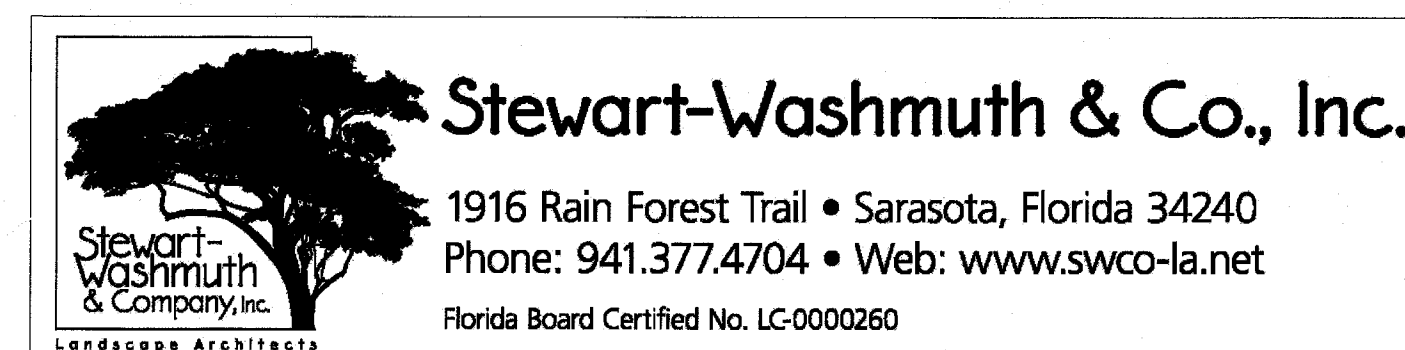


LANDSCAPE DEVELOPMENT PLANS

Vicenza

Border Road
City of Venice, Sarasota County, Florida

NEALCOMMUNITIES



Amenity Sheet Index

PL1-2	Planting Plans
PL-3	Plant Schedule
PL-4	Planting Details

LO1-3	Hardscape Layout Plans
GR1	Grading Plan
SPEC1	Hardscape Specifications

LL1-4	Lighting Plans
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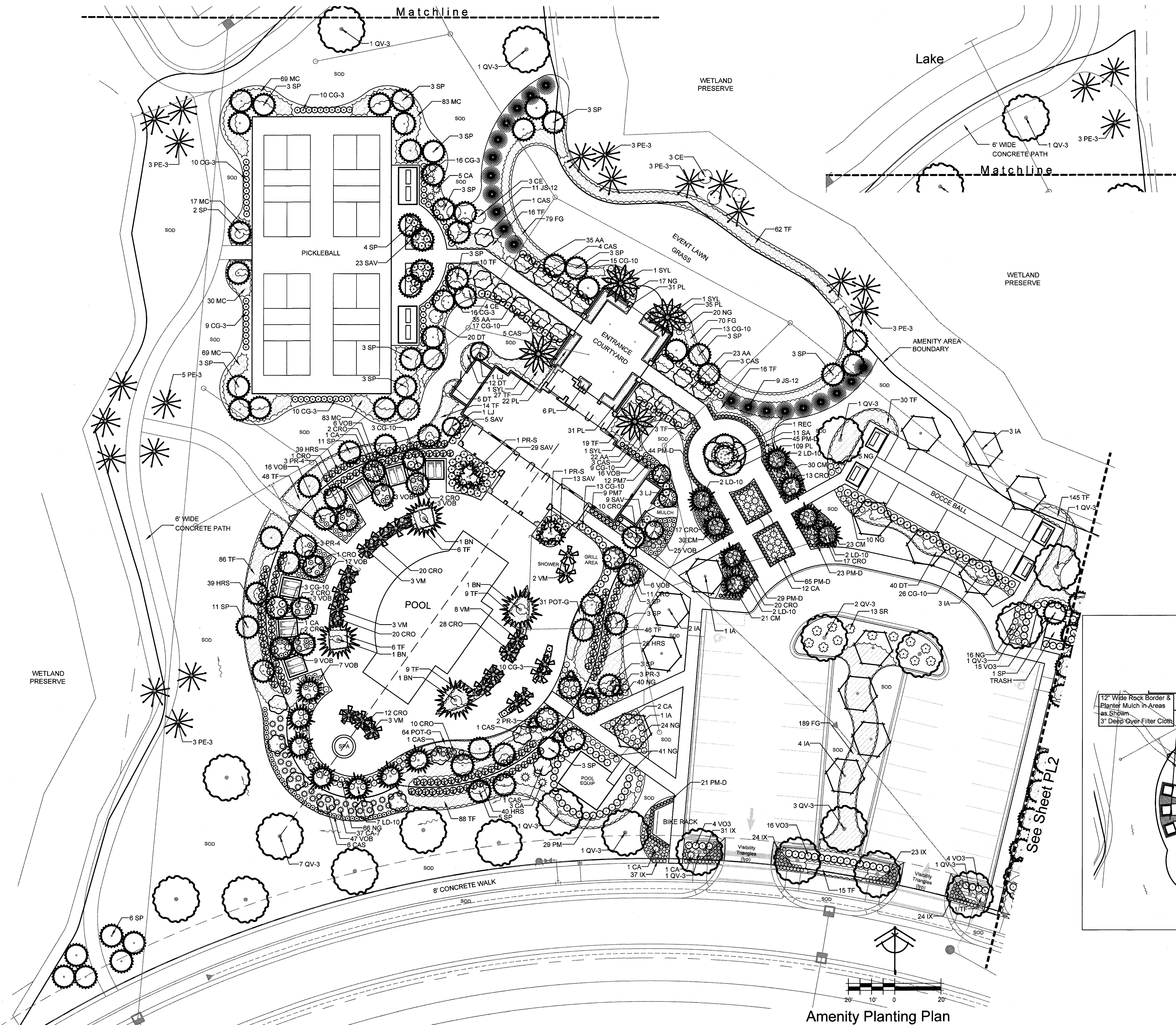
Entrance Sheet Index

PL1	Planting Plans
PL-17	Planting Details

LO1	Hardscape Layout Plans
SPEC1	Hardscape Specifications

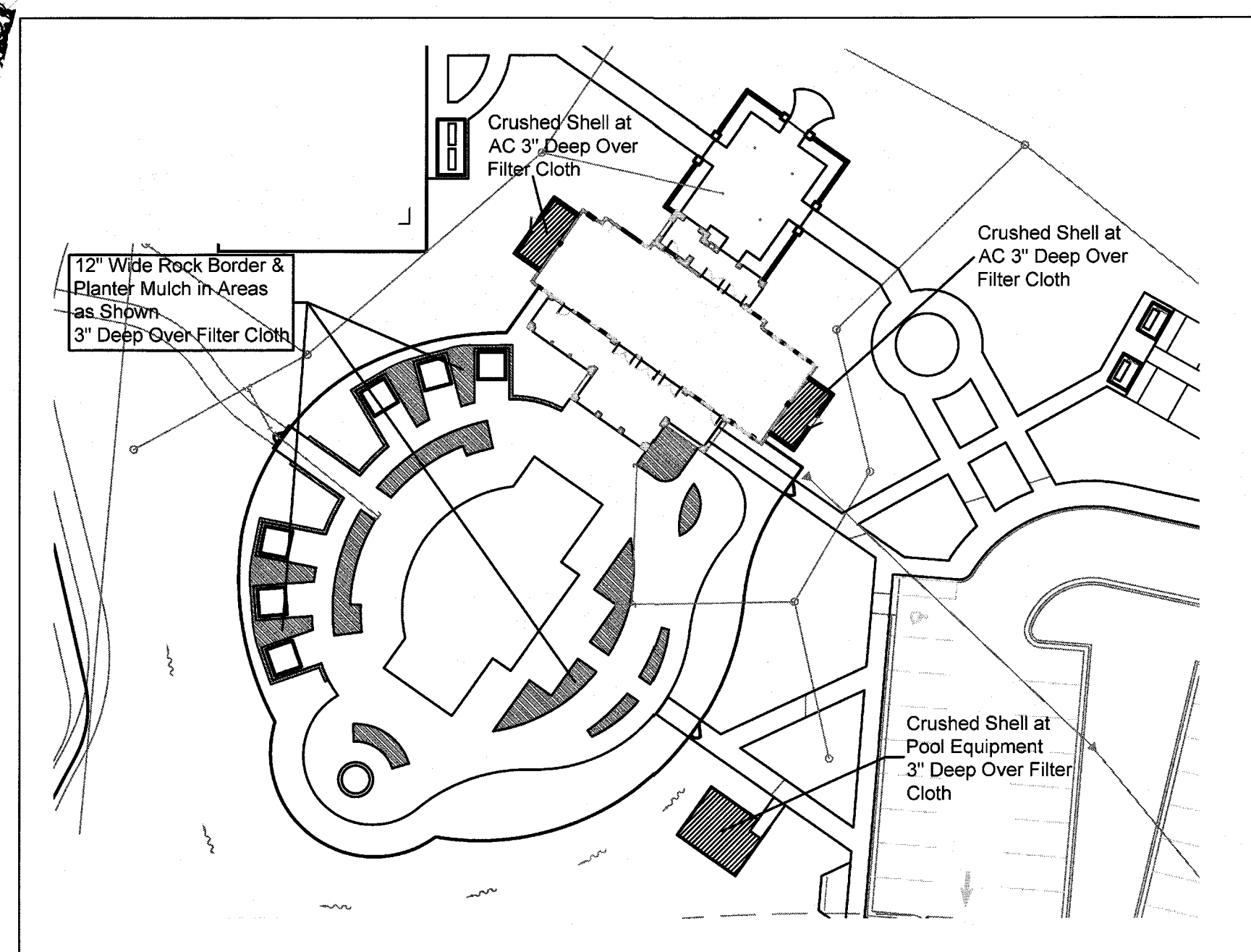
LL1-2	Lighting Plans
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Issued: 11/9/18 S&D Submittal



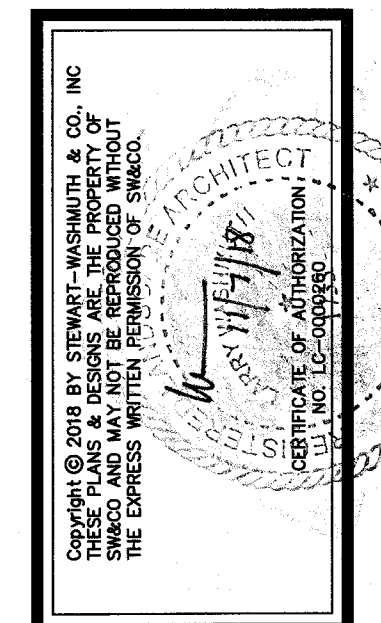
AMENITY PLANT KEY

TREES	COMMON NAME	*SEE SHEET PL-3 FOR COMPLETE PLANT SUMMARY
BN	Bismarck Palm	
CAS	Cassia Tree	
IA	Eagleston Holly	
JS-12	Southern Red Cedar	
LJ	Tree Ligustrum	
LD-10	Ribbon Palms	
REC	Reclinate Specimen	
PR-S	Pigmy Date Palm Specimen	
PR-4	Pigmy Date Palm	
PR-3	Pigmy Date Palm Multi-Trunk	
SYL	Sylvester Palm	
PE-3	Slash Pine	
QV-3	Southern Live Oak	
SP	Cabbage Palmetto	
VM	Montgomery Palm	
SHRUBS	COMMON NAME	
CM	Natal Plum Emerald Blanket	
CG-10	Small-Leaf Clusia	
CG-3	Small-Leaf Clusia	
CRO	Mammey Croton	
CE	Silver Button Wood	
CE7	Silver Buttonwood	
CA	Green Crinum Lily	
CA-7	Green Crinum Lily	
HRS	Chinese Hibiscus	
NG	Ixora 'Nora Grant'	
IX	Dwarf Red Ixora	
PM	Podocarpus Hedge	
PM7	Yew Pine	
PM-D	Dwarf Podocarpus	
SA	Dwarf Green Schefflera	
SAV	Dwarf Variegated Schefflera	
SR	Silver Saw Palmetto	
VOB	Miss Shillers Delight	
VO3	Sweet Viburnum	
GROUND COVERS	COMMON NAME	
AA	Lily of the Nile	
DT	Blueberry Flax Lily	
POT-G	Green Potato Vine	
MC	Pink Muhly	
FG	White Fountain Grass	
PL	Dwarf Pink Pentas	
TF	Dwarf Fakanatchee	



Rock Layout Plan
1" = 40'

Amenity Planting Plan



Stewart-Washmuth & Co., Inc.
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Phone: 941.377.4704 • Web: www.swc-la.net
Florida Board Certified No. LC0000660

PROJECT NO.	1601
SCALE	1"=20'
DATE	6/6/18
DRAWN BY	LRW
ISSUED	10/20/18

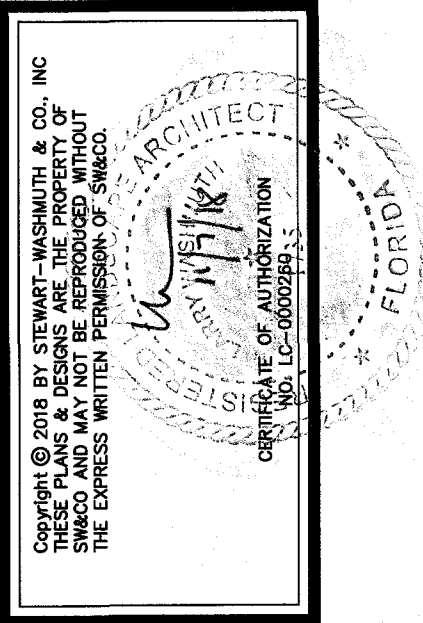
Vicenza
NEAL COMMUNITIES
Border Road
City of Vicenza, Sarasota County, Florida

REVISIONS	Project Name	Upgrade Planting
1	7/31/18	
2	10/5/18	

SHEET NO.
PL 1

AMENITY PLANT SCHEDULE

REES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
BN	4	Bismarckia nobilis	Bismarck Palm	B & B		12' ct	
CAS	25	Cassia surattensis	Cassia Tree	Container or RPG	2"Cal	8' oah	
IA	14	Ilex x attenuata 'Eagleston'	Eagleston Holly	Container or RPG	3"Cal	3'-4' ct	
JS-12	38	Juniperus silicicola	Southern Red Cedar	Container or RPG		12' oah	
LJ	5	Ligustrum japonicum	Tree Ligustrum	B & B		8' oa, Tree Form	Florida Fancy
LD-10	15	Livistona decipiens	Ribbon Palms	B & B		10' ct	Matched, Photo Required
REC	1	Phoenix reclinata	Reclinata Specimen	B & B		24' oah x 20' spr, 9 trunks min	Trunks with Equal Heights, Photo Required.
PR-S	2	Phoenix roebelenii	Pigmy Date Palm Specimen	B & B		10' oah; 5 trunks	Specimen
PR-4	6	Phoenix roebelenii	Pigmy Date Palm	Container		4' oah, Single Trunk	
PR-3	5	Phoenix roebelenii	Pigmy Date Palm Multi-Trunk	Container		5' oah, Triple Trunk	
SYL	4	Phoenix sylvestris	Sylvester Palm	B & B		12' ct	Matched, Supplied by FishBranch
PE-3	32	Pinus elliotti	Slash Pine	Container or RPG	3"Cal	12' oah	
QV-3	43	Quercus virginiana	Southern Live Oak	Container or RPG	3"Cal	12'-14' oah	
SP	103	Sabal palmetto	Cabbage Palmetto	B & B		10'-14' ct, stg hts	
VM	19	Veitchia montgomeryana	Montgomery Palm	B & B		14' oah; single trunk	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
CM	104	Carissa macrocarpa	Natal Plum Emerald Blanket	3 gal		12" x 18-24" spr	
CG-10	99	Clusia guttifera	Small-Leaf Clusia	10 gal			
CG-3	81	Clusia guttifera	Small-Leaf Clusia	3 gal			
CRO	188	Codiaeum variegatum 'Mammy'	Mammy Croton	3 gal			
CE	10	Conocarpus erectus sericeus	Silver Button Wood	25 gal		6'-8' full bush	
CE7	41	Conocarpus erectus 'Sericeus'	Silver Buttonwood	7 gal			
CA	46	Crinum augustum	Green Crinum Lily	15 gal			
CA-7	37	Crinum augustum	Green Crinum Lily	7 gal			
HRS	146	Hibiscus rosa-sinensis	Chinese Hibiscus	3 gal			
NG	297	Ixora coccinea 'Nora Grant'	Ixora 'Nora Grant'	3 gal			
IX	344	Ixora coccinea 'Pettie Red'	Dwarf Red Ixora	3 gal			
PM	29	Podocarpus macrophyllus	Podocarpus Hedge	45 gal		6' oah	Heavy
PM7	21	Podocarpus macrophyllus	Yew Pine	7 gal	Heavy	3-4' oah	
PM-D	227	Podocarpus macrophyllus 'Pringles'	Dwarf Podocarpus	3 gal		15" oah +/-	Clip into tight hedge
SA	11	Schefflera arboricola	Dwarf Green Schefflera	3 gal			
SAV	79	Schefflera arboricola 'Variegata'	Dwarf Variegated Schefflera	3 gal			
SR	13	Serenoa repens	Silver Saw Palmetto	7 gal			
VOB	158	Viburnum obovatum 'Miss Shillers Delight'	Miss Shillers Delight	3 gal			
VO3	146	Viburnum odoratissimum	Sweet Viburnum	3 gal	24" oah, full	36" oc	Same
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
AA	115	Agapanthus africanus	Lily of the Nile	3 gal			
DT	77	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	3 gal			Same
POT-G	95	Ipomoea batatas 'Margarite'	Green Potato Vine	1 gal			
MC	524	Muhlenbergia capillaris	Pink Muhly	3 gal			
FG	397	Pennisetum setaceum 'White'	White Fountain Grass	3 gal			
PL	234	Pentas lanceolata	Dwarf Pink Pentas	1 gal			
TF	792	Tripsacum floridanum	Dwarf Fakahatchee	3 gal			
SYMBOL	DESCRIPTION	QTY					
2	Coco Brown Mulch 3" Depth in all beds	373.01 cy					
4	Brookstone Rock (over Filter Cloth) as Supplied by Big Earth, 3" Deep x 12" Width or Wider as Designated on Sheet PL2.	17.31 cy					
6	3" Deep Crushed Shell Over Filter Cloth	9.23 cy					

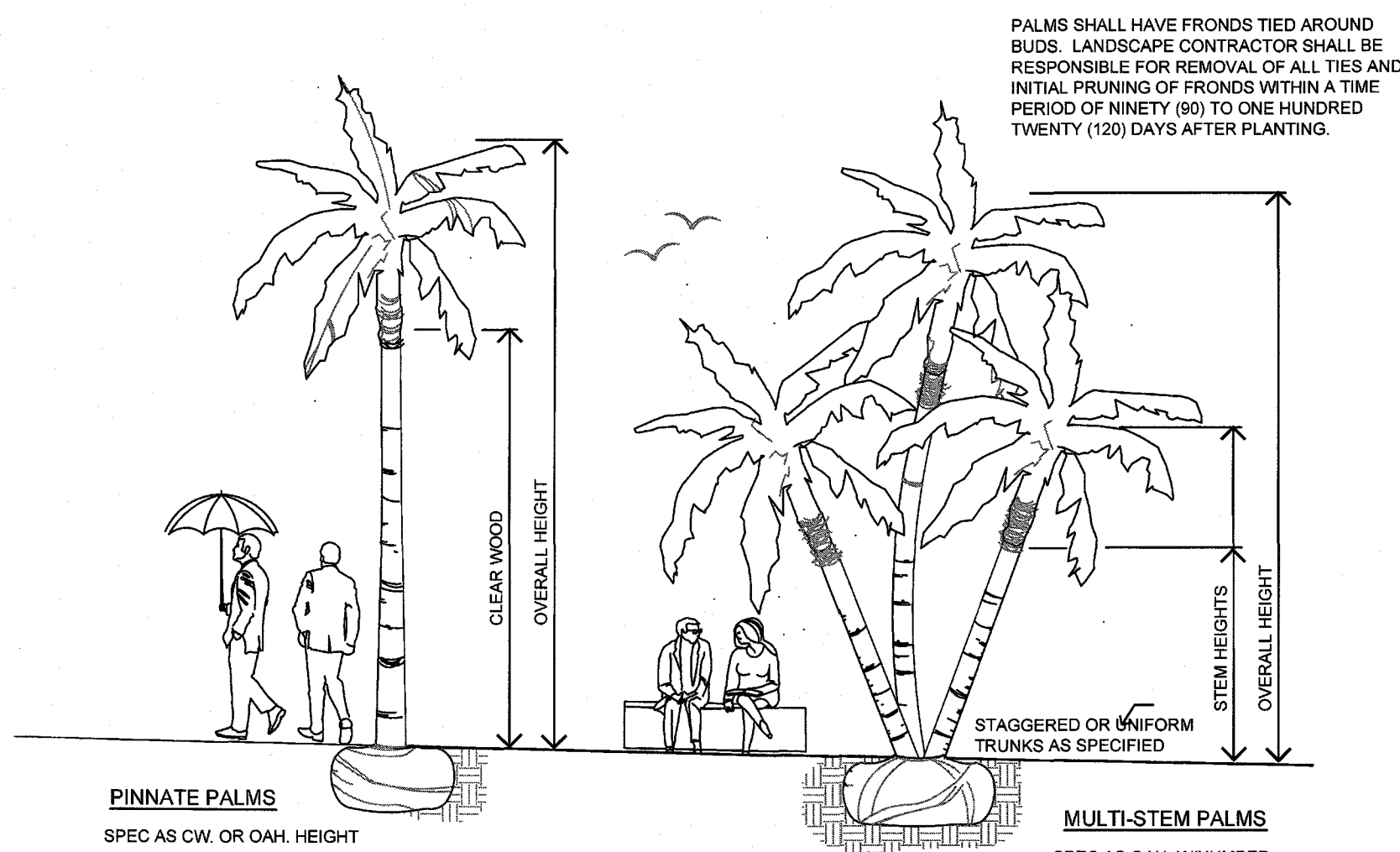


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Florida Board Certified No. LC0000360

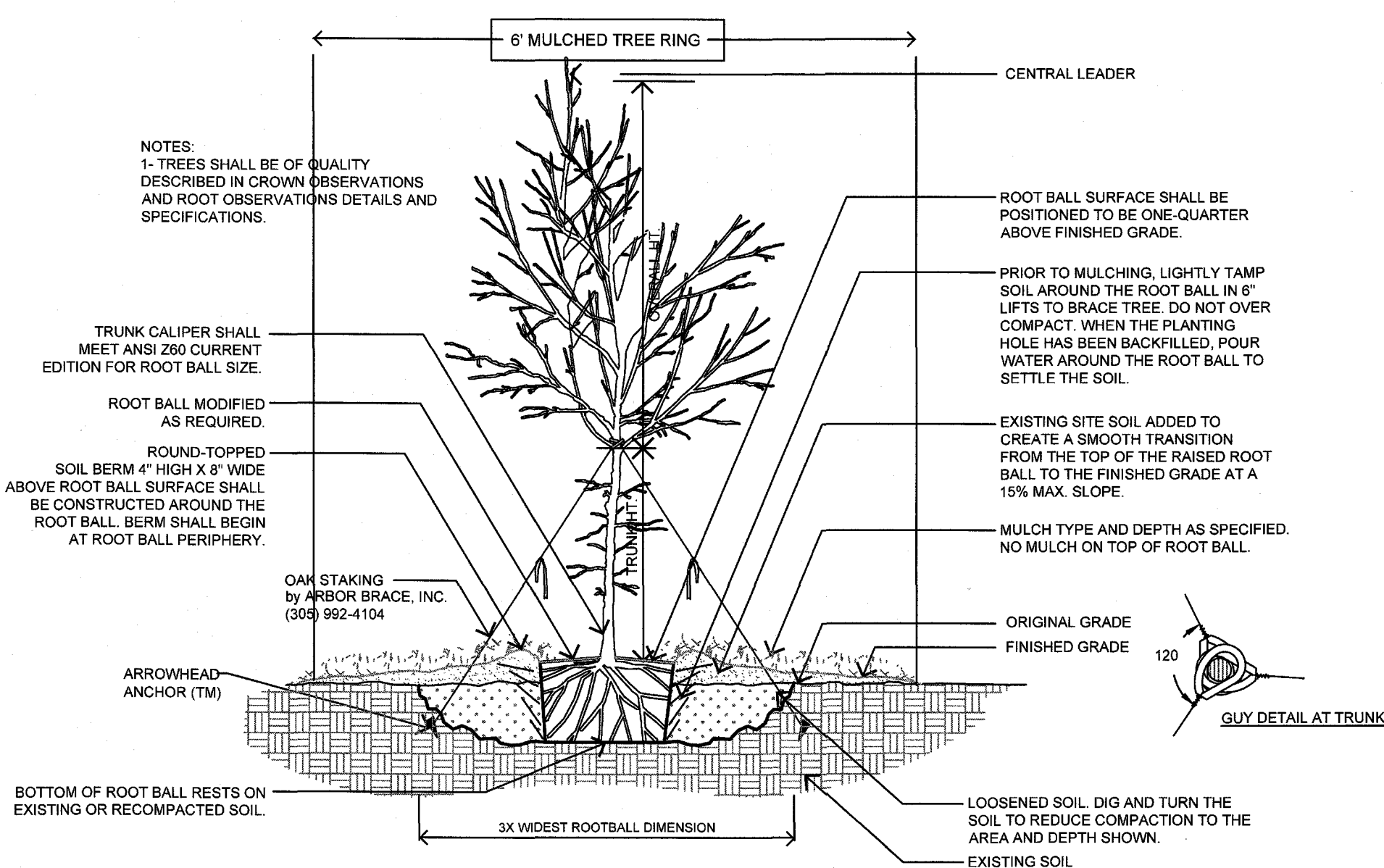
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SCALE	NA
DATE	6/6/18
DRAWN BY	LRW
ISSUED	10/30/18

Vicenza
NEAL COMMUNITIES
Border Road
City of Venice, Sarasota County, Florida

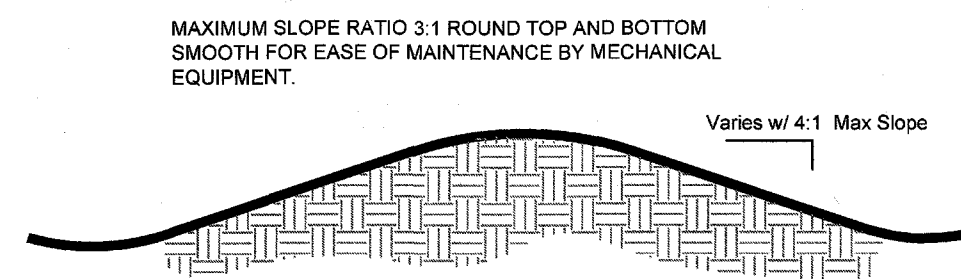
REVISIONS					
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SHEET NO. PL 3					



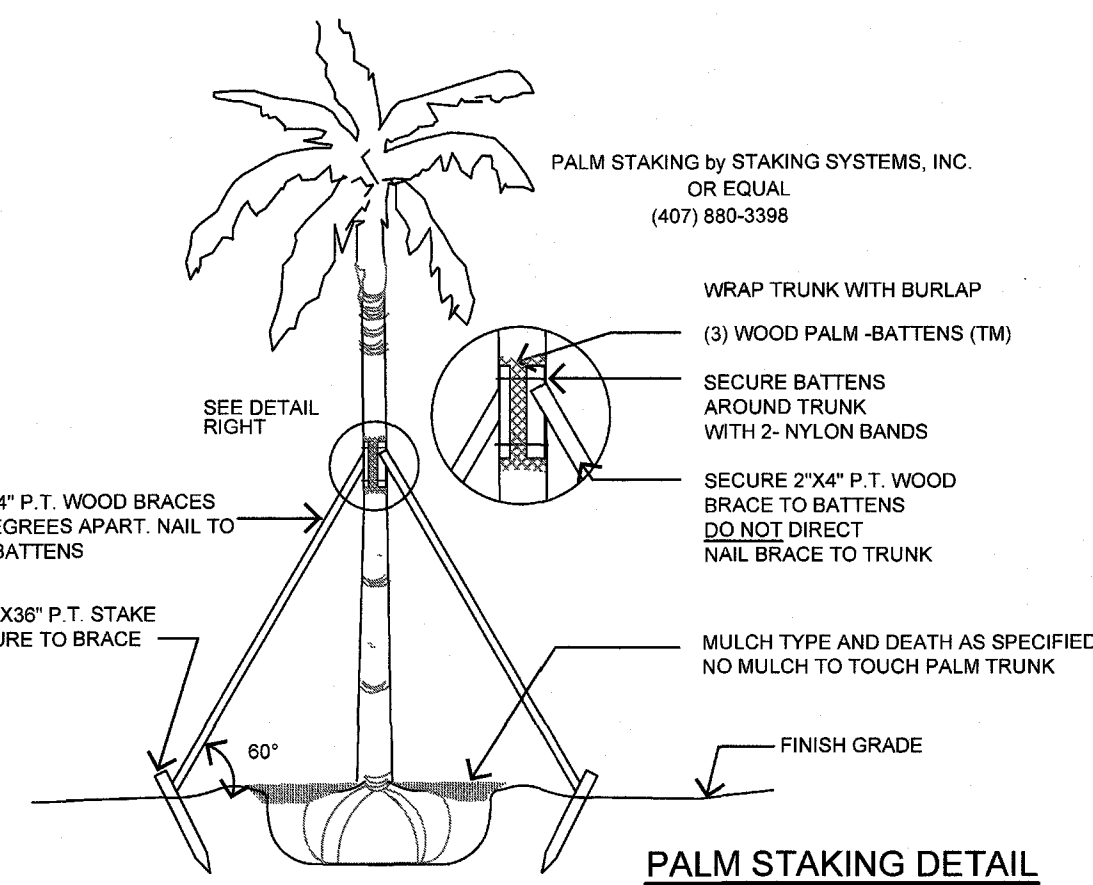
PALM SIZING SPECIFICATIONS



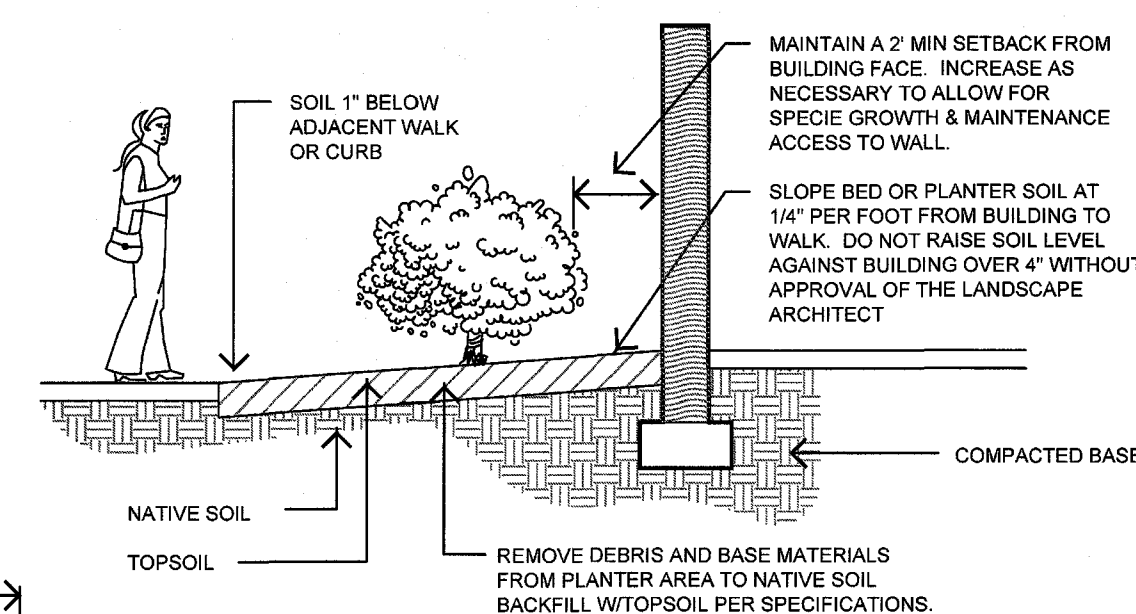
TREE PLANTING, STAKING & PRUNING



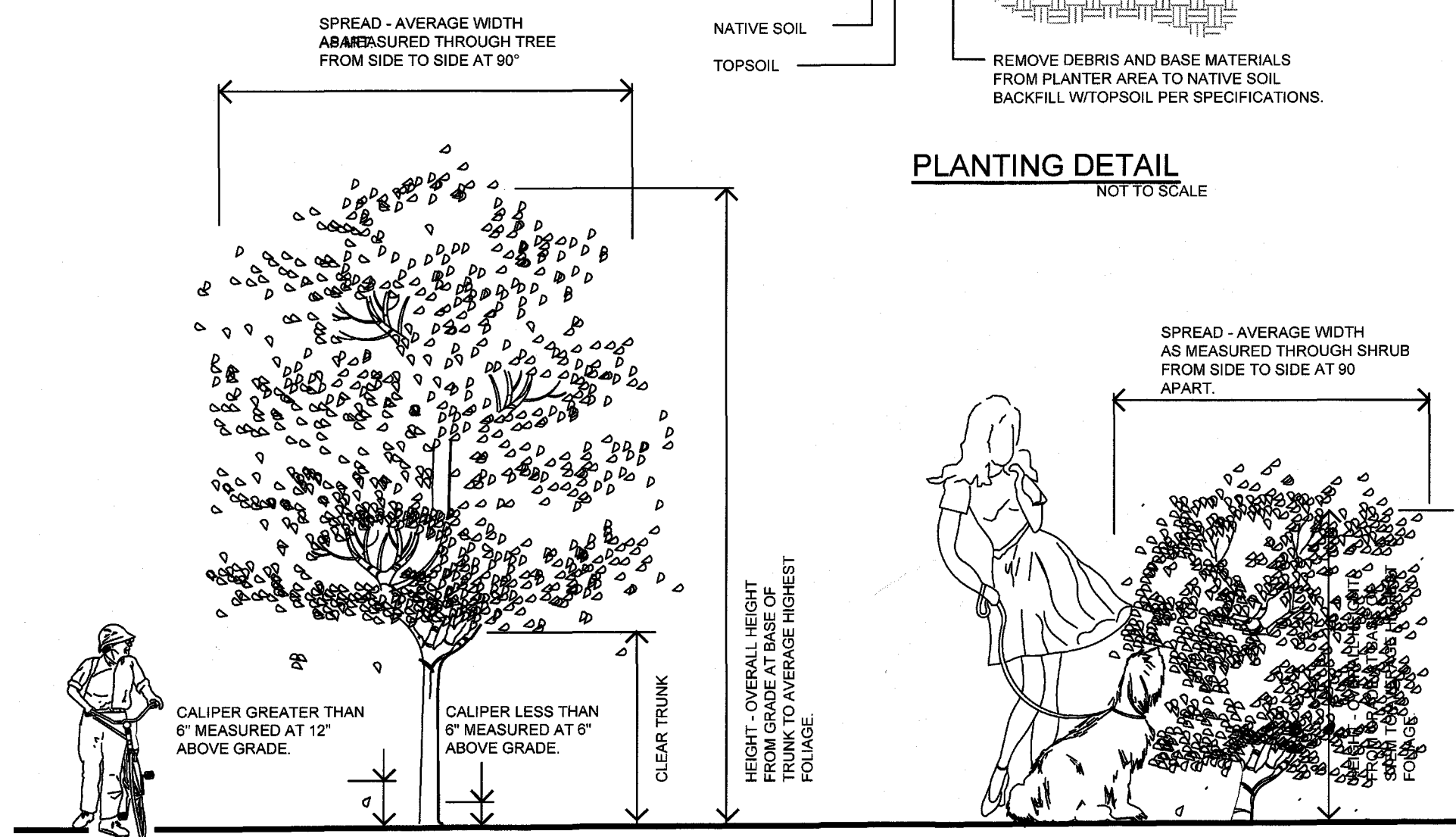
EARTH BERM DETAIL



PALM STAKING DETAIL



PLANTING DETAIL



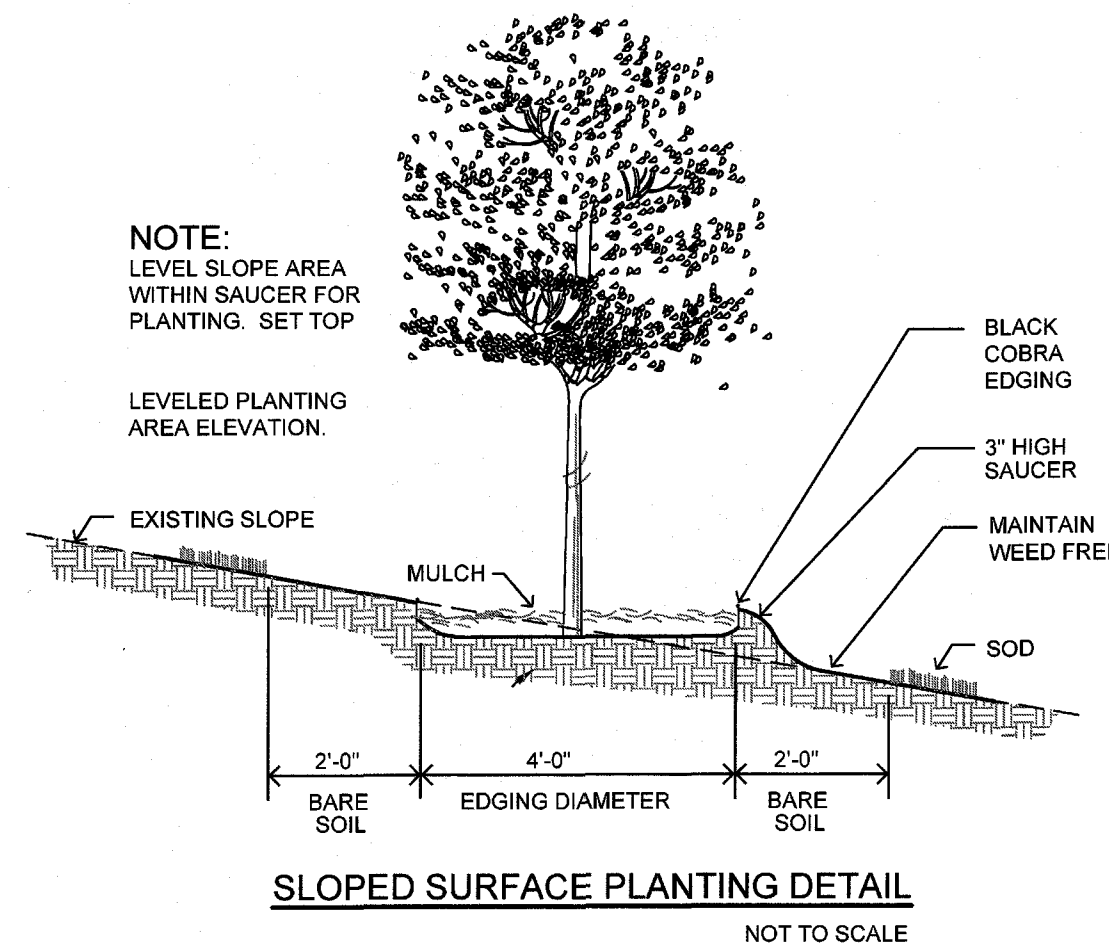
TREE & SHRUB SIZING SPECIFICATION

SOIL PREPARATION AND PLANTING MIX

- Prior to installation, the landscape contractor shall determine the adequacy of the existing soil for sustaining plants. The contractor shall provide soil samples taken from 5 to 6 locations on the site mixed together and sent to an approved laboratory for analysis of pH, fertility and composition. Recommendations for deficiencies shall be determined by the landscape contractor.
- Prior to installation, the landscape contractor shall determine the adequacy of the soil for drainage and percolation. A shovel width hole 36" deep shall be dug in appropriate planting bed locations, filled with water and monitored for a percolation rate. Inadequate percolation shall be reported to the landscape architect or owner for correction. The landscape contractor shall be responsible for replacement of all plants due to inadequate drainage conditions if poor conditions are not reported.
- All existing turf and weed areas shall be treated with Round-up herbicide as necessary to eliminate all turf and weeds. A minimum of two (2) applications are required - an initial application and a second application 7 to 10 days later. Apply as per manufacturer's recommendations. Areas shall be mechanically scraped to remove dead foliage and litter. All debris shall be removed from the site.
- All Herbicide and pesticides shall be applied by a licensed applicator as per state and other codes.
- All earth and fill operations shall be brought within 1/10 of a foot of finished grade by others. The landscape contractor shall be required to adjust finished grades where necessary to meet walks, pavements, drives, etc. at proper elevation for sod and mulching operations.
- Finish grade to be a smooth even surface assuring positive drainage away from structures. Eliminate any low areas which may collect water.
- Contractor shall **NOT** amend soil in planting pits for trees, palms and shrubs. See planting details on this sheet. Plant pit shall be 3x the width of the root ball. Existing soil backfill shall be loosened and lightly tamped.
- Where specified in the Plant Summary, the contractor shall apply or broadcast Command Compost in depths and areas as noted as per all application recommendations of Lifesoils www.Lifesoils.com (352-258-9330).

FERTILIZATION

- Contractor shall correct pH as necessary as determined from required Soil Samples.
- Contractor shall determine the fertilization needs based on the results of the soil tests. Appropriate rates of a slow release fertilizer meeting the local ordinances shall be applied to all trees, palms, shrubs and groundcovers.
- Cost of fertilization shall be included in the initial cost of the plant material.
- Fertilizer application shall be consistent with Chapter 54, Article XXXII (Fertilizer and Landscape Management) of the Sarasota County Code.



SLOPED SURFACE PLANTING DETAIL

PLANTING NOTES

- The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
- Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall closely coordinate with the irrigation contractor.
- Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
- Any conditions found contrary to the plans shall be reported to the Landscape Architect for resolution along with a suggested course of action prior to altering the design solution presented in the plans.
- Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering of all tree, palms, shrubs and groundcovers that may be installed. Watering shall be a min of five (5) times per week and of sufficient quantity to guarantee the maintenance of plant material quality until such time as an operable irrigation system is available.
- It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied.
- The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock due to the lack of water at any time during the planting operation.
- Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree burlaps.
- Plant material shall be Florida No 1, or better quality as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the tagging of representative samples.
- All plant material shall either be sun or shade grown, as appropriate for the conditions on the site where the material is to be planted.
- All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of windburn protection.
- The plant count quantities in the Plant List are for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials drawn in the plan.
- At his discretion, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection four (4) working days in advance.
- Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a triangular spacing configuration with staggered spacing. Plant center to center spacing (o.c.) are listed in the Plant List.
- Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
- Balled and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire Cages, straps, etc. must be cut and removed prior to installation.
- Trees shall be staked by means of an Arborbrace Tree Guying System.
- The landscape contractor shall mulch all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. Mulch must not touch plant stem(s) or trunks. Do not mulch annual beds.
- All free standing trees shall have a minimum of a 6' diameter mulch circle extending past the outside of the the planting pit saucer. Do NOT place mulch on top of root balls of trees or palms.
- Sod shall be by Sod Contractor.
- The contractor shall guarantee all plant material for a period of one year following the date of substantial completion.
- The contractor shall request an inspection of the project. If all work is complete and satisfactory in accordance with the contract documents, then the installation shall be considered substantially complete. Substantial completion shall constitute the beginning of the guarantee period.
- The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warranty period. During the warranty period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
- All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until final acceptance. Decline in condition and quality prior to acceptance shall be grounds for rejection and replacement.
- Removal of all staking and guy wires shall be the responsibility of the owner after plant establishment. The landscape contractor must agree to removal if done within the warranty period.

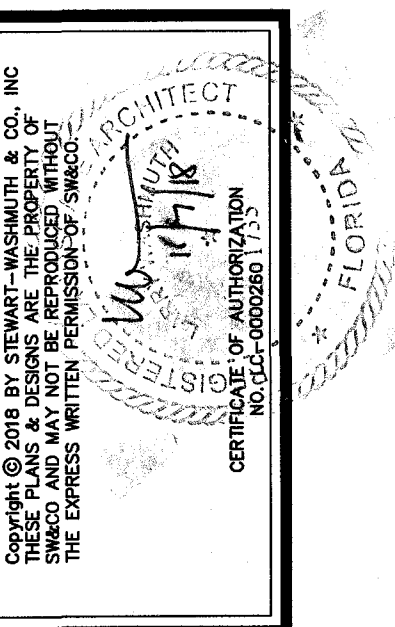
IRRIGATION NOTES

A fully automatic system shall provide coverage of the planted site in adherence to the Water Efficient Landscape Ordinance.

The Irrigation System shall provide:

- Rain Sensor Gauge
- Separate Zones to Irrigate Turf and Shrubs.
- Connection to the developer's well water source

The programming of the system shall take into consideration slow percolating soils.



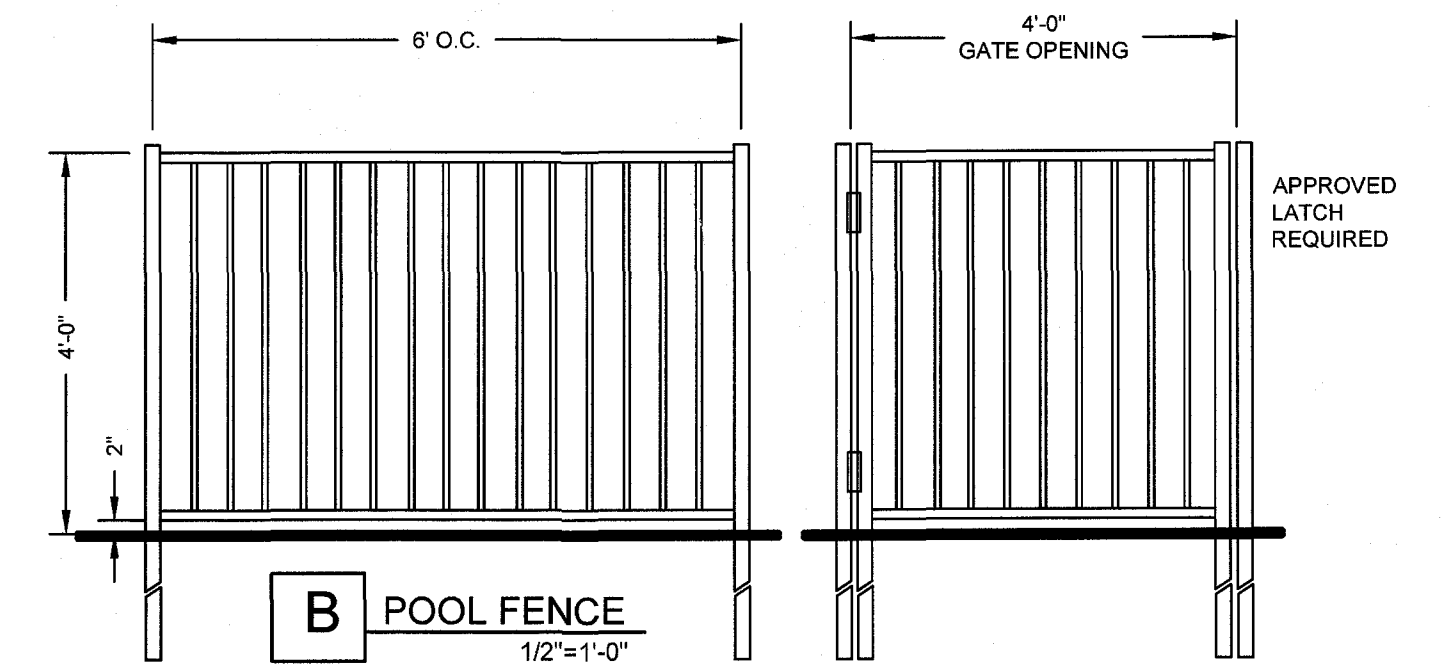
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Phone: 941.377.4704 • Web: www.swc-co-la.net
Florida Board Certified No. LC0000060

PROJECT NO.	1601
SCALE	As Shown
DATE	6/6/18
DRAWN BY	LRW
ISSUED	10/30/18

Vicenza
NEAL COMMUNITIES
Bender Road
City of Vicenza, Sarasota County, Florida

REVISIONS	Project Name
1	7/25/18
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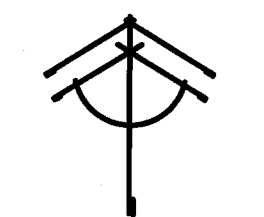
SHEET NO.
PL 4



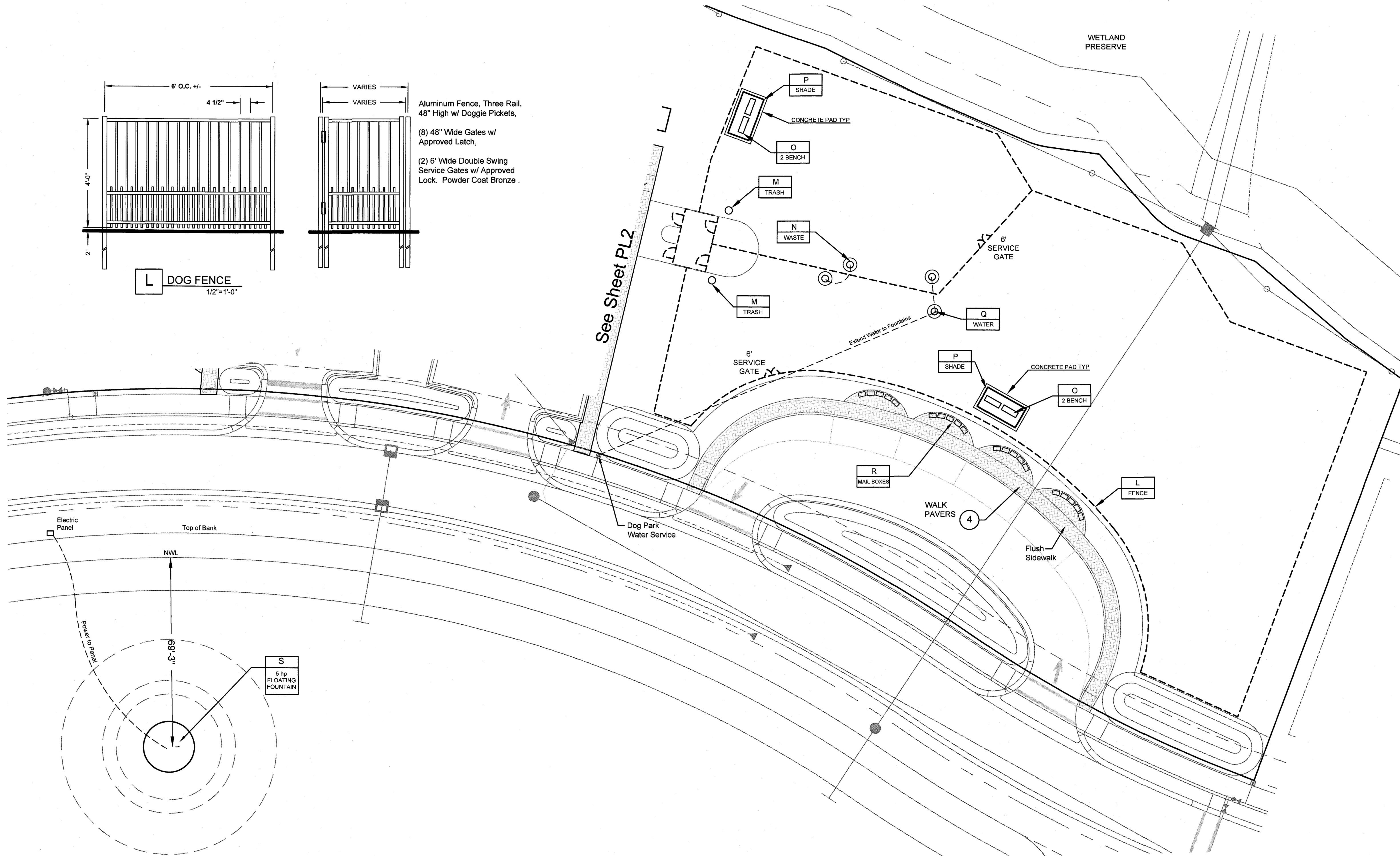
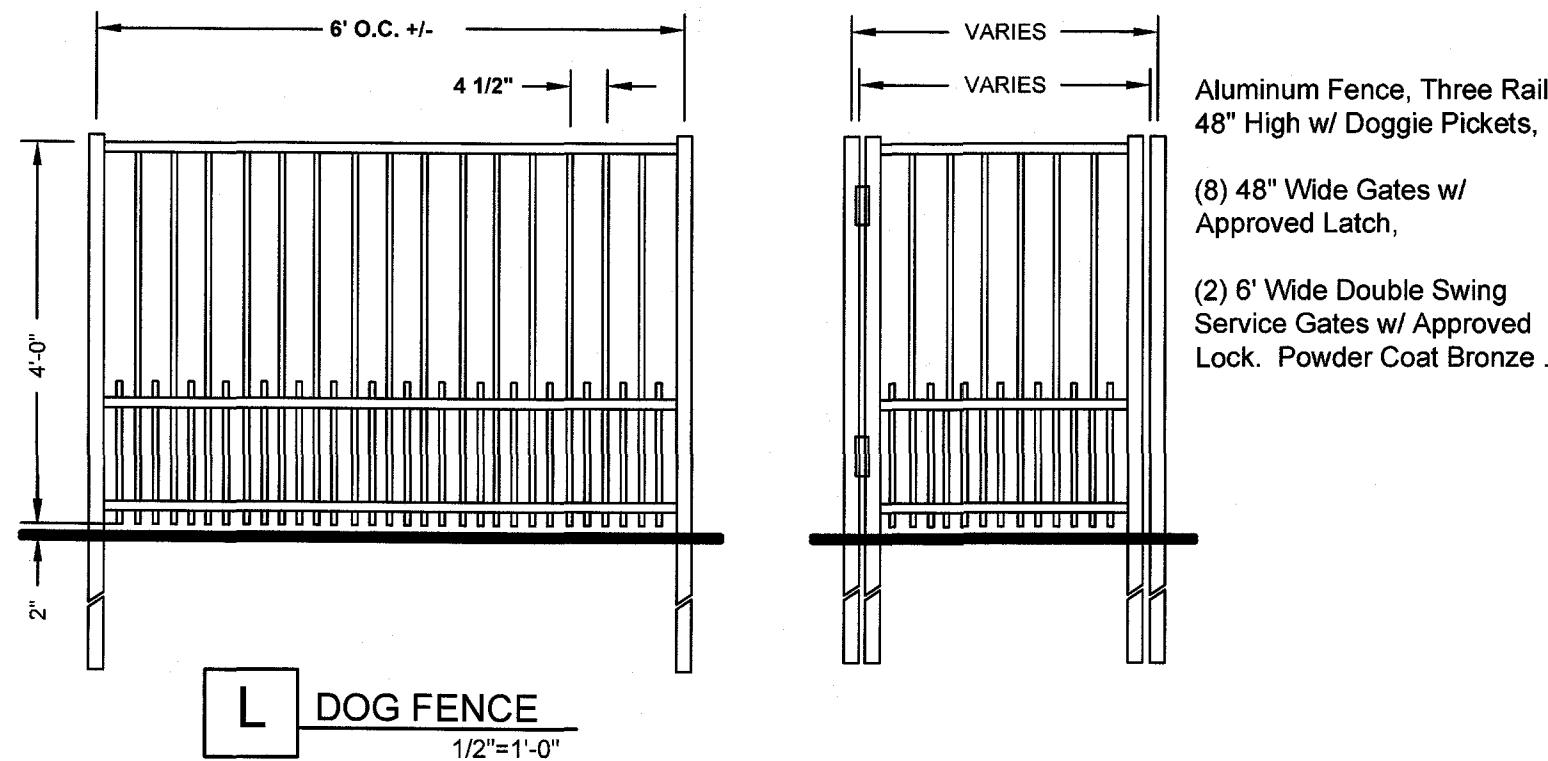
PICKLE BALL COURTS	
A	QTY MANUFACTURER / SPECIFICATION
PICKLE BALL	4 Pickleball Courts. See Specifications on Sheet SPEC1. Shop Drawings to be Approved. (2) 4" Wide Gates to open outward w/ Key Lock or Electronic Opener approved by Neal Communities.
POOL FENCE / POOL EQUIPMENT FENCE	
B	QTY MANUFACTURER / SPECIFICATION - SEE DETAIL
FENCE	484 LF Aluminum Fence, Two Rail. 48" high, w/ (4) 48" Wide Self Closing Gates. Three Pool Gates to Open Outward w/ Key Lock or Electronic Opener Approved by Neal Communities. One Pool Equipment Gate to have Approved Lock. Fence & Gates to meet all Florida Statutes, Powder Coat Bronze.
TRASH RECEPTACLE	
C	QTY MANUFACTURER / SPECIFICATION
TRASH	3 LX36-RB Lexington Receptacle w/ Rain Bonnet Lid, Powder Coat Bronze Finish, In-Ground Mount.
BICYCLE RACK	
D	QTY MANUFACTURER / SPECIFICATION
BIKE RACK	1 Contemporary Loop Bike Rack #5800 Series, Powder Coat Bronze #5800 - 5 loop 83" wide - 7 bike supplied by all Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. In-ground mount over concrete pavers.
SHOWER	
E	QTY MANUFACTURER / SPECIFICATION
SHOWER	1 See Pool Plans by Others.
BOCCIE BALL COURTS	
F	QTY MANUFACTURER / SPECIFICATION
BOCCIE	2 Bocce Ball Courts 76" x 12' ea. Shop Drawings to be Approved. See Specifications on Sheet SPEC1.
BOCCIE SHADE STRUCTURE	
G	QTY MANUFACTURER / SPECIFICATION
SHADE	4 6'x9' Shade Structure supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. Bronze powder coated aluminum frame with (2) 6' square posts, gable style cabana structure. Fabric to be Sun Ports Blue with 12" skirt. Shop drawing to be approved by Neal Communities.
POOL SHADE STRUCTURE	
H	QTY MANUFACTURER / SPECIFICATION
SHADE	4 A's 8'x8' Shade Structure, CG 8X16W-8V, supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. Bronze powder coated aluminum frame with (4) 4" square posts, hip style cabana structure. Structure A: Fabric to be Sunbrella Mediterranean Blue with 12" skirt. Structure B: Fabric to be Sunbrella Capri with 12" skirt. Shop Drawings to be approved by Neal Communities.
PICKLEBALL SHADE STRUCTURE	
H1	QTY MANUFACTURER / SPECIFICATION
SHADE	2 8'x16' Shade Structure supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. Bronze powder coated aluminum frame with (4) 4" square posts, hip style cabana structure. Fabric to be Sun Ports Blue with 12" skirt. Shop Drawings to be approved by Neal Communities.
BENCHES	
I	QTY MANUFACTURER / SPECIFICATION
BENCHES	8 6' Ultrasteel, Hamilton Collection, Vertical Slats with back. No center Arm. Powder Coat Bronze supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. Surface Mount on Concrete Pavers. Conc Footer to be Provided for Stability.
TRASH PAD & FENCE	
J	MANUFACTURER / SPECIFICATION
TRASH PAD	80 SF Concrete Pad by Amenity Contractor. 32 LF of standard vertical Board on Board Cypress Fence, 6" Tall, 3 Rail. Cypress Wood Board Gate 4' Wide w/ Bronze Hinges & Gate Latch. Wood Fence & Gate to be Painted to Match Building. Shop Drawing & Color Sample to be submitted for approval.
COOKING GRILLS	
K	QTY MANUFACTURER / SPECIFICATION
GRILL	2 Cooking Grill Model #920, Black, supplied by by Bliss Products & Services, Jim Carruthers (239) 248-7023)...or Equal. In ground mount.

POOL DECK	
1	<p>QTY <u>MANUFACTURER / SPECIFICATION</u></p> <p>8,531 SF All Pavers by Tremont.</p> <p>Deck Style & Color: Sierra 4x8, Antiqued, 45 Degree Herringbone.</p> <p>Border Style & Color: Sierra 4x8, Antiqued, Soldier at All Planters/Spa & Pool Deck Perimeter.</p> <p>Coping Style & Color: Sierra 4x8, Antiqued</p>
WALKWAY	
2	<p>QTY <u>MANUFACTURER / SPECIFICATION</u></p> <p>7,380 SF All Pavers by Tremont.</p> <p>Walk Style & Color: Sierra 4x8, Antiqued, 45 Degree Herringbone.</p> <p>Border Style & Color: Sierra 4x8, Antiqued, Soldier</p>
BUILDING EXTERIOR	
3	<p>QTY <u>MANUFACTURER / SPECIFICATION</u></p> <p>2302 SF All Pavers by Tremont.</p> <p>Style & Color: Sierra 4x8, Antiqued, 45 Degree Herringbone.</p> <p>Border Style & color: Sierra 4x8, Antiqued, Soldier</p> <p>Palm Court: 1118 sf</p> <p>Entry Tower & Portico: 251 sf</p> <p>Veranda: 893 sf</p>

Contractor to Confirm all Quantities.
Shop Drawings and a Color Board
to be Approved by Neal.



Amenity Layout Plan

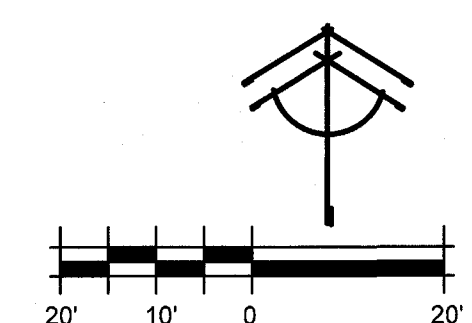
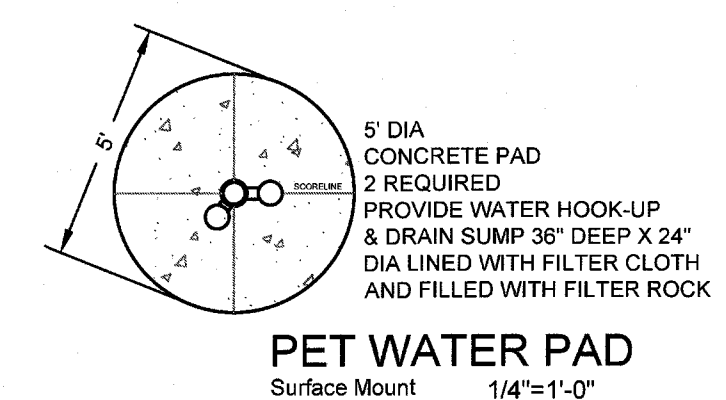
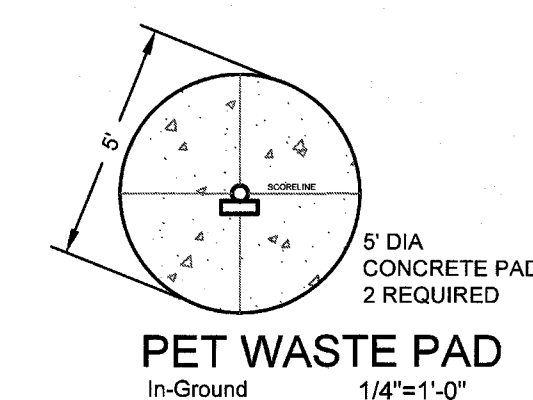
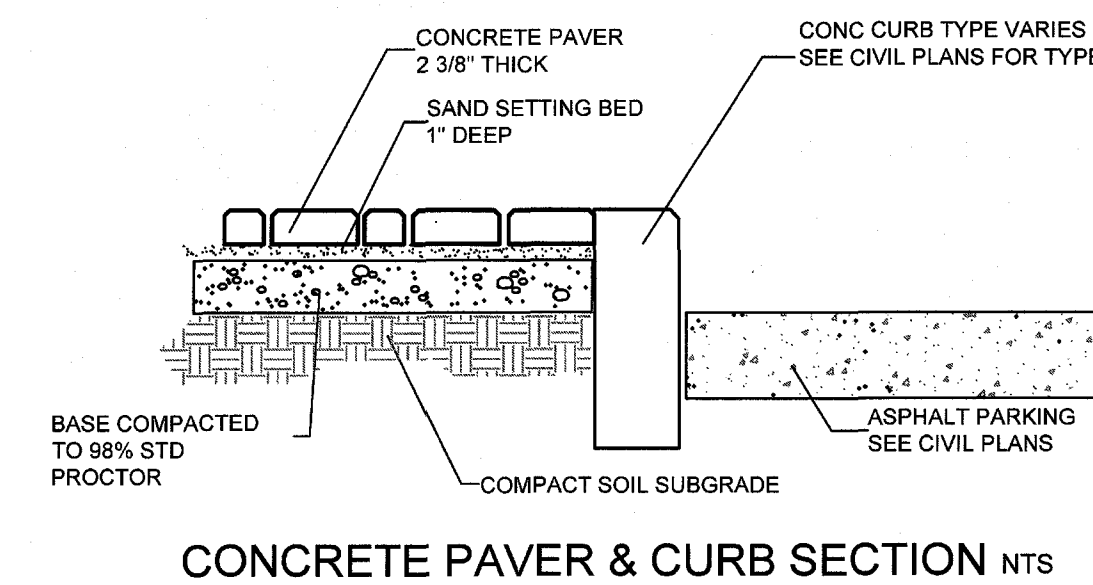
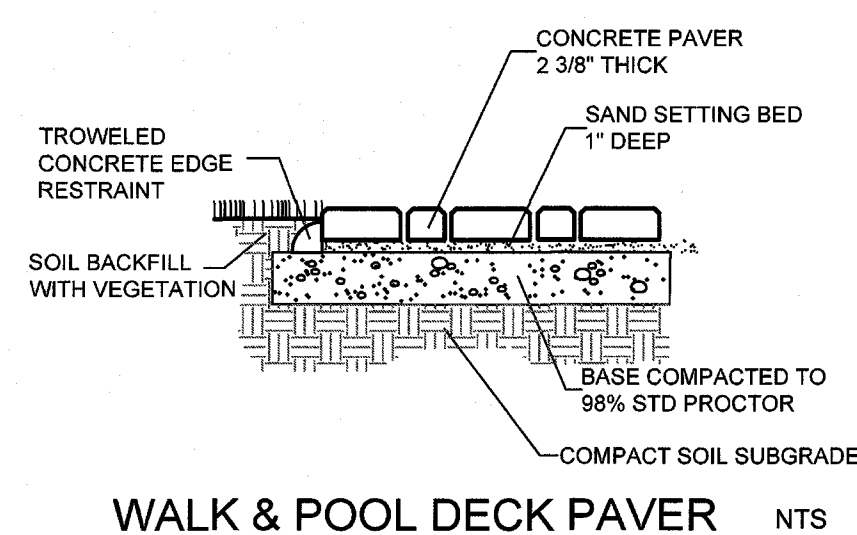


L	DOG PARK FENCE	MANUFACTURER / SPECIFICATION
FENCE	QTY 591 LF	Aluminum Fence, Three Rail, 48" High w/ Doggie Pickets, (4) 48" Wide Gates w/ Approved Latch, (2) 6" Wide Double Swing Equipment Gates w/ Approved Lock. Powder Coat Bronze.
M	TRASH RECEPTACLE	MANUFACTURER / SPECIFICATION
TRASH	QTY 2	LX36-RB Lexington Receptacle w/ Rain Bonnet Lid, Powder Coat Bronze Finish, In-ground Mount. Set on 5' dia Concrete Pad - See Detail. Concrete installed by amenity contractor.
N	PET WASTE DISPOSAL STATION	MANUFACTURER / SPECIFICATION
WASTE	QTY 2	Pet Waste Disposal Station supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023... or Equal. In-ground Mount w/ 5' dia Concrete Pad poured after. See Detail. Concrete installed by amenity contractor.
O	BENCHES	MANUFACTURER / SPECIFICATION
BENCHES	QTY 4	Charleston Model #664BRN6 by Ultra-site, Black w/ Brown Slats with back supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023... or Equal. Surface Mount to concrete. Concrete installed by amenity contractor.
P	SHADE STRUCTURE	MANUFACTURER / SPECIFICATION
SHADE	QTY 2	8'x16' Shade Structure, HP 8X16W-8V, supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023... or Equal. Bronze powder coated aluminum frame with 4 square posts, hip style cabana structure. Fabric to be Sunbrella Capri with 12" skirt. Shop drawing to be approved by Neal Communities. Concrete installed by amenity contractor.
Q	WATER STATION - LARGE DOG / SMALL DOG	MANUFACTURER / SPECIFICATION
WATER	QTY 2	Bark Park Fido & Me Fountain supplied by Bliss Products & Services, Jim Carruthers (239) 248-7023... or Equal. Set on 5' dia Concrete Pad - See Detail. Concrete installed by amenity contractor. Extend Water Service from hookup.
R	MAIL BOXES	MANUFACTURER / SPECIFICATION
MAIL BOXES	QTY 20	Decorative CBU Gang Mail Boxes to be Supplied by Ron Silveira at Onight Signage (407-758-7878)... or Equal. Boxes to be mounted to concrete base under pavers. Concrete to be installed by amenity contractor. Provide Shop Drawing for approval. Finish Color: Dark Bronze Size: 18 Unit Boxes Total Boxes: 320 (311 Residents)
S	FLOATING FOUNTAIN	MANUFACTURER / SPECIFICATION
FOUNTAIN	QTY 1	Fountains by Roman Fountains (Previously Wesco) 877-974-1802 One (1) 5 hp Van Gogh Floating Fountain w/ Lights, Fountains to be Wired to Elect Panel on Lakeside as Shown on Layout Plan. Shop Drawings to be Approved by Owner.

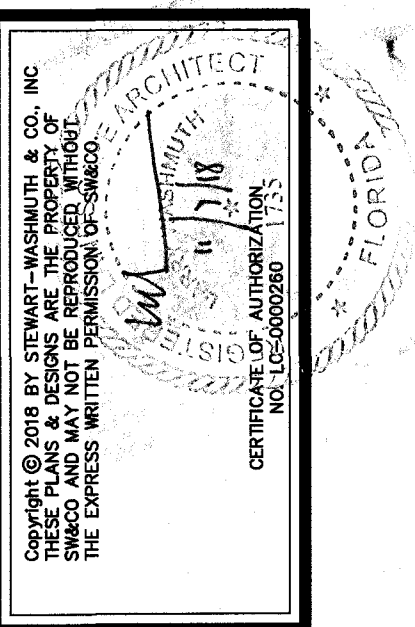
Contractor to Confirm all Quantities. Shop Drawings and a Color Board to be Approved by Neal.

PAVERS

WALKWAY	MANUFACTURER / SPECIFICATION
QTY 1880 SF	All Pavers by Triemron. Walk Style & Color: Sierra 4x8, Antiqued, 45 Degree Herringbone Border Style & color: Sierra 4x8, Antiqued, Soldier



Amenity Layout Plan



Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swo-la.net
Florida Board Certified No. LC0000260

PROJECT NO. 1601
SCALE 1"=20'
DATE 6/6/18
DRAWN BY LRW
ISSUED 10/26/18

Vicenza
NEAL COMMUNITIES
Border Road
City of Venice, Sarasota County, Florida

REVISIONS
0
SHEET NO. LO 2

Shop Drawings to be submitted for approval.

Bocce Ball Courts sized as per project plans.

Concrete pad 4" thick. The subbase shall be compacted to 98% standard proctor. A Clay Tech membrane shall be glued to the concrete (3000 psi) with high strength contact cement. After proper cure time, the surface shall be topped with Har-Tru surface material to give the look and feel of a Har-Tru surface.

The court shall be contained by a concrete border 6"x8" w/ (2) 5/8 rebar. Apply clay tech membrane to the edge as a bumper. The surface shall be flat with 1 1/2" x 6" slotted drains running the length of the courts on both sides under the side boards. The containment boards shall be marked with the correct lines for bocce play.

Shop Drawings to be submitted for approval.

Grading: Rough grade by others to be brought within 1/10 of a foot

Paving: A 1 1/4" course asphalt (TYPE III) surface to be applied and compacted to 1"
Total area is 5700 SF

FENCING
Note: The work below will commence while asphalt is curing

NETS & NET POSTS
Three (3) official size and length pickle ball 3.5 double top pickle ball nets and install three (3) sets of correct height pickle ball net post -green in color. Three (3) sets of net post anchors in concrete.

Surfacing: Laykold tennis court materia

Coats 1 and 2: Two coats of re-surfacer with silica sand to be applied over entire surface, These are filler coats.

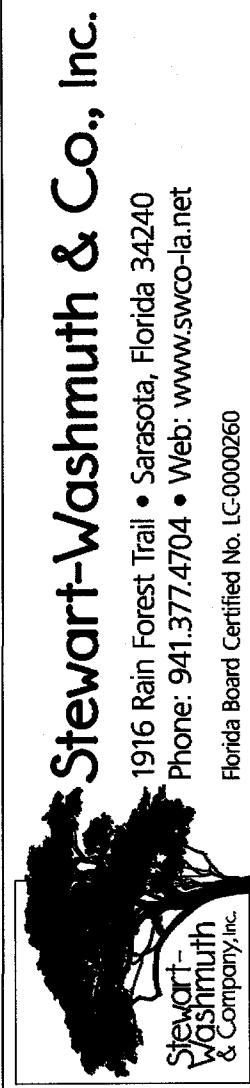
Playing lines: 2" white playing lines will be applied to court according to apba Specifications.

WINDSCREENS
None

Shop Drawings to be submitted for approval.

Aluminum fence, mechanically assembled commercial grade 6" wide panel, flat top 2-rail design, 3/4" square pickets on 4 3/4" centers, 54" high, picket spacing < 4", aluminum extrusions type 6063-T5 alloy, type 302 stainless steel, self-drilling head screws. Screws shall be painted to match the finish of the fence, horizontal rails 1-1/2" high x 1-1/16" wide, fence posts to be 2" x 2" x 1/16" on approximate 6' centers set in concrete, powder coated single Bronze color. Typical concrete footer 8" diameter x 24" deep.

Fully welded aluminum walk gate, 3' wide x 54" tall, rectangular style, 2" x 2" x 1/8" square vertical uprights and bottom rail, 1" x 2" x 1/8" channel for top rail, 3/4" x 1/16" square vertical pickets, (2) 3" x 3" x 1/8" square gate posts with aluminum caps, (2) injection molded high strength UV stabilized polymer self-closing hinges with stainless steel internal adjustable spring, Magna-Latch top pull pool gate latch, all aluminum powder coated single Bronze color.

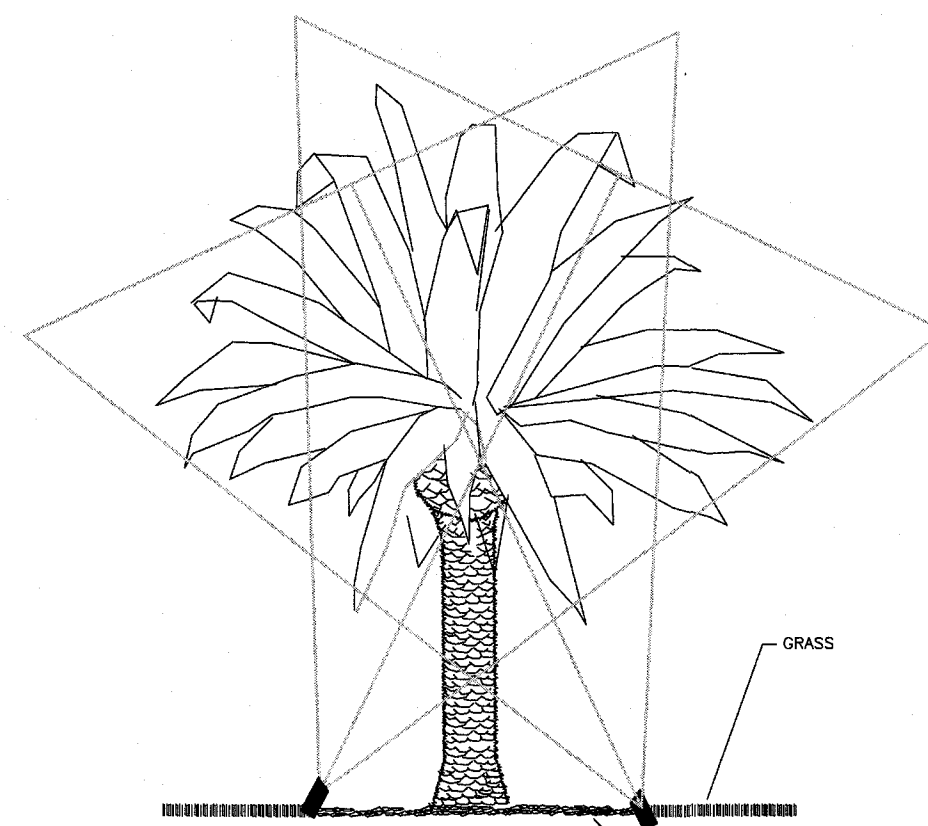


PROJECT NO.	1601
SCALE	1"=20'
DATE	6/6/18
DRAWN BY	LRW
ISSUED	10/26/18

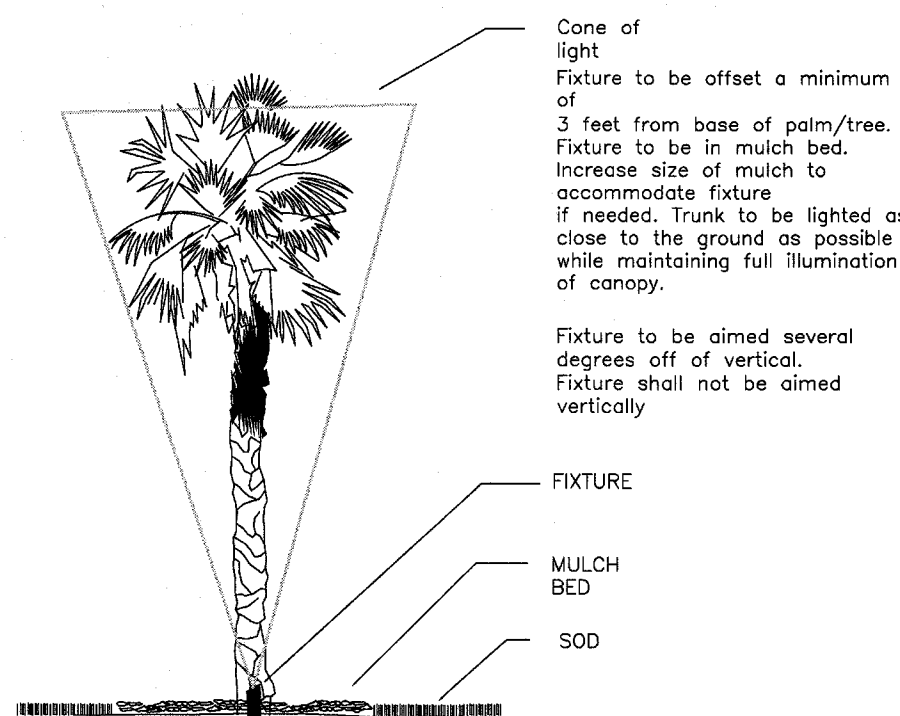
Vicenza
NEAL COMMUNITIES
Border Road
City of Venice, Sarasota County, Florida

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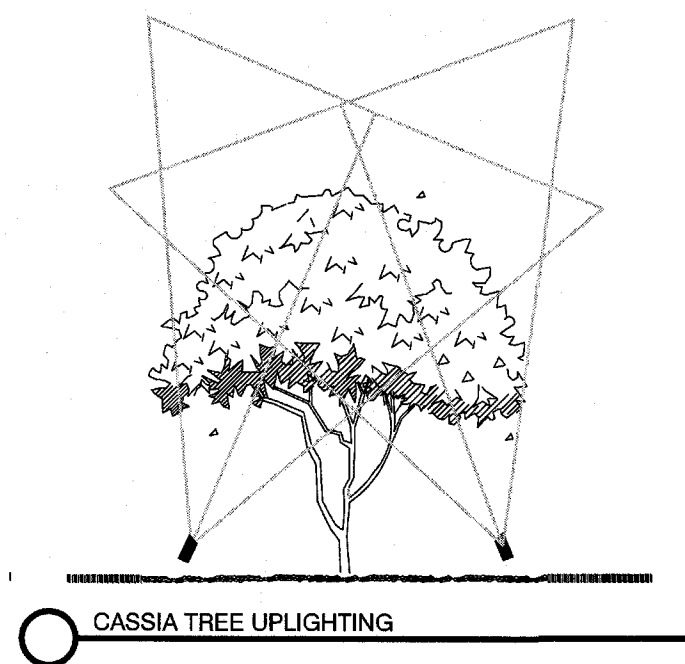
SHEET NO.
SPEC 1



BISMARCKII/SYLVESTER PALM UPLIGHTING - ELEVATION

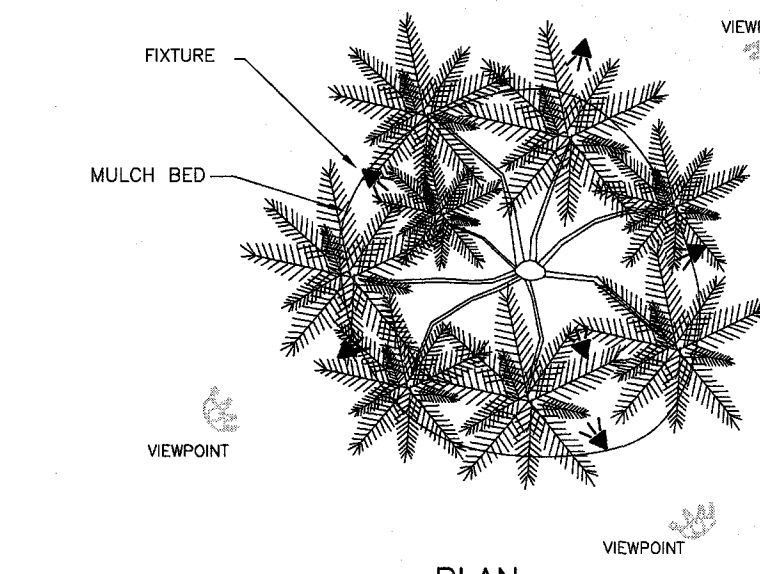


SINGLE TRUNK UPLIGHTING

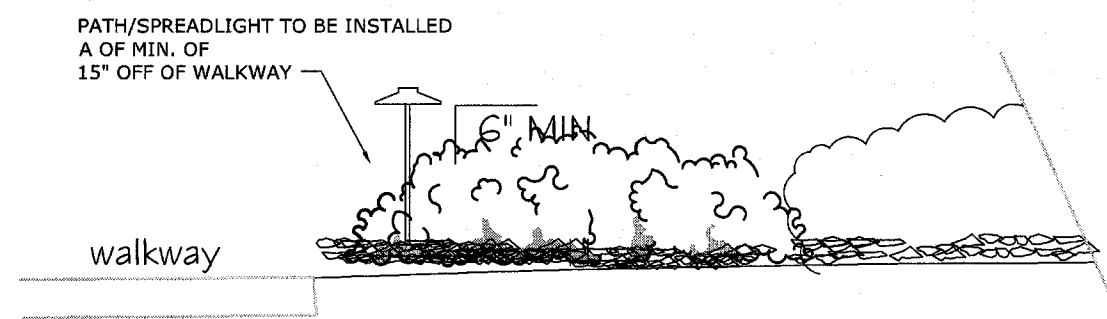


CASSIA TREE UPLIGHTING

FixtureS to be offset a minimum of 3 feet from base of palm/tree. Fixture to be in mulch bed if possible. Increase size of mulch to accommodate fixture if needed/possible. Use in-ground fixture with identical photometric's if fixture is located in grass. Trunk to be lighted as close to the ground as possible while maintaining full illumination of canopy.



RRECLINATA PALM UPLIGHTING

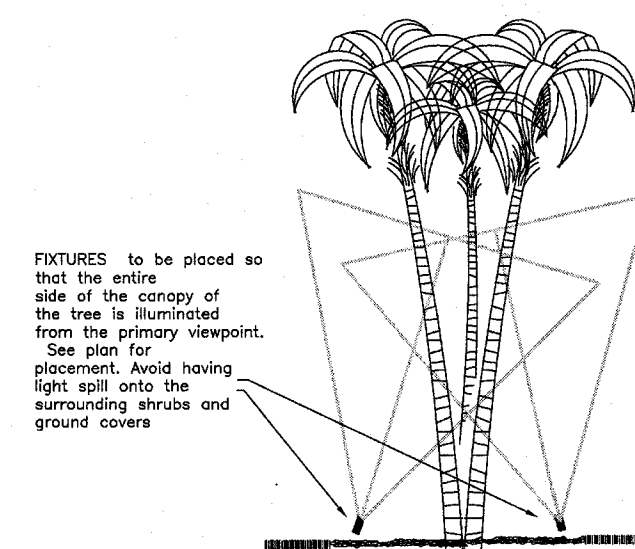


PATH/SPREADLIGHT INSTALLATION OF SET FROM WALKWAY

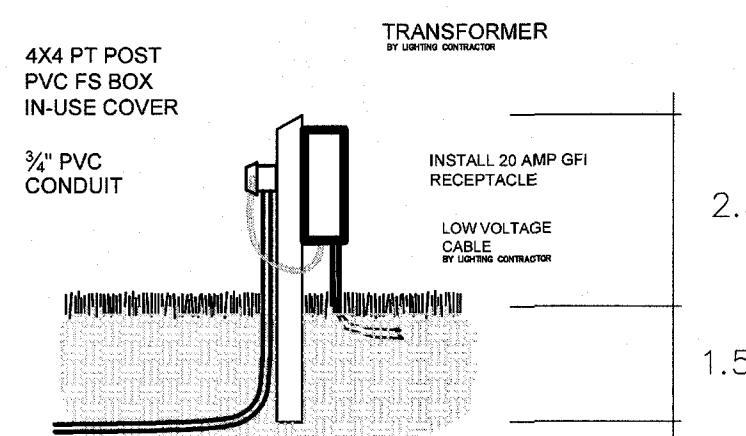
NOTE: EACH RECLINATA has its own unique character in terms of the number of stems and heads, height, width, symmetry, shape of stems, (curved or straight) and oval size. Thus the number of fixtures and their placement can only be determined in the field.

Depending on overall size a minimum of 3 fixtures should be used, often 5 to 7+ fixtures are needed based on plant character and size. Varying the wattage and beam spreads adds to the visual interest of the plant. Some fixtures may be aimed nearly vertical and others may be aimed through the underside of the canopy to light palm heads on the opposite side.

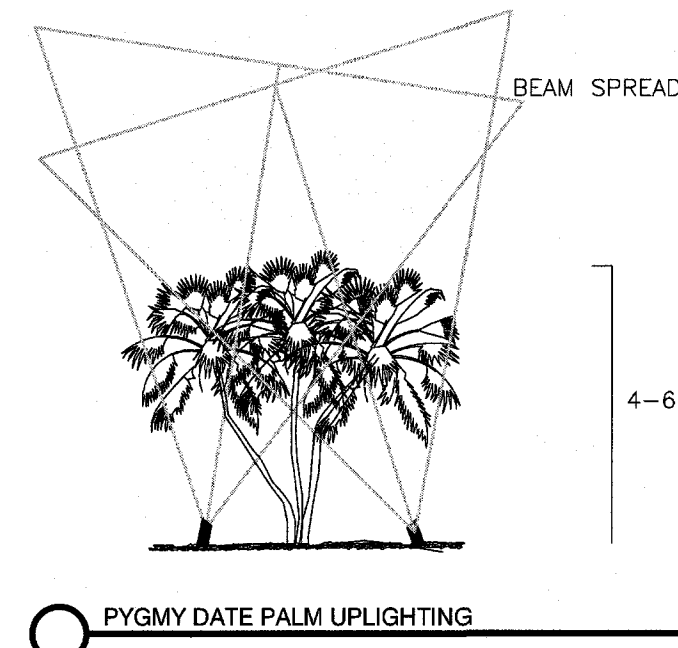
Basic lighting principles apply in terms of the illumination of the complete canopy, grazing the stems, eliminating hot spots. Viewpoint is critical. Fixtures should be located in the mulch bed if possible. In-ground fixtures may be needed to obtain desirable illumination.



MULTI STEM PALM UPLIGHTING





GFI RECEPTACLE INSTALLTION DETAIL NTS



PYGMY DATE PALM UPLIGHTING

LANDSCAPE LIGHTING GENERAL NOTES

1. This plan is intended for landscape lighting purposes only. All lighting fixtures and transformers shall be installed as per manufacturers specifications. It is the contractor's responsibility to maintain compliance with all local, State, and National codes and requirements for the installation of the landscape lighting.
2. Location of fixtures shown on the plan are approximate. The exact placement of the lighting fixtures, power cables and transformers shall be determined in the field at the time of installation to best fulfill the design intent as shown on the plans. Location of fixtures is determined by the final location of the plant materials and hardscape elements. In consultation with Landscape Architect and/or contractor, lighting contractor may move plants or much to allow for optimum placement of fixtures.
3. THE LIGHTING CONTRACTOR WILL PREPARE AN AS-BUILT DRAWING AND SUBMIT IT TO OWNER AS CONDITION FOR PAYMENT. The as-built drawing may be field drawn on plans. The final placement of all lighting fixtures, ESPECIALLY cable runs, and transformers shall be shown on the as-built plan.
4. All pathlights shall be installed a minimum of 18" off sidewalks or any other structures unless otherwise indicated on the plans.
5. All cable runs shall be installed parallel to hardscape elements whenever possible and be installed in the most direct and shortest route to the transformers. Cable location shown on drawings is a suggested route only. FINAL PLACEMENT/LOCATON OF CABLE WILL BE SHOWN ON THE AS-BUILT DRAWING.
6. All cable shall be buried to a depth in accordance with State and National electrical code. All cable shall be buried to depth of 12" when transitioning from a sod area to a plant bed for two feet in each direction from the point of transition. See detail. All cable located in a seasonal annual bed shall be installed within 1" PVC conduit. All cable connections in seasonal annual beds shall use ACE Connector TM connections by King Innovation. Connections shall be pushed into PVC pipe for protection.
7. The installing contractor shall be responsible for the installation of all sleeves under hardscape elements. All sleeves to be PVC pipe a minimum of 1" diameter.
8. All fixture connections shall use King Innovation silicone filled wire nuts or Ace ConnectorTM brass tubes.
9. All receptacles used for transformer plug-in shall have an "in-use" cover as per Code.
10. All transformers plugged in to a receptacle shall have a drip loop in the power cord.
11. All cable shall conform to ASTM B-49 and B-115 standards. 99% pure copper.
12. The installing contractor shall responsible for adjusting the fixtures at night to eliminate glare and to ensure that the design intent shown on the plans is met. Lighting designer and/or Owner may assist in the focusing session at night.
13. Installing contractor is responsible to field check all voltages at fixtures to verify correct operating voltages for fixtures.

LIGHTING SCHEDULE														
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens	Ballast	Optics/Glare	Mounting	Options
	CAST CBLED141 ACCENT UPLIGHT	41		BRONZE	Natural	10-24 volt	LED	10 VA	2720	Clear	328	40 deg beam sprd	Grd stake	
	CAST CCSL25054B ACCENT UPLIGHT	23		BRONZE	Natural	10-24 volt	LED	5.5VA	2720	Clear	328 LM	54deg beam sprd	Grd stake	
	KICHLER 16120BBR27 Fundamentals pathlight 15' OC	4		Burnished Brass	Natural	9-15V	LED	5.8VA	2700	clear	294 LM	Sprd/path light	Grd stake	White deflector
<div>TRANSFORMER TIME CLOCK AND PC</div>	CAST CJ600SSMT 600W TRANSFORMER	1		Stainless steel	SSA	120 v	N/A	2/300W circuits	N/A	N/A	N/A	N/A	Post mount	CTPC CTTC
<div>TRANSFORMER TIME CLOCK AND PC</div>	CAST CJ300SSMT 300 W TRANSFORMER	2		Stainless steel	SS	120 v	N/A	1 300w circuit	N/A	N/A	N/A	N/A	Post mount	CTPC CTTC
	CAST CCSL25036B ACCENT UPLIGHT	26		BRONZE	Natural	10-24 volt	LED	5.25VA	2750k	Clear	250 LM	36dg beam sprd	Grd stake	
	CASR CCW270B 120 deg WASH UPLIGHT	6		BRONZE	Natural	10-24 volt	LED	3.2 VA	2758	Clear	270 LM	120dg beam sprd	Grd stake	

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CERTIFICATE OF AUTHORIZATION
ILL-LL-0000260

Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swo-la.net
Florida Board Certified No. LC-0000260

PROJECT NO.	1601
SCALE	1"=20'
DATE	6/6/18
DRAWN BY	KWS
ISSUED	10/29/18

Vicenza
NEAL COMMUNITIES
Border Road
City of Venice, Sarasota County, Florida

REVISIONS

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SHEET NO.
LL3

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IN LOCATIONS OF PROPOSED SWALES & GRADES
DO NOT PLANT TREES UNTIL GRADES ARE COMPLETE.

ARIANO AVENUE

BORDER RD.

PLANT SCHEDULE ENTRANCE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL
CE	6	Conocarpus erectus 'sericeus'	Silver Button Wood	45 gal	2' Cal
CS2	32	Cupressus arizonica 'Carolina Sapphire'	Carolina Sapphire Cypress	RPG	3' Cal
IA	11	Ilex x attenuata 'Eagleston'	Eagleston Holly	Container or RPG	3' Cal
JAT	5	Jatropha integrifolia	Jatropha Tree	30 gal	
JS-30	6	Juniperus siliicola	Southern Red Cedar	B & B	Full
JB-10	4	Juniperus virginiana 'Brodie'	Brodie Columnar Cedar	Container or RPG	3' Cal
PD-12	10	Phoenix dactylifera 'Medjool'	Medjool Date Palm	R&B	
PD-16	3	Phoenix dactylifera 'Medjool'	Medjool Date Palm	R&B	
QV-3	17	Quercus virginiana	Southern Live Oak	Container or RPG	3' Cal
SPR	29	Sabal palmetto	Cabbage Palmetto Reg. Heads	B & B	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2
CM	163	Carissa macrocarpa	Natal Plum Emerald Blanket	3 gal	
CH	3	Chamaecyparis humilis	Mediterranean Fan Palm	15 gal	
CE2	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	25 gal	
CA	9	Crinum augustum	Green Crinum Lily	10 gal	
IC	150	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	3 gal	
NG	68	Ixora coccinea 'Nora Grant'	Ixora 'Nora Grant'	3 gal	
NG-7	55	Ixora coccinea 'Nora Grant'	Ixora 'Nora Grant'	3 gal	
IX	39	Ixora coccinea 'Pettie Red'	Dwarf Red Ixora	3 gal	
PR	18	Phoenix roebelenii	Pygmy Date Palm Triple Trunk	Container	
SA	5	Schefflera arboricola	Dwarf Green Schefflera	3 gal	
SAV	109	Schefflera arboricola 'Variegata'	Dwarf Variegated Schefflera	3 gal	
SR	8	Sarcocoea repens	Silver Saw Palmetto	7 gal	
VO-4	42	Viburnum odoratissimum	Sweet Viburnum	10 gal	
VO-8	6	Viburnum odoratissimum	Sweet Viburnum	Container	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2
MC	240	Muhlenbergia capillaris	Pink Muhly	3 gal	
NR	53	Neomarica caerulea 'Regina'	Apostles Iris	3 gal	
SAN	703	Stenotaphrum secundatum	St. Augustine Grass	1 gal	
TD	38	Tripsacum dactyloides	Fakahatchee Grass	3 gal	
TF	212	Tripsacum dactyloides	Dwarf Fakahatchee	3 gal	

MISCELLANEOUS

Coco Brown Mulch Grade 8, 3" Depth in all plant beds and tree rings.
Florist St. Augustine Sod in Public Areas
Bahia Grass Sod in Hidden Areas

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	SIZE
CE	6	<i>Concarpus erectus sericeus</i>	Silver Button Wood	48 gal	2'Cal	8" oah, bush
C02	2	<i>Cupressus arborescens</i> 'Carolina Sapphire'	Carolina Sapphire Cypress	HR5	3'Cal	12" oah
JA	11	<i>Ilex x attenuata</i> 'Eaglestone'	Eaglestone Holly	Container or RFG	3'Cal	3-4" cut
JAT	6	<i>Juniperus ilexifolia</i>	Jaylropa Tree	36" cal	3'Cal	12" cut
J5	8	<i>Juniperus sicaicola</i>	Southern Red Cedar	B & B	Full	30 oah
J6-10	4	<i>Juniperus virginiana</i> 'Brode'	Brode's Columnar Cedar	Container or RFG	3'Cal	10-12" cut, full to the ground
J6-11	3	<i>Phoenix dryopterifolia</i> 'Medio'	Medio Date Palm	Medio Date Palm	3'Cal	12" cut
PD-16	3	<i>Phoenix dryopterifolia</i>	Medio Date Palm	B&B	10 gal	10-12" cut
QV-3	17	<i>Quercus virginiana</i>	Southern Live Oak	Container or RFG	3'Cal	1-4-10" oah, 5-6" cut
SPR	29	<i>Sabal palmetto</i>	Cabbage Palmetto Reg. Heads	B & B	10-15'	slg hts, regenerated heads
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3
CM	163	<i>Cassia macrocarpa</i>	Natal Palm Emerald Blanket	15 gal	12" x 18-24" apr	
CH	4	<i>Chamaecyparis humilis</i>	Mediterranean Fan Palm	15 gal	12" cal	
CE2	4	<i>Concarpus erectus</i> 'Sericeus'	Silver Buttonwood	26 gal	5-6" oah	
CE	3	<i>Chromola augustum</i>	Green Cream Lily	10 gal		
IC	150	<i>Ilex cornuta</i> 'Burfordi Nana'	Dwarf Burford Holly	3 gal	15" oah	
NG	66	<i>Norcia coccinea</i> 'Nora Grant'	Nora's Nora Grant	3 gal		
NG-7	14	<i>Norcia coccinea</i> 'Nora Grant'	Nora's Nora Grant	3 gal		
IX	38	<i>Phoenix roebelinii</i>	Dwarf Red Ixora	3 gal		
PD	3	<i>Phoenix roebelinii</i>	Pymy Date Palm Triple Trunk	3 gal	Container	
SA	5	<i>Schefflera arboricola</i>	Dwarf Green Schefflera	3 gal		5" oah, triple
SAV	109	<i>Schefflera arboricola</i> 'Variegata'	Dwarf Variegated Schefflera	3 gal		
SR	8	<i>Seranea repens</i>	Silver Saw Palmetto	7 gal		
VC	42	<i>Viburnum odoratissimum</i>	Sweet Viburnum	10 gal	4" oah	
VO-8	2	<i>Viburnum odoratissimum</i>	Sweet Viburnum	Container	8" oah	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3
MC	240	<i>Muhlenbergia capillaris</i>	Pink Muhly	3 gal		
N3	63	<i>Neomarica carulea</i> 'Regina'	Agodite's Iris	3 gal		
SAN	703	Seasonal Annuals	Seasonal Annuals	1 gal		
TD	38	Seasonal dicotyleds	Fakahatchee Grass	3 gal		
TP	212	<i>Triplicum floridanum</i>	Dwarf Fakahatchee	3 gal		

MISCELLANEOUS

Coco Brown Mulch Grade B, 3" Depth in all plant beds and tree rings
Floratam St. Augustine Sod in Public Areas
Bahia Grass Sod in Hidden Areas

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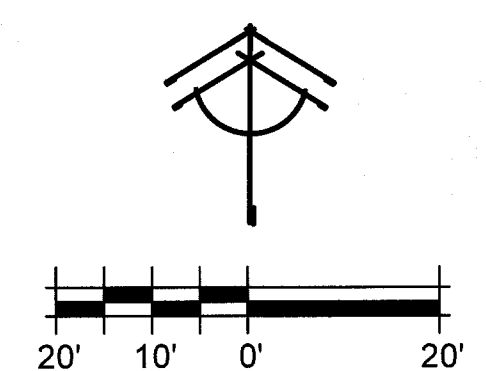
Stewart-Washmuth & Co., Inc.
 1916 Rain Forest Trail • Sarasota, Florida 34240
 Phone: 941.377.4704 • WEB: www.swco-fl.net
 Florida Board Certified No. LC0000260

STEWART-WASHMUTH & CO., INC.

PROJECT NO.:	1601-P1
SCALE:	1"=20'
DATE:	6/26/18
DRAWN BY:	LRW,TJR
ISSUED:	11/1/18

Vicenza Phase 1
NEALCOMMUNITIES
Boarder Road & Laurel Road
Sarasota, Florida 34292

REVISIONS								
<div style="display: flex; justify-content: space-between;"> <div> <p><u>SHEET #</u></p> <p>PL-1</p> </div> </div>								



Entry Area Planting Plan

1. Prior to installation, the landscape contractor shall determine the adequacy of the existing soil for sustaining plants. The contractor shall provide soil samples taken from 5 to 6 locations on the site mixed together and sent to an approved laboratory for analysis of pH, fertility and composition. Recommendations for deficiencies shall be determined by the landscape contractor.
2. Prior to installation, the landscape contractor shall determine the adequacy of the soil for drainage and percolation. A shovel with hole 36" deep shall be dug in appropriate planting bed locations, filled with water and monitored for a percolation rate. Inadequate percolation shall be reported to the landscape architect or owner for correction. The landscape contractor shall be responsible for replacement of all plants due to inadequate drainage conditions if poor conditions are not reported.
3. All existing turf and weed areas shall be treated with Round-up herbicide as necessary to eliminate all turf and weeds. A minimum of two (2) applications are required - an initial application and a second application 7 to 10 days later. Apply as per manufacturer's recommendations. Areas shall be mechanically scraped to remove dead foliage and litter. All debris shall be removed from the site.
4. All Herbicide and pesticides shall be applied by a licensed applicator as per state and other codes.
5. All earth and fill operations shall be brought within 1/10 of a foot of finished grade by others. The landscape contractor shall be required to adjust finished grades where necessary to meet walks, pavements, drives, etc. at proper elevation for sod and mulching operations.
6. Finish grade to be a smooth even surface assuring positive drainage away from structures. Eliminate any low areas which may collect water.
7. Contractor shall NOT amend soil in planting pits for trees, palms and shrubs. See planting details on this sheet. Plant pit shall be 3x the width of the root ball. Existing soil backfill shall be loosened and lightly tamped.
8. Where specified in the Plant Summary, the contractor shall apply or broadcast Commercial Compost in depths and areas as noted as per all application recommendations of Lifesolis www.Lifesolis.com (352-258-9330).

1. Contractor shall correct pH as necessary as determined from required Soil Samples.
2. Contractor shall determine the fertilization needs based on the results of the soil tests. Appropriate rates of a slow release fertilizer meeting the local ordinances shall be applied to all trees, palms, shrubs and groundcovers.
3. Cost of fertilization shall be included in the initial cost of the plant material.
4. Fertilizer application shall be consistent with Chapter 54, Article XXXII (Fertilizer and Landscape Management) of the Sarasota County Code.

1. The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
2. Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall closely coordinate with the irrigation contractor.
3. Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
4. Any conditions found contrary to the plans shall be reported to the Landscape Architect for resolution along with a suggested course of action prior to altering the design solution presented in the plans.
5. Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering of all trees, palms, shrubs and groundcovers that may be installed. Watering shall be a min of five (5) times per week and of sufficient quantity to guarantee the maintenance of plant material quality until such time as an operable irrigation system is available.
6. It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied
7. The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock due to the lack of water at any time during the planting operation.
8. Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree bubblers.
9. Plant material shall be Florida No 1, or better quality as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the tagging of representative samples.
10. All plant material shall either be sun or shade grown, as appropriate for the conditions on the site where the material is to be planted.
11. All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of windburn protection
12. The plant count quantities in the Plant List are for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials drawn n the plan.
13. At his discretion, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection four (4) working days in advance.
14. Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a triangular spacing configuration with staggered spacing. Plant center to center spacing (o.c.) are listed in the Plant List.
15. Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
16. Balled and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire Cages, straps, etc. must be cut and removed prior to installation.
17. Trees shall be staked by means of an Arborbrace Tree Guying System.
18. The landscape contractor shall mulch all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. Mulch must not touch plant stem(s) or trunks. Do not mulch annual beds.
19. All free standing trees shall have a minimum of a 6' diameter mulch circle extending past the outside of the the planting pit saucer. Do NOT place mulch on top of root balls of trees or palms.
20. Sod shall be by Sod Contractor.
21. The contractor shall guarantee all plant material for a period of one year following the date of substantial completion.
22. The contractor shall request an inspection of the project. If all work is complete and satisfactory in accordance with the contract documents, then the installation shall be considered substantially complete. Substantial completion shall constitute the beginning of the guarantee period.
23. The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warranty period. During the warranty period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
24. All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until final acceptance. Decline in condition and quality prior to acceptance shall be grounds for rejection and replacement.
25. Removal of all staking and guy wires shall be the responsibility of the owner after plant establishment. The landscape contractor must agree to removal if done within the warranty period.

A fully automatic system shall provide coverage of the planted site in adherence to the Water Efficient Landscape Ordinance.

The Irrigation System shall provide:

1. Rain Sensor Gauge
2. Separate Zones to irrigate Turf and Shrubs.
3. Connection to the developer's well water source

The programming of the system shall take into consideration slow percolating soils.

Specifications for the Use of Comand in Plant Beds.

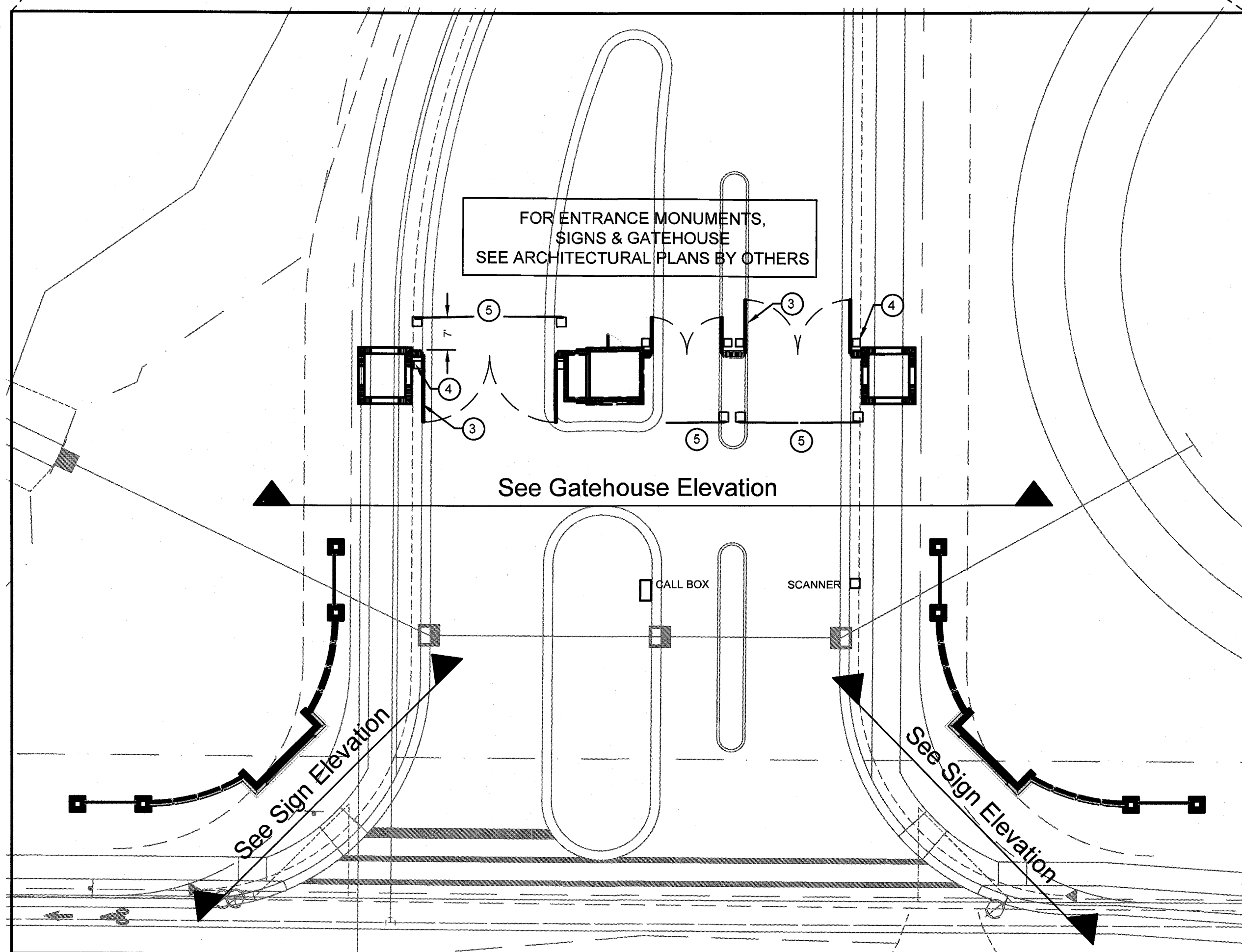
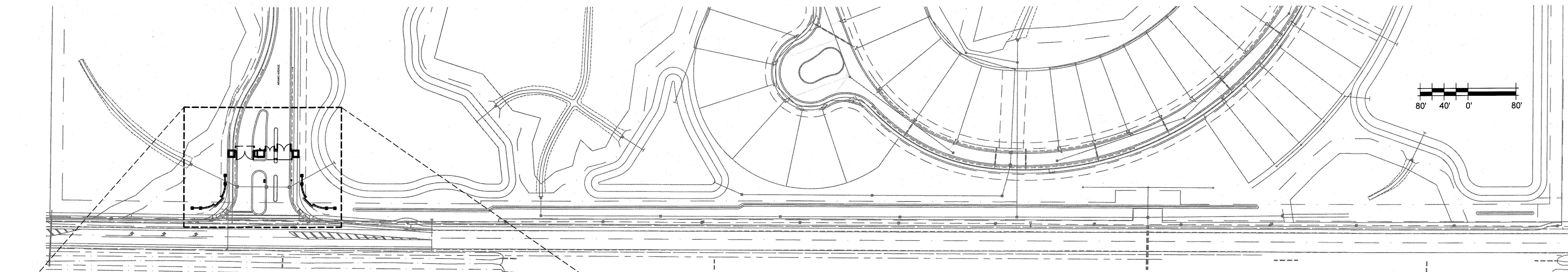
What is Comand?
Comand is a highly organic compost material used to enrich sterile site soils.

How to Utilize Comand

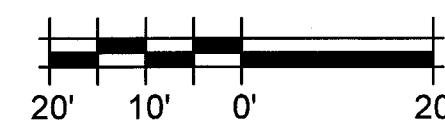
Plant Bed
Provide Comand screened to 1/2" or less. Broadcast a three (3) inch layer of Comand evenly over the planting area. Incorporate Comand into the soil during plant material installation. Water and fertilize upon completion.

Comand Supply Contact:
Green Edge Technologies
Grant Beatt
1530 Eastbrook Dr.
Sarasota, FL 34231
Phone: 941-313-4919
Email: grant@greenedgeflorida.com



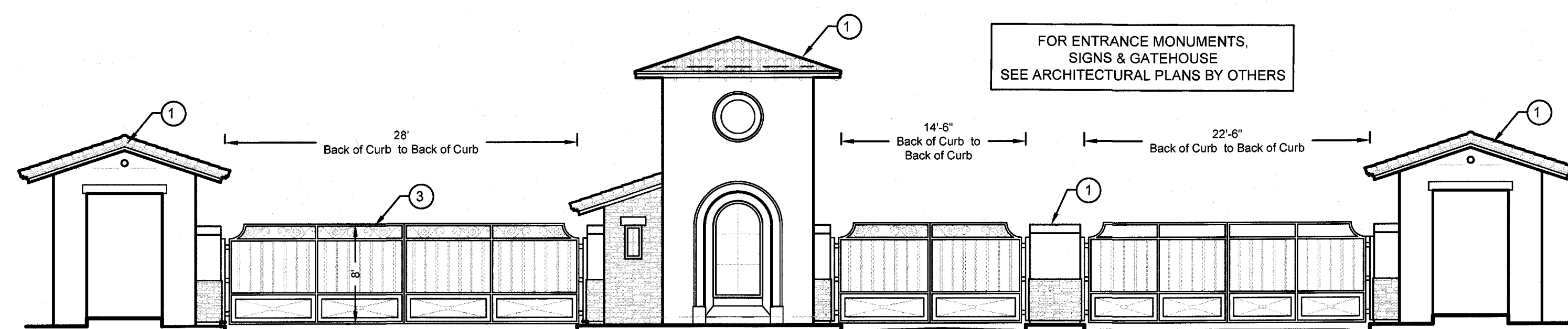


Main Entrance Layout

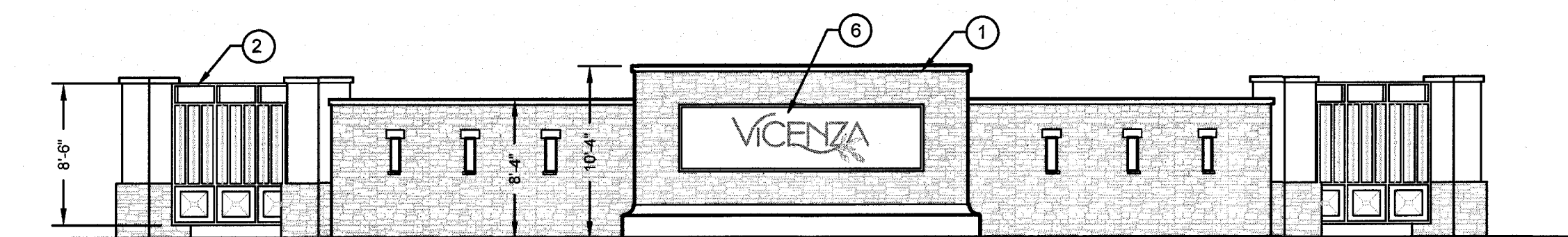


FENCES, GATES, WALL & COLUMNS

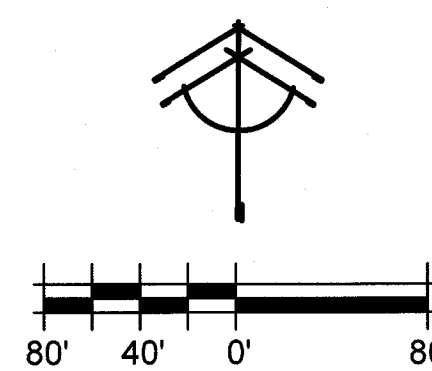
- ① SEE ARCHITECTURAL PLANS BY OTHERS
- ② 8'-6" TALL ALUMINUM FENCE, SEE ARCHITECTURAL PLANS BY OTHERS. FINISH: BRONZE
- ③ ALUMINUM VEHICULAR GATES, SEE ARCHITECTURAL PLANS BY OTHERS. FINISH: BRONZE
- ④ SWING GATE OPERATOR AND ACCESS SYSTEM, SEE SPECIFICATIONS ON SHEET SPEC 1
- ⑤ BARRIER ARM GATE AND ACCESS SYSTEM, SEE SPECIFICATIONS ON SHEET SPEC 1
- ⑥ SIGN LETTERS AND LOGO SPECIFICATIONS SUPPLIED BY NEAL COMMUNITIES



Gate House Elevation



Sign Monument Elevation



Entry Area Hardscape Plan

PROJECT NO.:	1601-P1
SCALE:	N/A
DATE:	6/26/18
DRAWN BY:	LRW,TJR
ISSUED:	11/1/18

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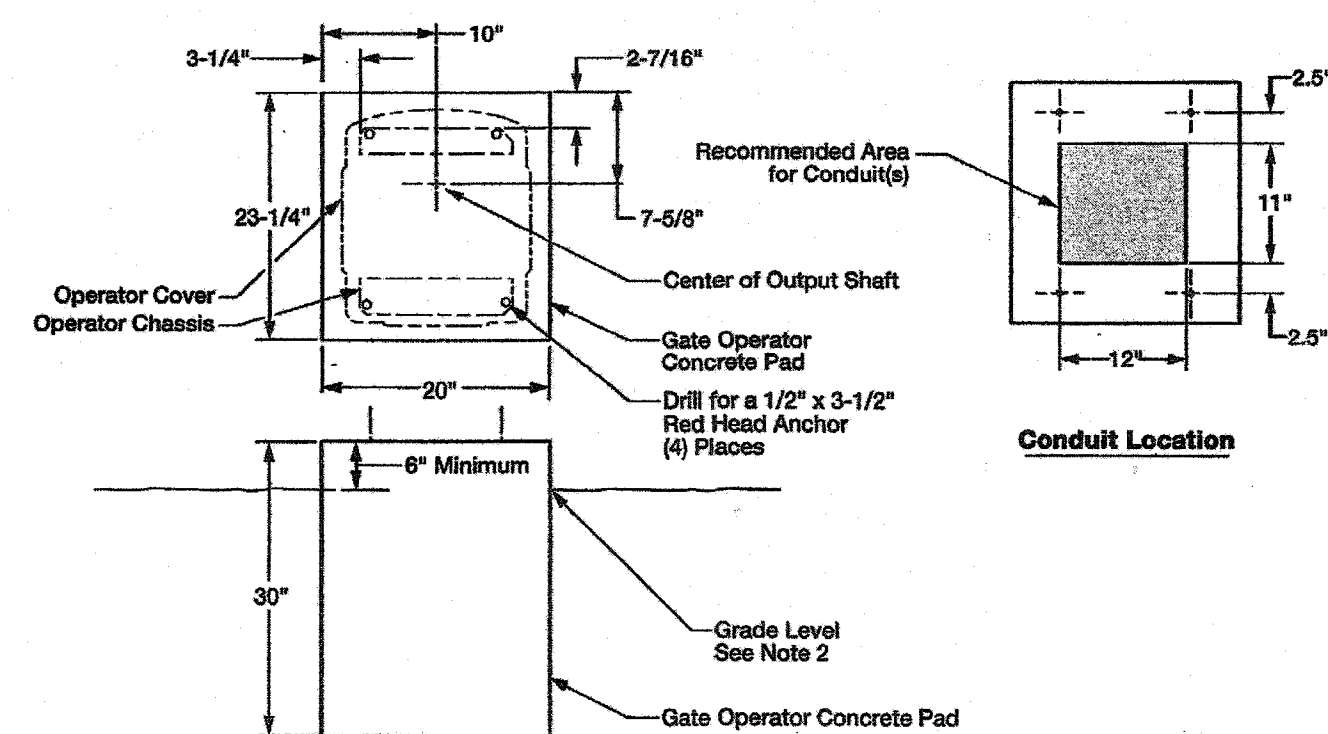
ENVERA SCOPE

ENVERA SECURITY SYSTEM

Envera Shall provide a proposal for the following for review and approval by Neal Communities. Items to be addressed are:

- A) Access Control System for Residents to be installed at Gate House for Vehicular Gates
- B) Access Control System to be installed at Gate House for Guests
- C) Access for Pedestrian Gate - NONE
- D) Access Control Credentials
- E) Service Agreement

NOTE: Coordinate sleeving with the Gate House contractor for gate access equipment installed at Gate House



GATE OPERATOR PAD NOTES

1. Pad shall be 23" long x 20" wide x 30" deep for stable operation of the operator, and a min of 6" above level grade to avoid any flooding of the machinery.
2. Provide a sufficient number of conduit pathways for all low power accessories such as loop detector leads, maglock, non-contact sensors, contact sensors, safety and other commands, and power supply to the operator.
3. DO NOT run low voltage and high voltage wiring in the same conduit.
4. Provide a least 12" separation between low voltage & high voltage conduits.

GATE / FENCE SPECIFICATIONS

Shop Drawings to be submitted for approval.

DRIVE GATE

All aluminum fully welded Custom Style bi-parting drive gate, Height to 8' +/- x width shown on plan, 4" x 1/16" wall square vertical pickets on 6" centers, 2" x 3" hinge side vertical upright and bottom rail frame members, 2" x 2" center upright and horizontal rails, all frame and rail members minimum 1/8" wall thickness, powder coated Bronze color. Provide Shop Drawings for approval including details for solid panels and scroll work. See Architectural Plans for further details.

DRIVE GATE POST

Aluminum gate post, square, 6" x 6" x 1/4" wall thickness, flat seal welded aluminum cap, heavy duty aluminum block hinge 6" x 1-1/2" x 2-1/4" with 3/4" diameter solid stainless steel hinge pin, (2) 5/8" diameter ball bearings, (2) greaseless bushings. 6" high x 3" deep gate hinge shoe formed from single 1/4" thick aluminum plate, hinge blocks to be seal welded to gate post and gate shoe, powder coated Bronze standard color. Typical concrete footer 24" diameter x 48" deep.

SWING GATE OPERATOR

Viking F-1 pad mounted swing gate operator, 24 vdc 1/2 hp motor, 100% duty cycle, built-in battery backup provides up to 300 opening/closing cycles, soft start/soft stop with intelligent obstruction detection, on-board surge suppression, rated for 800 lb gate at 16' high, 1200 lb gate at 12' long per operator, includes batteries. Concrete operator pad to be constructed in accordance with manufacturer's specifications. Typical operator pad 24" x 24" x 30" deep. High and low voltage wiring to be installed in PVC conduit installed within the concrete pad per manufacturer's specifications. Paint cabinet to match swing gate Bronze color (where applicable) using automotive grade gloss paint.

See Detail Below.

BARRIER GATE OPERATOR

Liftmaster Mega Arm TOWER, 24v dc 1/2 hp heavy-duty motor supports 6,000 cycles per day with an operator speed of 2.5 seconds to open or close, constructed with a corrosion resistant aluminum alloy chassis, full height locking cabinet powder coated and sealed, built-in battery backup provides seamless operation of the gate operator and all dc controlled and sensing devices in the event of a power loss, solar panel or solar cell let the gate open, close, breakaway arm, interlocks, interlocks, sensing, dynamic braking, timer to close, includes batteries and 12" tubular aluminum arm with yellow and black safety stripes or 15" tubular aluminum arm with yellow and black safety stripes and counterweight. Concrete operator pad to be constructed in accordance with manufacturer's specifications. Typical operator pad 24" x 24" x 18" deep. High and low voltage wiring to be installed in PVC conduit installed within the concrete. The main manufacturer's instructions for the motor and the main manufacturer's instructions (if applicable) using automotive grade glass paint. Follow paint manufacturer's instructions for proper surface preparation to ensure adhesion.

LOOP

Sawcut wire detection loop wire shall comply with the provisions of Section A660 of the FDOT minimum specifications for traffic control signals and devices and all implemented modifications and shall be xhwy 14 ga. stranded copper wire, THHN/FTFF wire or other substitutions are not allowed. Loop wire from loop to control panel shall pass under or through concrete curbing and exit at a minimum of 12" below finished grade, saw cutting of curb for pass-through of wire is not allowed. All loop wire from back of curb to control panel shall be installed in conduit at a depth of not less than 12" below finished grade. Sawcuts in pavement to be filled with a 2-part epoxy type sealant designed for use in heavy traffic applications.

PRE-FORMED LOOP

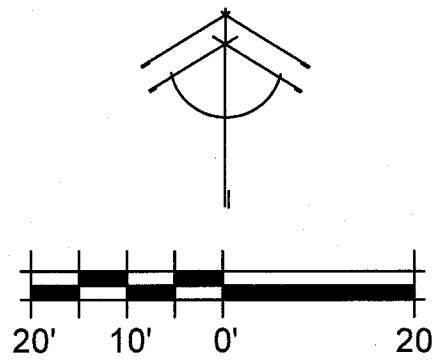
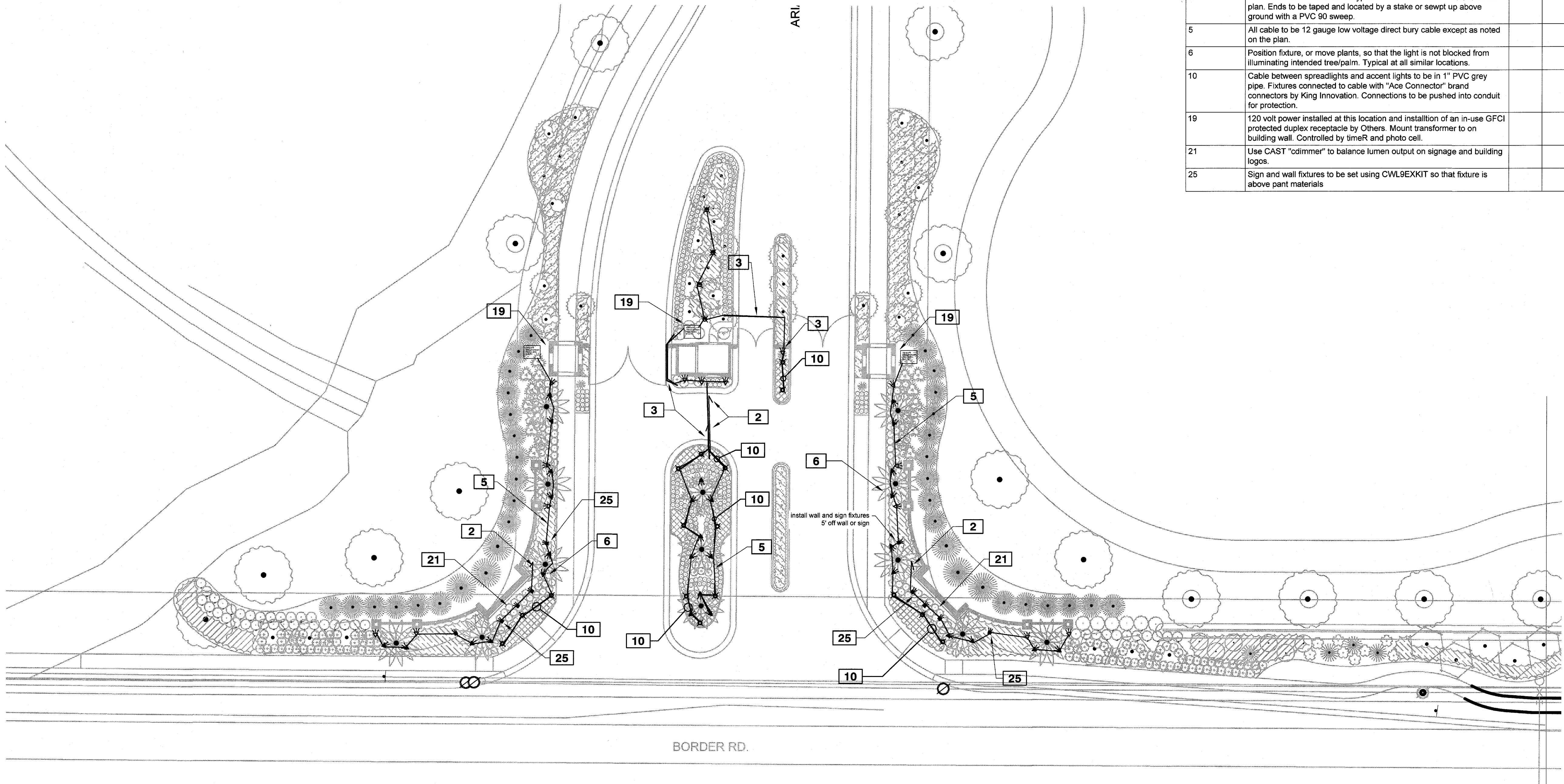
Pre-formed vehicle detection loop used for installations under concrete, asphalt, pavers, or gravel roads. Wire to be solid 14 awg ul 493 certified for direct burial application. Pre-formed loop to be manufactured by BD Loops, Huntington Beach, CA or equal. Installation to be in complete accordance with manufacturer's instructions.

ELECTRIC

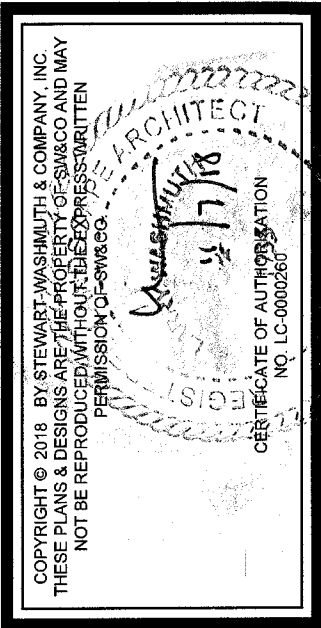
Electric service to be extended from nearest transformer to location shown on plans. GE Meter Can 150 amp panel combination, 20 amp circuit breaker. Wiring and conduit to electric source maximum 25'.

LIGHTING SCHEDULE														
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens	Ballast	Optics/Glare	Mounting	Options
	CAST CBLED141 ACCENT UPLIGHT	29		BRONZE	Natural	10-24 volt	LED	10 VA	2720	Clear	328	40 deg beam sprd	Grd stake	
	KICHLER 16120BBR27 Fundamentals pathlight 15' OC	16		Burnished Brass	Natural	9-15V	LED	5.8VA	2700	clear	294 LM	Sprd/path light	Grd stake	White deflector
	CAST CWL6 FLOOD UPLIGHT CWL9EXKIT needed	10		BRONZE/copper	Natural	10-24 volt	LED	8.7 VA	2710	Frosted	292 LM	Wide Flood 170 deg	CWL9EXKIT	
	CAST CCL18354B CAST 54 degUPLIGHT	14		BRONZE	Natural	10-24 volt	LED	4 VA	2800 K	Clear	183 LM	54deg beam sprd	Grd stake	
	CAST CJ300SSMT 300 W TRANSFORMER	3		Stainless steel	SS	120 v	N/A	1 300w circuit	N/A	N/A	N/A	N/A	Post mount	CTPC CTTC
	CASR CCW270B 120 deg WASH UPLIGHT	4		BRONZE	Natural	10-24 volt	LED	3.2 VA	2758	Clear	270 LM	120dg beam sprd	Grd stake	
	CAST CWL9EXT KIT 21" TO 36" Extension riser	10		copper	Natural									

REFERENCE NOTES SCHEDULE			
CODE	DESCRIPTION	QTY	DETAIL
2	Home run to transformer.		
3	1 inch diameter PVC sleeves typical for all sleeve locations shown on plan. Ends to be taped and located by a stake or sewpt up above ground with a PVC 90 sweep.		
5	All cable to be 12 gauge low voltage direct bury cable except as noted on the plan.		
6	Position fixture, or move plants, so that the light is not blocked from illuminating intended tree/palm. Typical at all similar locations.		
10	Cable between spreadlights and accent lights to be in 1" PVC grey pipe. Fixtures connected to cable with "Ace Connector" brand connectors by King Innovation. Connections to be pushed into conduit for protection.		
19	120 volt power installed at this location and installation of an in-use GFCI protected duplex receptacle by Others. Mount transformer to on building wall. Controlled by timeR and photo cell.		
21	Use CAST "cdimmer" to balance lumen output on signage and building logos.		
25	Sign and wall fixtures to be set using CWL9EXKIT so that fixture is above pant materials		



Entry Area Lighting Plan



Stewart-Washmuth & Co., Inc.

1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swc-la.net
Florida Board Certified No. LC000060

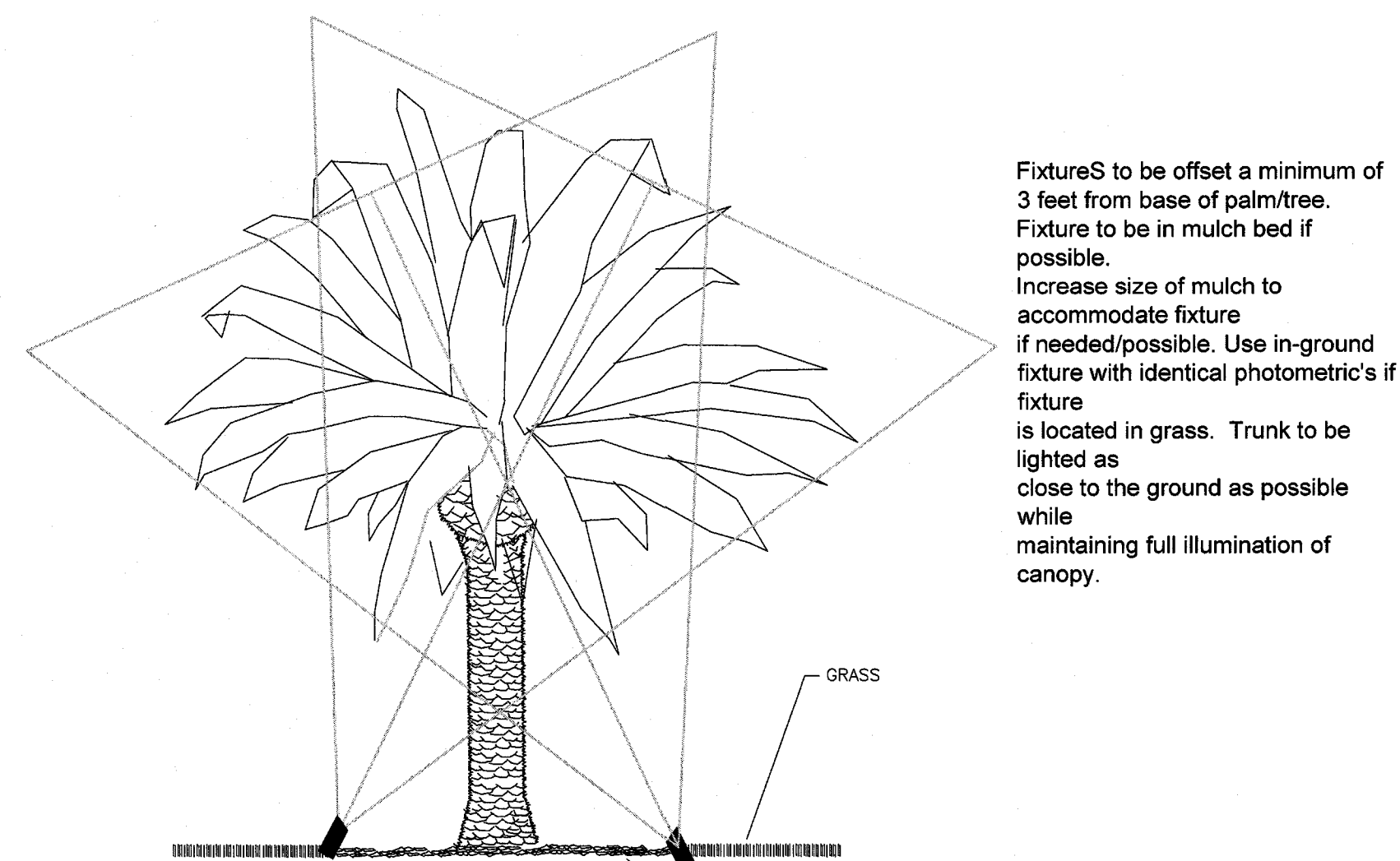
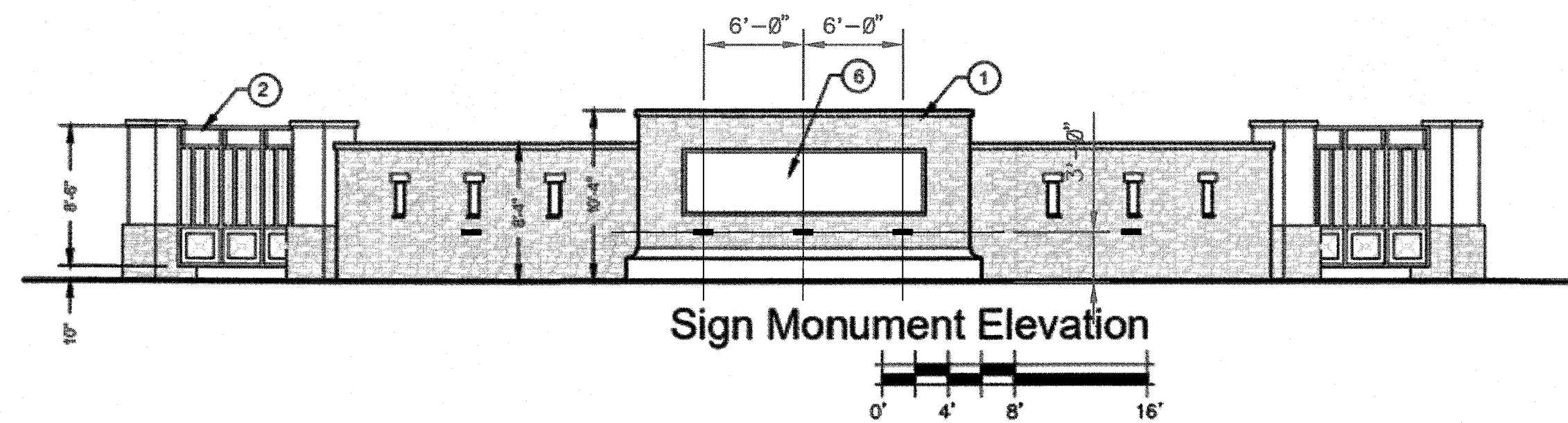
PROJECT NO.:	1601-P1
SCALE:	1"=20'
DATE:	6/26/18
DRAWN BY:	KMS
ISSUED:	11/5/18

Vicenza Phase 1

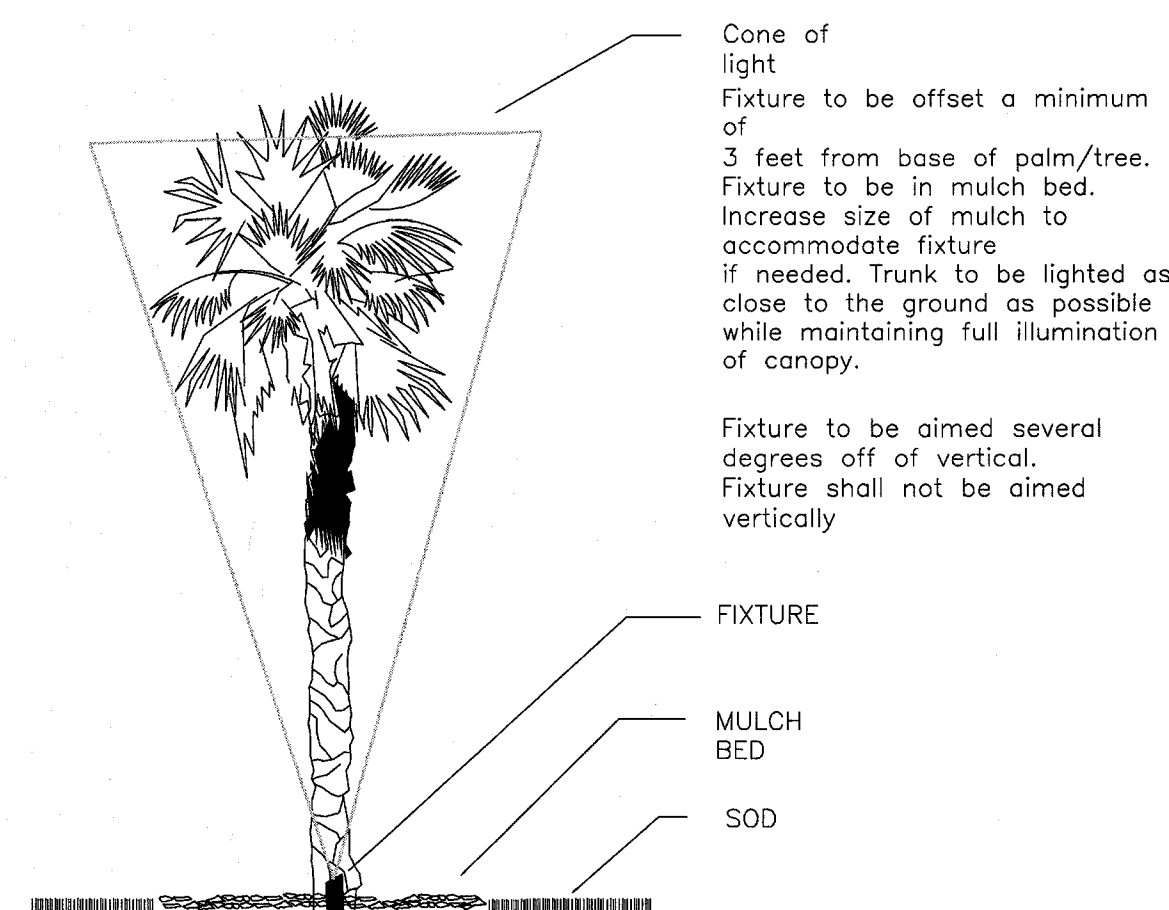
NEALCOMMUNITIES

Boarder Road & Laurel Road
Sarasota, Florida 34292

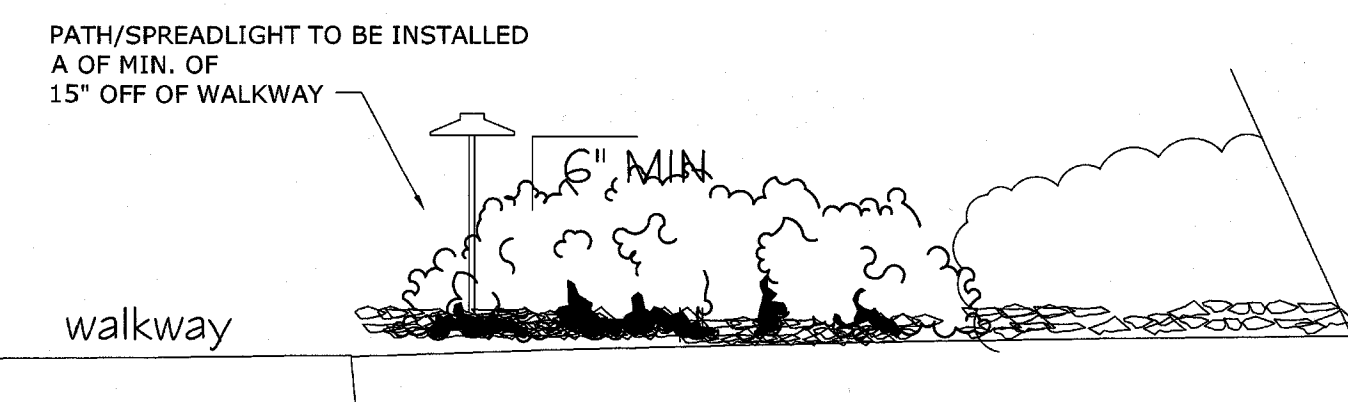
REVISIONS		SHEET #
NO.	DESCRIPTION	
		LL-1



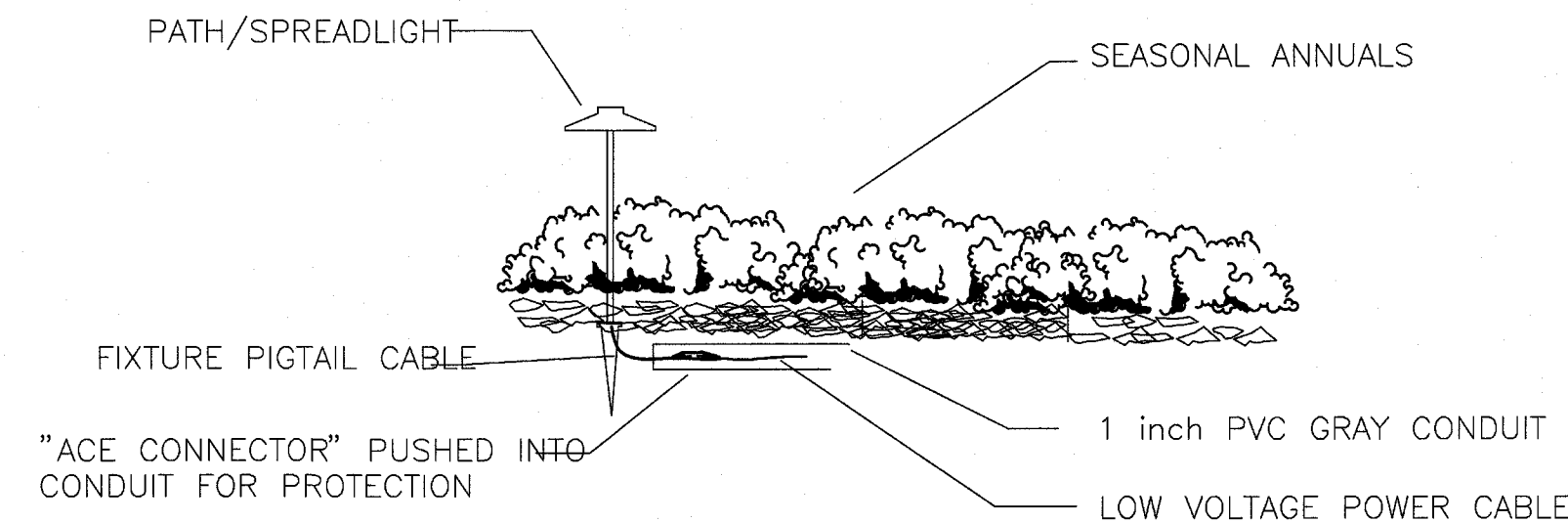
BISMARCKII/SYLVESTER PALM UPLIGHTING - ELEVATION



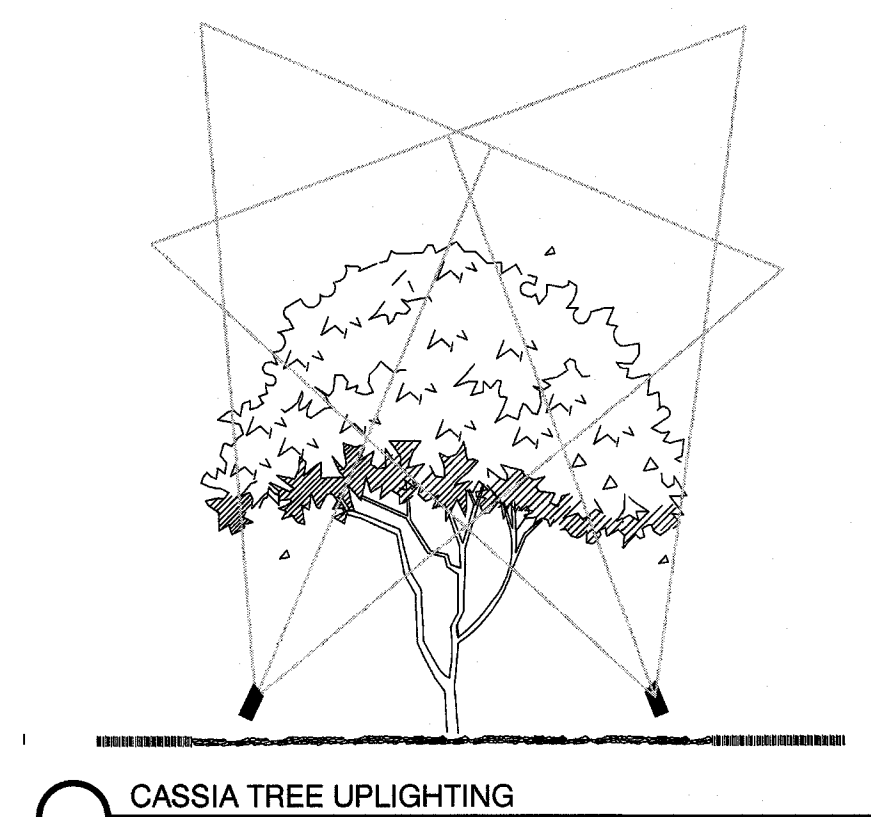
SINGLE TRUNK UPLIGHTING



PATH/SPREADLIGHT INSTALLATION OF SET FROM WALKWAY



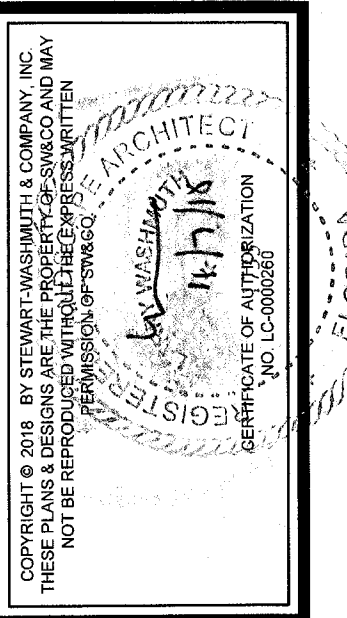
PATH/SPREADLIGHT INSTALLATION IN SEASONAL ANNUAL BEDS



CASSIA TREE UPLIGHTING

LANDSCAPE LIGHTING GENERAL NOTES

1. This plan is intended for landscape lighting purposes only. All lighting fixtures and transformers shall be installed as per manufacturers specifications. It is the contractor's responsibility to maintain compliance with all local, State, and National codes and requirements for the installation of the landscape lighting.
2. Location of fixtures shown on the plan are approximate. The exact placement of the lighting fixtures, power cables and transformers shall be determined in the field at the time of installation to best fulfill the design intent as shown on the plans. Location of fixtures is determined by the final location of the plant materials and hardscape elements. In consultation with Landscape Architect and/or contractor, lighting contractor may move plants or much to allow for optimum placement of fixtures.
3. THE LIGHTING CONTRACTOR WILL PREPARE AN AS-BUILT DRAWING AND SUBMIT IT TO OWNER AS CONDITION FOR PAYMENT. The as-built drawing may be field drawn on plans. The final placement of all lighting fixtures, ESPECIALLY cable runs, and transformers shall be shown on the as-built plan.
4. All pathlights shall be installed a minimum of 18" off sidewalks or any other structures unless otherwise indicated on the plans.
5. All cable runs shall be installed parallel to hardscape elements whenever possible and be installed in the most direct and shortest route to the transformers. Cable location shown on drawings is a suggested route only. FINAL PLACEMENT/LOCATON OF CABLE WILL BE SHOWN ON THE AS-BUILT DRAWING.
6. All cable shall be buried to a depth in accordance with State and National electrical code. All cable shall be buried to depth of 12" when transitioning from a sod area to a plant bed for two feet in each direction from the point of transition. See detail. All cable located in a seasonal annual bed shall be installed within 1" PVC conduit. All cable connections in seasonal annual beds shall use ACE Connector TM connections by King Innovation. Connections shall be pushed into PVC pipe for protection.
7. The installing contractor shall be responsible for the installation of all sleeves under hardscape elements. All sleeves to be PVC pipe a minimum of 1" diameter.
8. All fixture connections shall use King Innovation silicone filled wire nuts or Ace ConnectorTM brass tubes.
9. All receptacles used for transformer plug-in shall have an "in-use" cover as per Code.
10. All transformers plugged in to a receptacle shall have a drip loop in the power cord.
11. All cable shall conform to ASTM B-49 and B-115 standards. 99% pure copper.
12. The installing contractor shall responsible for adjusting the fixtures at night to eliminate glare and to ensure that the design intent shown on the plans is met. Lighting designer and/or Owner may assist in the focusing session at night.
13. Installing contractor is responsible to field check all voltages at fixtures to verify correct operating voltages for fixtures.



Stewart-Washmuth & Co., Inc.
 1916 Rain Forest Trail • Sarasota, Florida 34240
 Phone: 941.377.4704 • Web: www.swo-hi.net
 Florida Board Certified No. LC0000260

PROJECT NO.: 1601-P1
 SCALE: 1"=20'
 DATE: 6/26/18
 DRAWN BY: KWS
 ISSUED: 11/5/18

Vicenza Phase 1
NEAL COMMUNITIES
 Boarder Road & Laurel Road
 Sarasota, Florida 34292

REVISIONS

SHEET #
LL-2