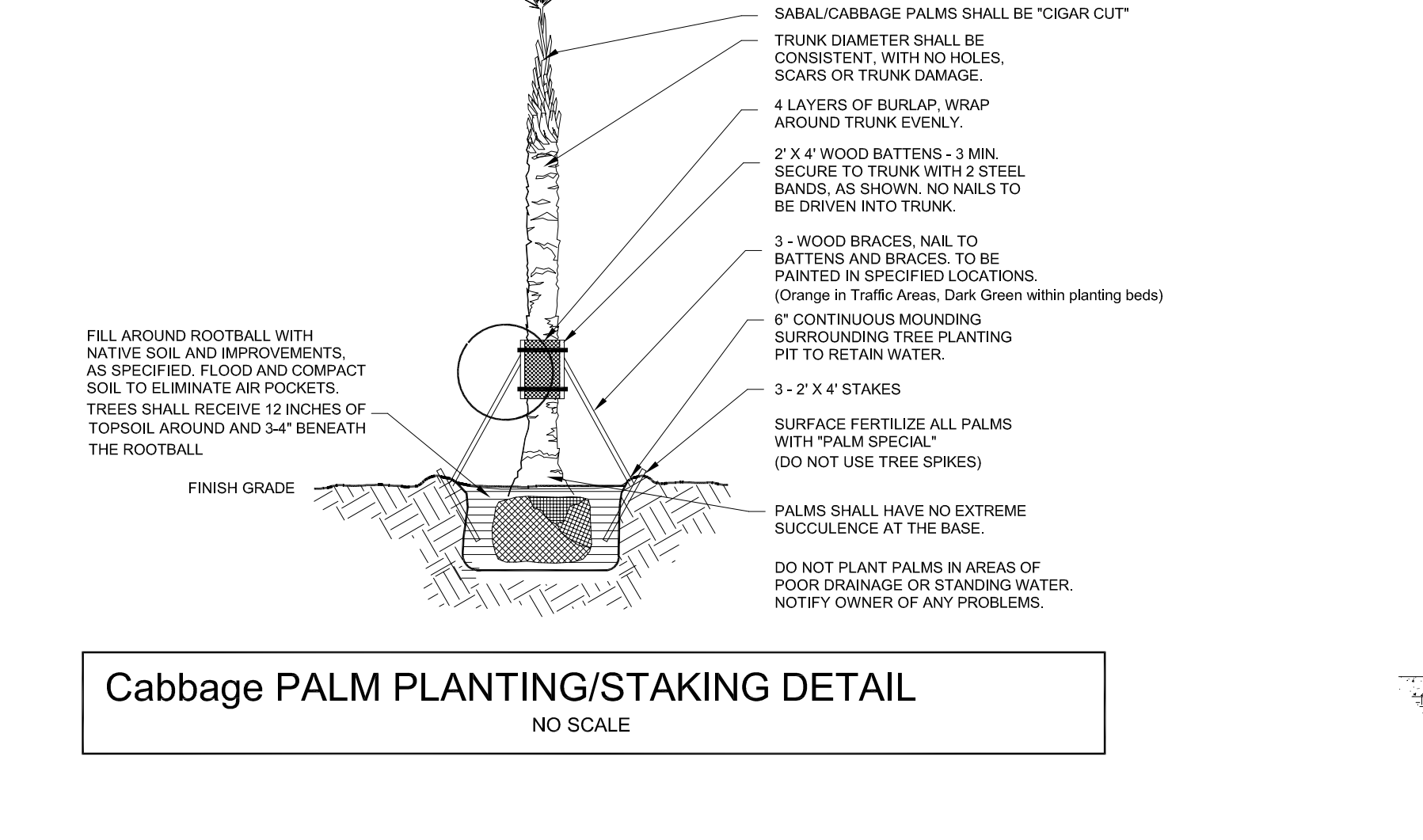
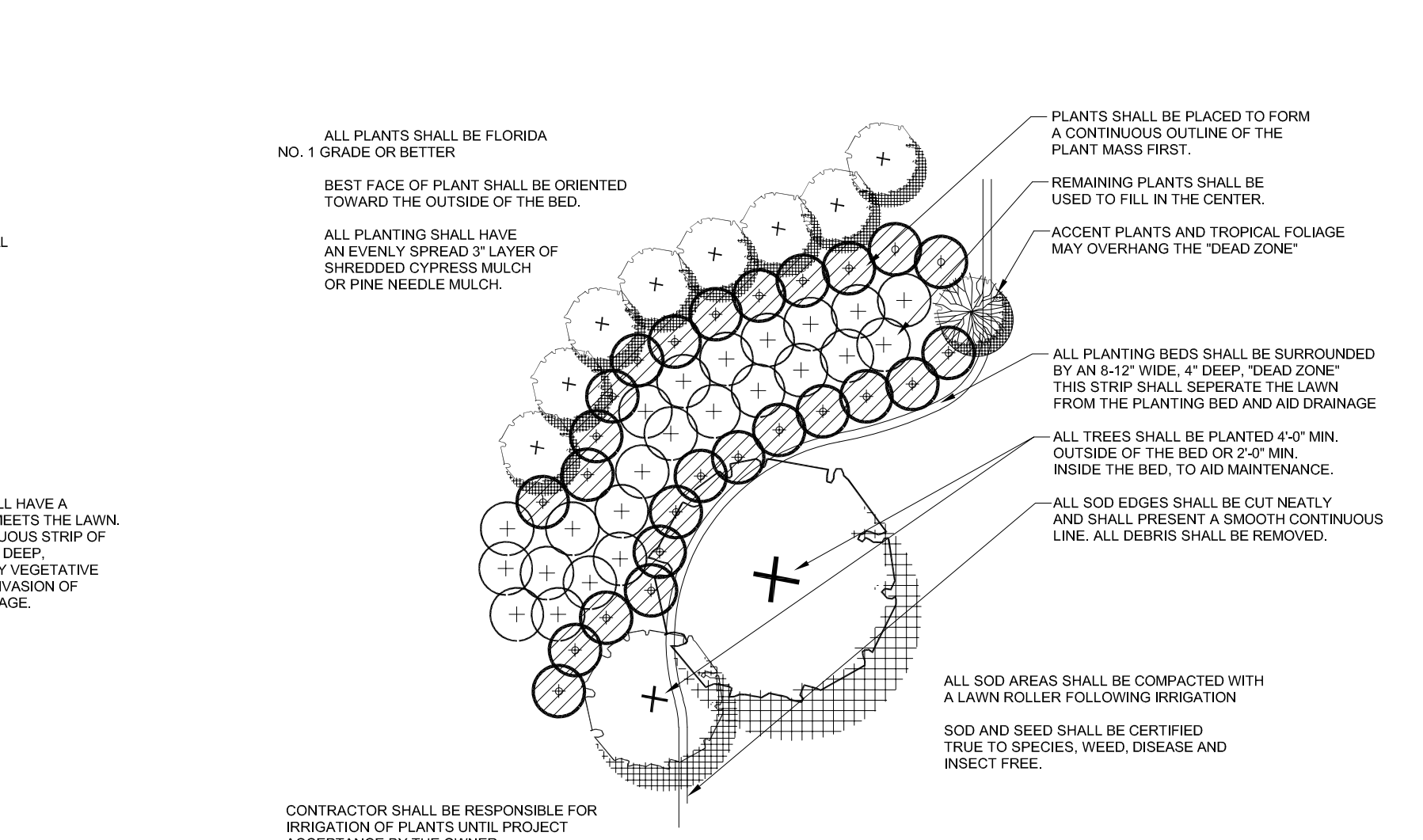
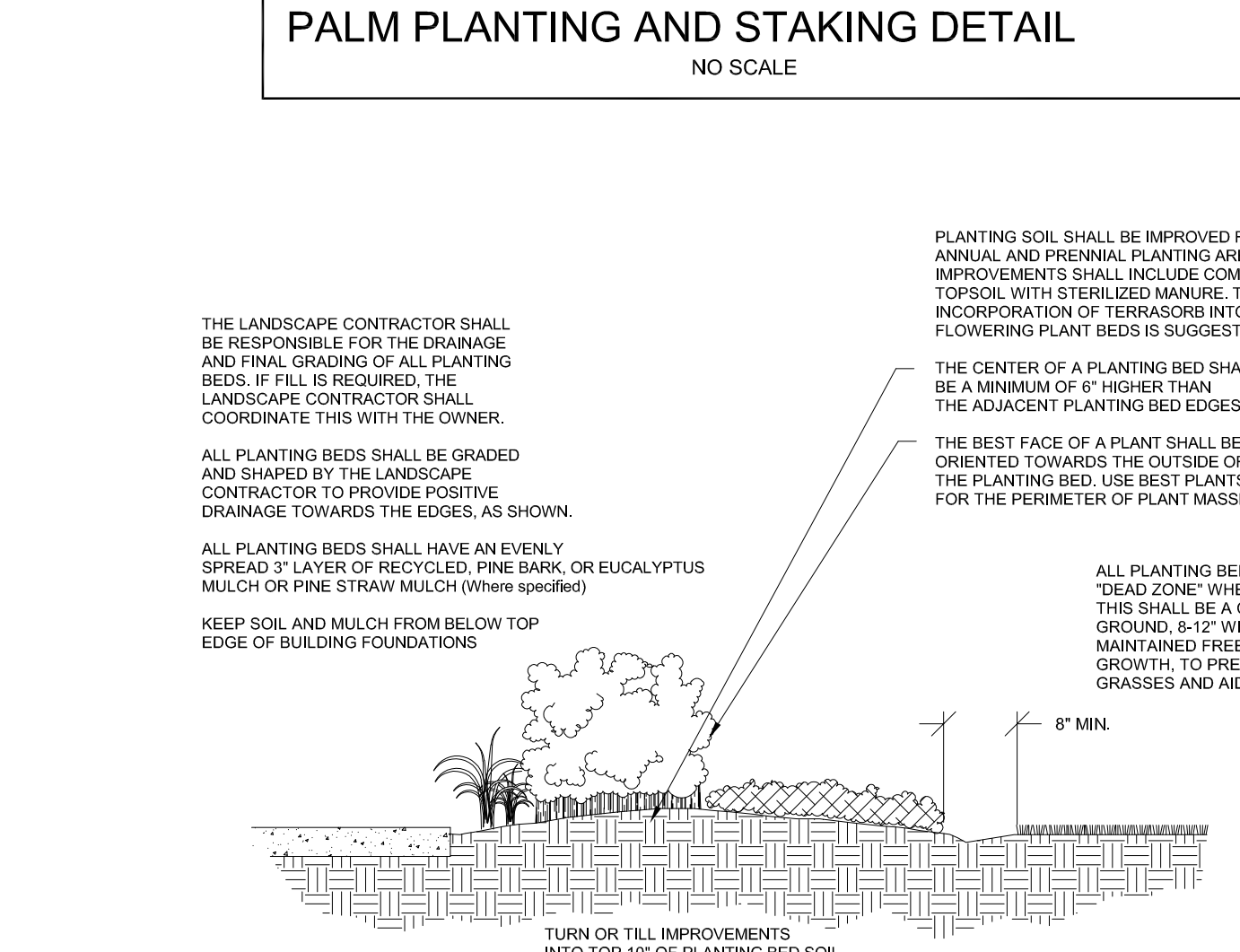
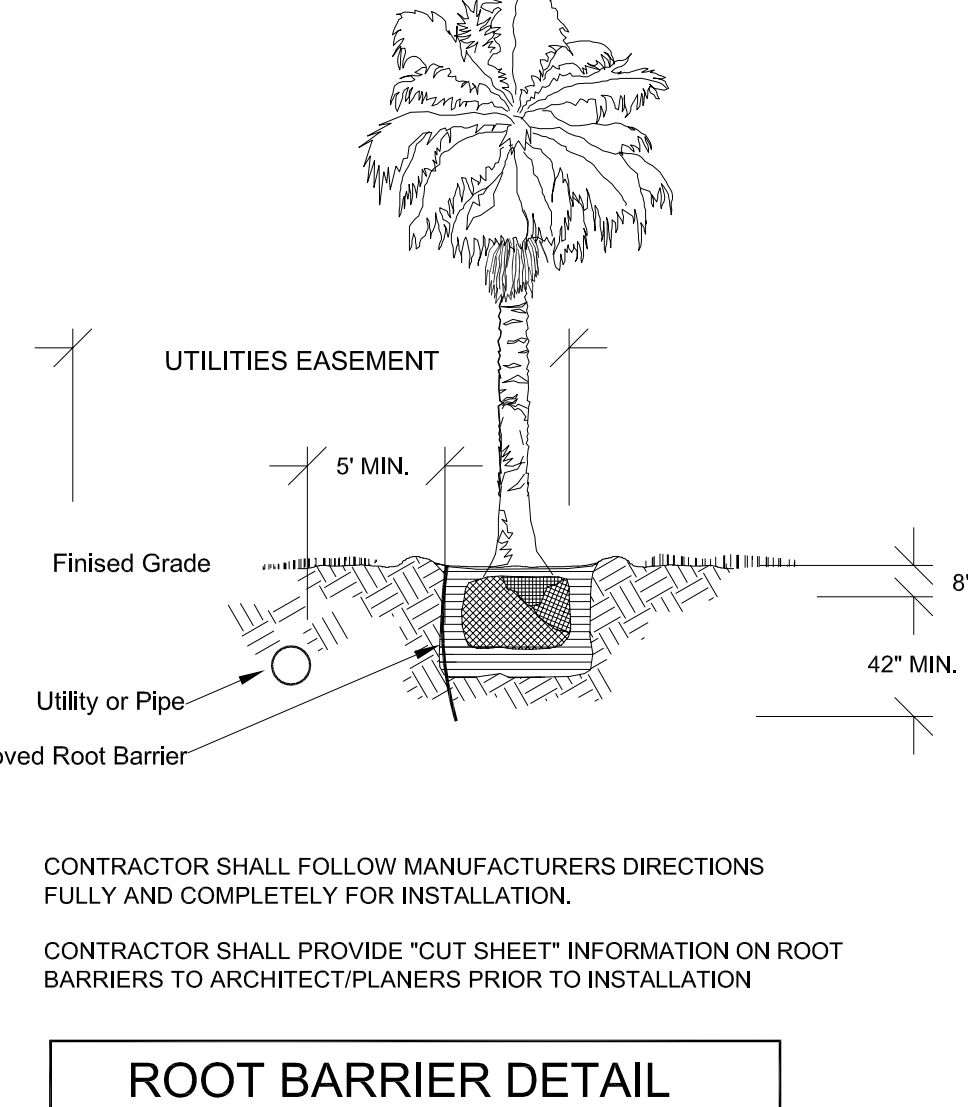
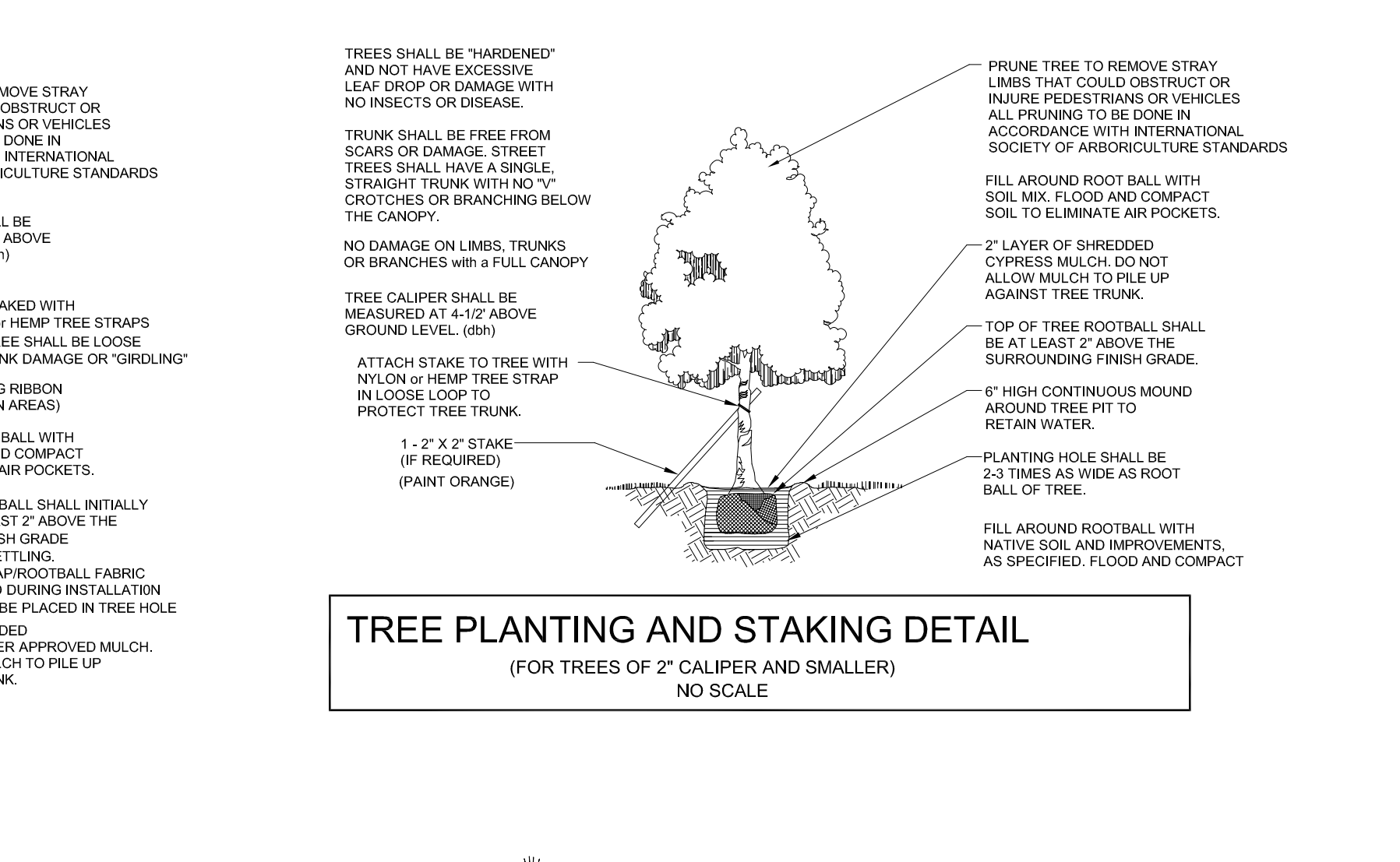
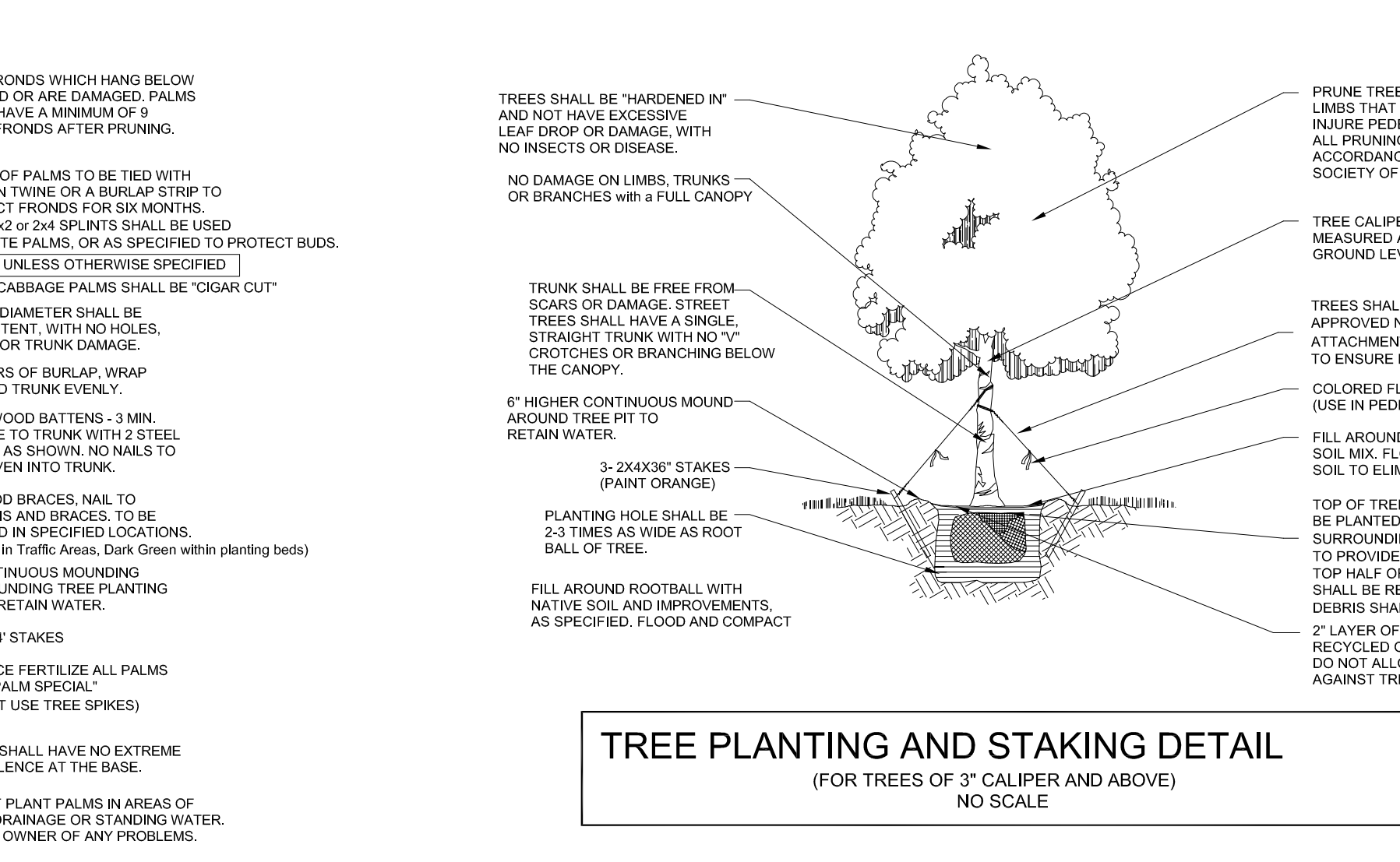
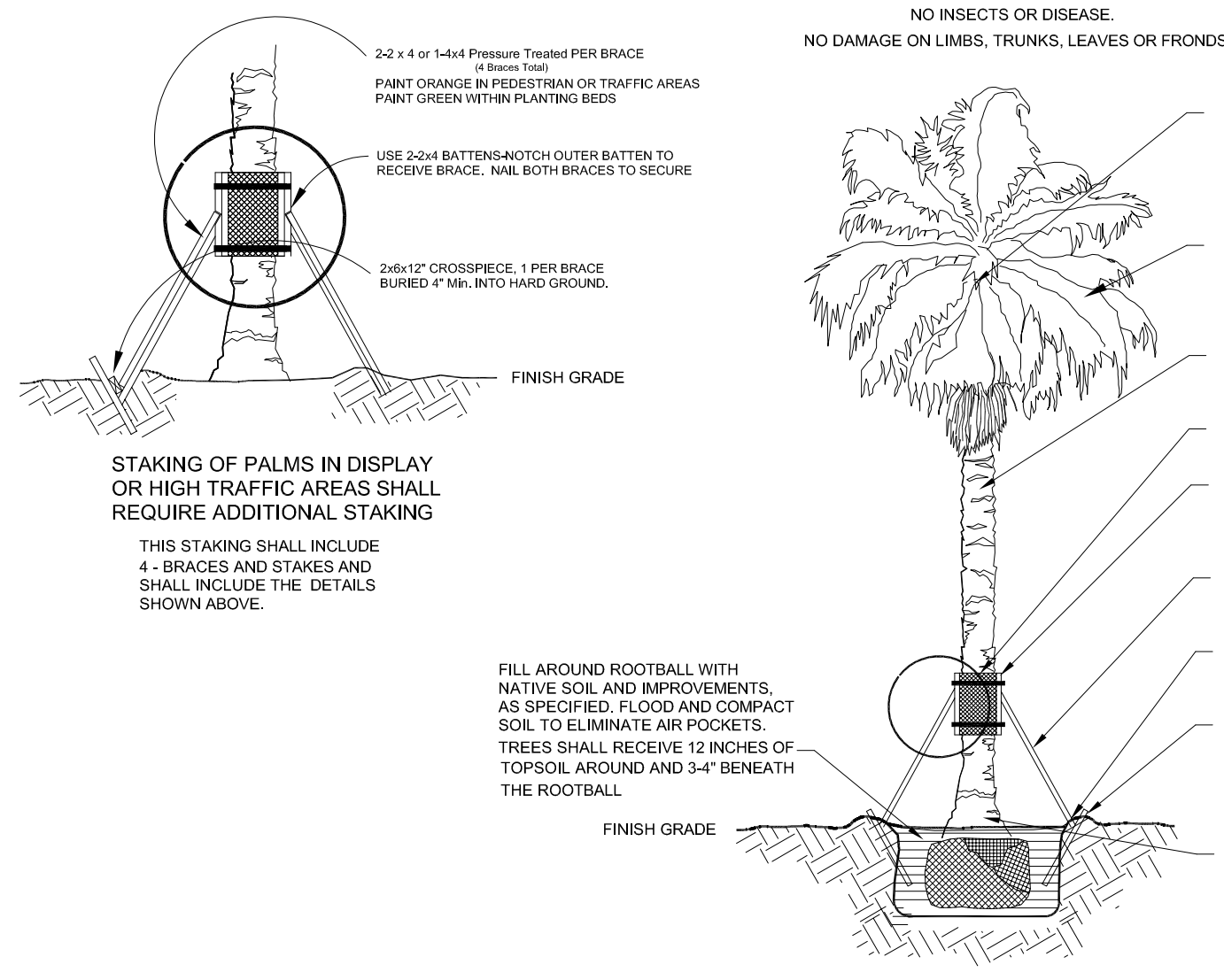


REVISION	DATE
1	CITY COMMENTS NO CHANGES THIS SHEET
2	CITY COMMENTS NO CHANGES THIS SHEET



GENERAL

Any discoveries or unanticipated obstructions shall be reported immediately to the Owner, Landscape Architect and appropriate municipal officials.

The Contractor shall coordinate his activities with all other trades or professions on the jobsite.

Subsurface systems (such as irrigation or pump vaults) shall be inspected by the Owner before backfilling, burial or enclosure.

Throughout the term of this project, the Contractor shall maintain, at his sole expense, effective insurance covering his activities on and associated with the project. Said insurance shall be secured from a company(s) licensed to do business in the locale of the project premises. Upon request, the Contractor shall provide documentation of this insurance coverage.

The Contractor shall be responsible for obtaining all necessary permits, licenses, approvals, inspections and insurance as required by building departments or other regulating agencies.

The Contractor shall be responsible for the survey layout of stations, benchmarks or property lines as needed to complete his work.

The Contractor shall build the project according to contract documents and shall mix and use construction materials in accordance with manufacturer's directions and best standards of the trade. Any deviation from contract documents or manufacturer's instructions shall require prior approval from the Owner.

The Contractor shall be responsible for maintaining the project premises free from accumulation of waste materials or rubbish caused by his employees or work.

The Contractor shall coordinate his storage of materials and tools on the project premises with the Owner.

The Contractor shall be responsible for obtaining all materials, to specification and Florida Grade #1, for which he has provided a bid. If the Contractor is unable to locate any material after signing the contract, he shall be charged for any time incurred by the Owner or Landscape Architect in locating the specified material.

Permit Responsibility

Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to work, at no additional cost to Owner as a result of unauthorized work prior to receipt of permit.

LANDSCAPE PLANTING

If a planting space is used for any other purpose than that shown on the plans, it shall be reported immediately to the Owner, Landscape Architect and appropriate municipal officials.

All plants shall be Florida No. 1 or better as described in STA GRADES AND STANDARDS FOR NURSERY PLANTS - Parts I and II, latest edition published by the Florida Department of Agriculture and Consumer Service.

All planted areas shall receive a 3" layer of shredded recycled, pine bark or eucalyptus mulch (Grade B or better).

The use of pine "straw" mulch is only acceptable where specified. Specifically for use on slopes or with acid loving plants such as azaleas.

All plant material shall be pruned, if needed, to achieve the shape and form characteristic to their design intent. Said pruning to be in strict accordance with ISA standards.

All sod or seed shall be certified (if applicable) and weed and insect free.

Contractor shall be responsible for locating existing utilities or other obstructions which may interfere with his work.

Call Sunshine One Call service for underground utility locations 48 hours prior to any excavation or digging. 1-800-432-4770.

All plant material and workmanship shall be warranted for a period of 12 months for commercial work and 3 months for residential landscape installation work.

Landscape and/or sod shall be placed to the edge of abutting streets, canals, lakes or other adjacent landscaping.

All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three (3) sides by landscape shrubs.

Sight Distance corners must be maintained for clear sight visibility from thirty (30) inches to ten (10) feet, tree and palm trunks excluded.

Root barriers shall be installed and included by the Landscape Contractor, where required by the municipality or other regulating agencies.

Where Ficus Species are used, appropriate setbacks and safeguards (Root Barriers) shall be guaranteed by required and installed by the Landscape Contractor.

Contractor shall have the Landscape Architect coordinate and approve planting locations for large trees and specimen plants prior to their installation.

All Trees and Palms shall be staked in accordance with the specifications and planting details.

IRRIGATION (WATER SOURCE - TBD)

All planted areas shall be watered by a completely automatic irrigation system which provides 100% coverage, with 50% overlap, of all planted areas. The irrigation system shall include an automatic rain shut-off device and shall operate only between the hours of 5:00 PM and 8:00 AM

Unless otherwise specified, the Irrigation Contractor shall be responsible for obtaining all applicable water use permits and building permits.

Irrigation systems shall be designed and operated to minimize overspray onto buildings and sidewalks, etc.

Irrigation Plans will be submitted to the City for review and approval prior to permit.

A SFWMD Water Use Permit shall be required and provided for the irrigation system.

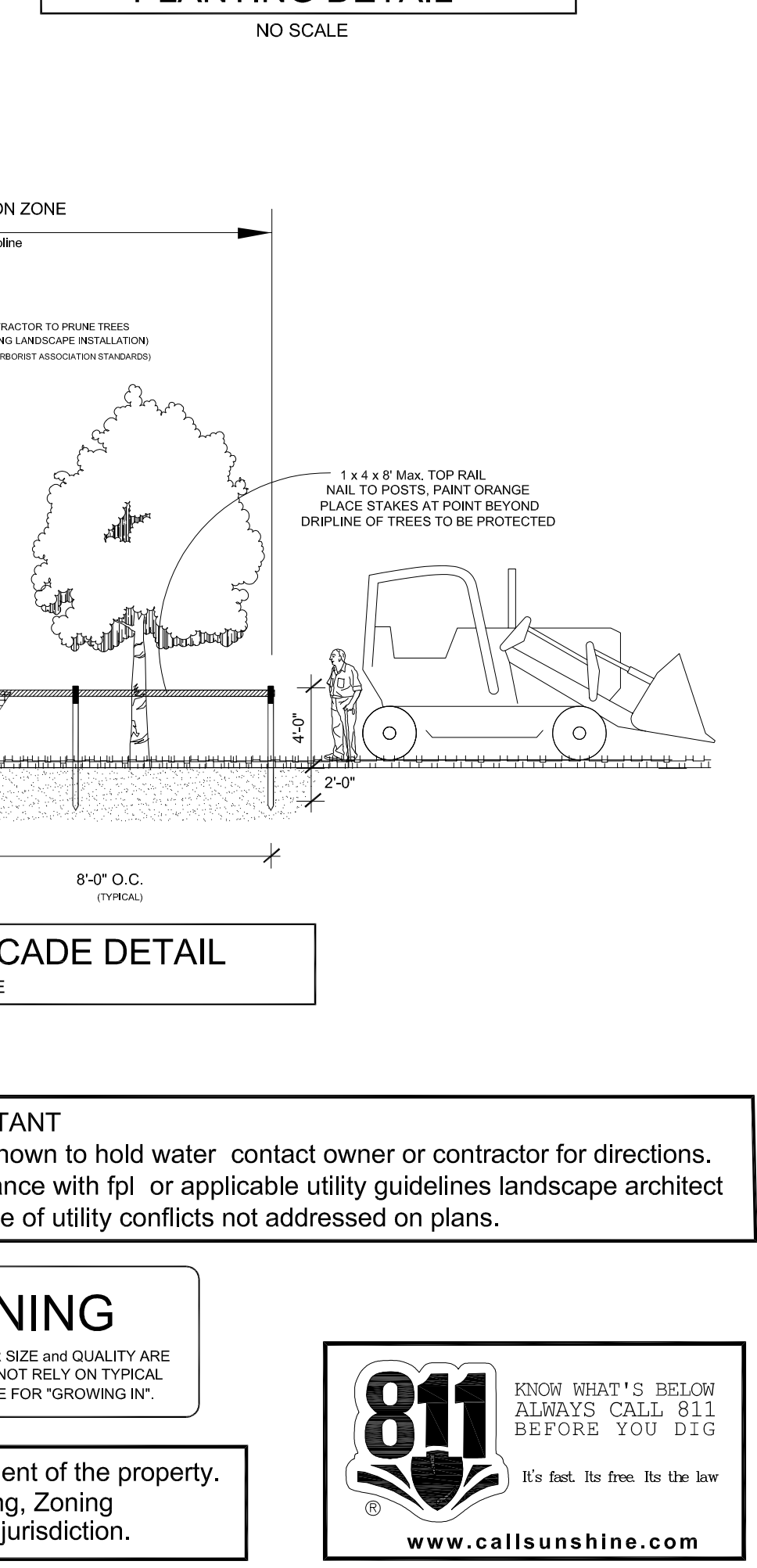
SPECIAL PROJECT NOTES

- TREES SHOWN ON THESE PLANS ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE DETAILS SHOWN HEREON.

- ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE HYDRANTS, AND LIFT STATIONS, IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS.

- SPECIFIED HEIGHTS AND WIDTHS ARE THE ABSOLUTE MINIMUM REQUIRED AT THE TIME OF PLANTING. HEIGHT AND WIDTH SPECIFICATIONS TAKE PRECEDENCE OVER SUGGESTED CONTAINER SIZE.

- TREES PLANTED A MINIMUM OF FIFTEEN (15) FEET FROM LIGHT POLE UNLESS POLES ARE BELOW THE TREE CANOPY.



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Landscape Architecture

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Landscape Details & Specifications for

WILLIS LEASE

(AKA TRADEWINDS AVIATION PHASE 1)

COCONUT CREEK, FLORIDA

LYNN M. BENDER
REGISTERED LANDSCAPE ARCHITECT
LABORERS STATE OF FLORIDA

PROJECT NO. 18-020
CADD I.D. WILLIS LEASE LP

DRAWN BY: LMB
CHECKED BY: LMB
SCALE: 1" = 20'-0"
DATE: MARCH 26, 2018

SHEET: LP-3
4 OF 4 SHEETS

The Client agrees to indemnify and hold harmless LBLA INC. from any liability arising from acts or omissions in the performance of said services during construction by the Client, and his/her agents, employees, or subcontractors, where LBLA INC. does not provide landscape architectural services during construction (as the term is generally understood), including on-site monitoring, site visits, shop drawing review, design clarification, etc.