AWARD WINNING FLORIDA-FRIENDLY LANDSCAPE DESIGN SERVICE
Dameron Designs .com
Architectural Landscape Design & Consultation
(352)835-4012

GENERAL PLANTING GUIDELINES

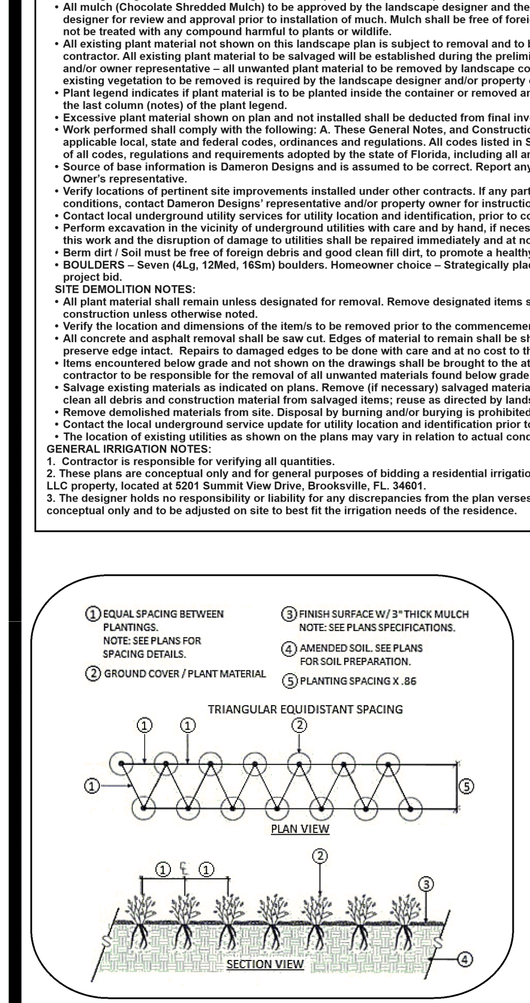
- All plants must be healthy, vigorous material, free of pests & diseases & Florida #1 grade or better, unless otherwise indicated.
- All plants must be container grown or balled & burlapped (B&B) as indicated in the plant list.
- All trees must be straight trunked, full-headed & meet all requirements specified.
- All plants are subject to approval of the landscape designer & property owner before, during, & after installation until the date of the final acceptance.
- All trees are to be guyed or staked as instructed by designer if different than Master Landscape Plan indicates.
- All plants & planting areas must be completely mulched to a minimum depth of 3" using Chocolate Shredded Mulch. (existing Pine Straw Beds surrounding Pine Trees to remain Pine Straw)
- Prior to construction, the landscape contractor shall be responsible for locating all underground utilities, structure, site appurtenances, etc. that is or could be affected by the landscape construction.
- The landscape contractor is responsible for verifying all quantities shown on these plans.
- The landscape contractor is responsible for maintaining all plantings (including, but not limited to: watering, spraying, mulching, fertilizing, etc.) of planting areas and lawns until the work is accepted in total by the landscape designer and/or the property owner.
- Any plant material which dies, runs brown or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species, quantity, size, and meeting all plant list specifications. Normal plant material shall be warranted for a period of 3 months after completion. Palms and trees shall be warrantied for (1) year. Warranty period starts after latest replacement is accepted.
- All disturbed areas of existing sod, shall be re-sodded, sod type to be St, Augustine Floratam if existing sod cannot be determined. Contractor to notify property owner of all sod replacement and species.
- Landscape contractor shall verify the plant quantities. Plant symbols on the landscape construction plan supersede quantities in the plant list.
- In size grading B&B trees, caliper shall take precedence over height.
- In size grading multi-stem trees, height shall take precedence over caliper.
- All mulch (Chocolate Shredded Mulch) to be approved by the landscape designer and the owner. Provide samples to the landscape designer for review and approval prior to installation of much. Mulch shall be free of foreign debris or deleterious material. Mulch shall not be treated with any compound harmful to plants or wildlife.
- All existing plant material not shown on this landscape plan is subject to removal and to be included in services of the landscape contractor. All existing plant material to be salvaged will be established during the preliminary walkthrough with the landscape designer and/or owner representative – all unwanted plant material to be removed by landscape contractor and included in bid. Approval of all existing vegetation to be removed is required by the landscape designer and/or property owner representative prior to removal.
- Plant legend indicates if plant material is to be planted inside the container or removed and planted directly in the ground. Please see the last column (notes) of the plant legend.
- Excessive plant material shown on plan and not installed shall be deducted from final invoice and promptly removed from the property.
- Work performed shall comply with the following: A. These General Notes, and Construction Documents and Specifications. B. All applicable local, state and federal codes, ordinances and regulations. All codes listed in Specifications and Drawings shall be inclusive of all codes, regulations and requirements adopted by the state of Florida, including all amendments.
- Source of base information is Dameron Designs and is assumed to be correct. Report any discrepancies immediately to the property Owner's representative.
- Verify locations of pertinent site improvements installed under other contracts. If any part of this plan cannot be followed due to site conditions, contact Dameron Designs' representative and/or property owner for instructions prior to commencing work.
- Contact local underground utility services for utility location and identification, prior to commencing work.
- Perform excavation in the vicinity of underground utilities with care and by hand, if necessary. The contractor bears full responsibility of this work and the disruption of damage to utilities shall be repaired immediately and at no expense to the property owner or designer.
- Berm dirt / Soil must be free of foreign debris and good clean fill dirt, to promote a healthy plant life and growing conditions.
- BOULDERS – Seven (4Lg, 12Med, 16Sm) boulders. Homeowner choice – Strategically placed throughout landscape. To be included in project bid.

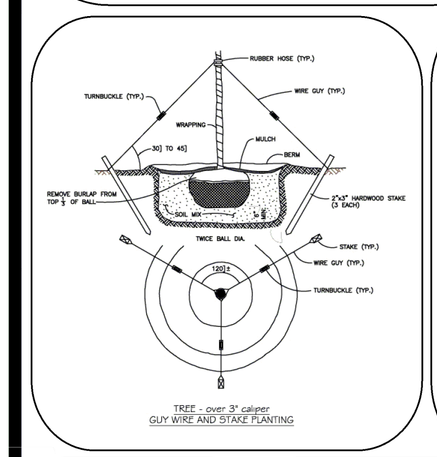
SITE DEMOLITION NOTES:

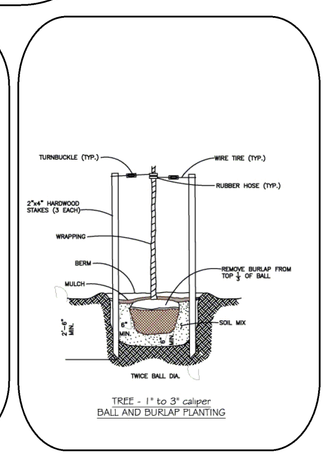
- All plant material shall remain unless designated for removal. Remove designated items shown on the plan to the full depth of their construction unless otherwise noted.
- Verify the location and dimensions of the item/s to be removed prior to the commencement of the work.
- All concrete and asphalt removal shall be saw cut. Edges of material to remain shall be shored up and protected during construction to preserve edge intact. Repairs to damaged edges to be done with care and at no cost to the property owner. (if applicable)
- Items encountered below grade and not shown on the drawings shall be brought to the attention of the landscape design. Landscape contractor to be responsible for the removal of all unwanted materials found below grade.
- Salvage existing materials as indicated on plans. Remove (if necessary) salvaged materials as indicated with care and store on site; clean all debris and construction material from salvaged items; reuse as directed by landscape designer.
- Remove demolished materials from site. Disposal by burning and/or burying is prohibited.
- Contact the local underground service update for utility location and identification prior to demolition.
- The location of existing utilities as shown on the plans may vary in relation to actual conditions.

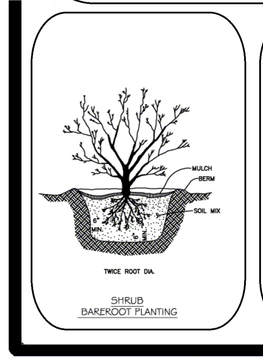
GENERAL IRRIGATION NOTES:

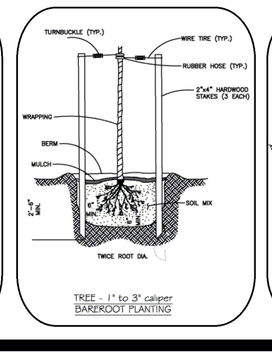
1. Contractor is responsible for verifying all quantities.
2. These plans are conceptual only and for general purposes of bidding a residential irrigation installation for the Glue Planet Development, LLC property, located at 5201 Summit View Drive, Brooksville, FL. 34601.
3. The designer holds no responsibility or liability for any discrepancies from the plan verses existing. These plans are general and conceptual only and to be adjusted on site to best fit the irrigation needs of the residence.

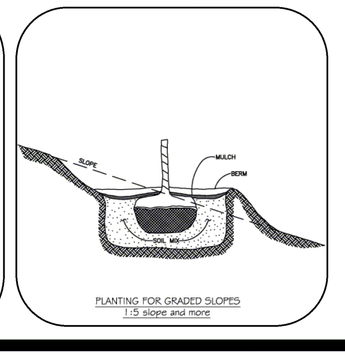


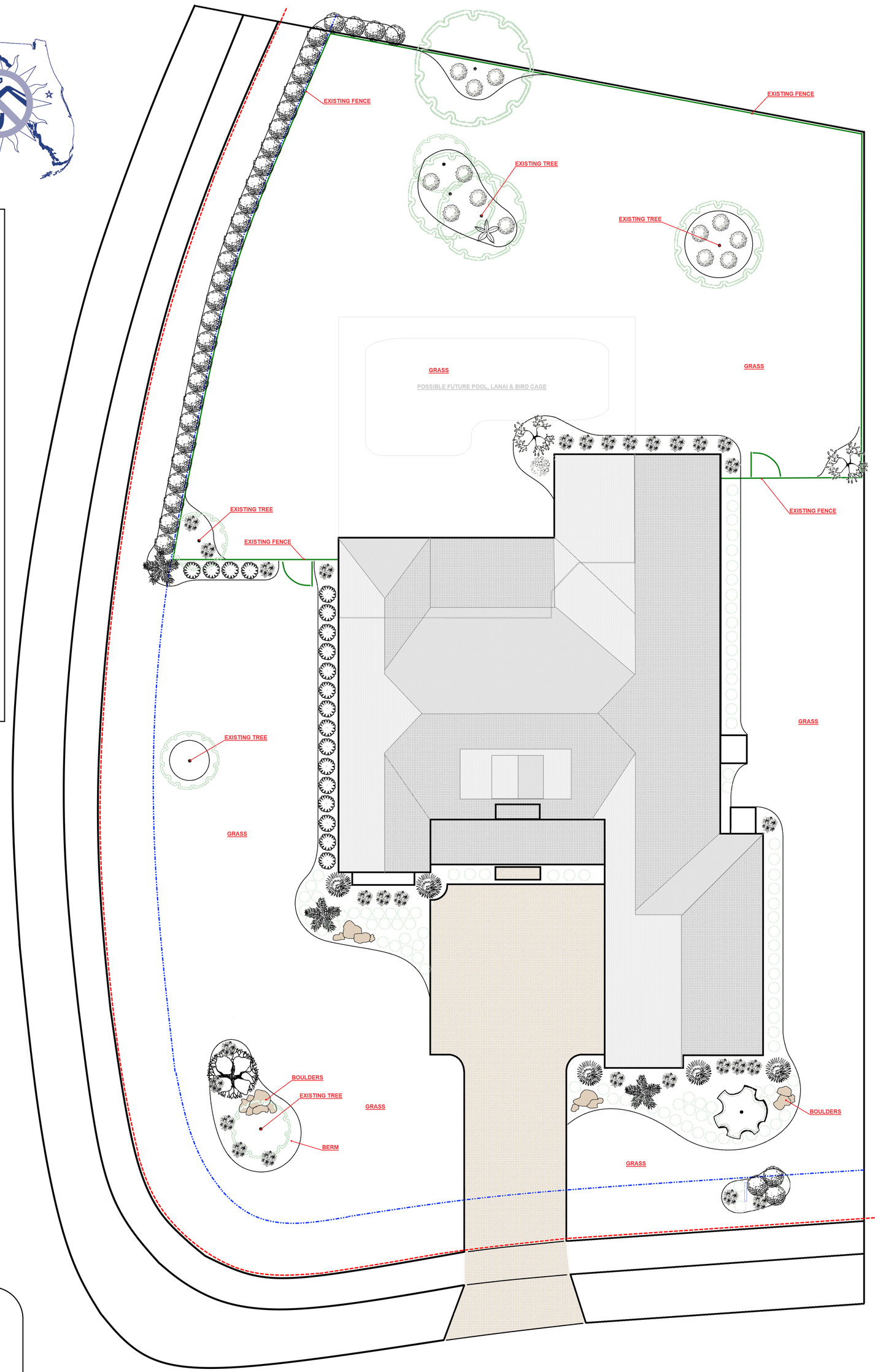












SYMBOL	SYM	QTY	BOTANICAL NAME / COMMON NAME	SIZE	COMMENTS	NOTES
	AZ	1	Alpinia zerumbet / Variegated Shell Ginger	3gal.	As Shown	
	CS	3	Cupressus sempervirens / Italian Cypress	30gal.	As Shown	
	HS	1	Hibiscus schizopetalus / Coral Hibiscus	3gal.	As Shown	
	IC	19	Ilex cornuta / Burfordii Holly	3gal.	32" o.c.	Existing
	LI	1	Lagerstroemia indica /' Lavender Crepe Myrtle	30gal.	As Shown	
	MG	1	Magnolia grandiflora / Little Gem Magnolia	30gal.	As Shown	Transplant
	OS	1	Ilex Aquifoliaceae x 'Nellie R. Stevens' / Nellie R Stevens Holly	B&B	8' O.A.	
	PG	3	Brunfelsia grandiflora / Yesterday, Today & Tomorrow	7gal.	As Shown	
	RS	13	Rhododendrons spp. / Fashion/Formosa Azalea	3gal.	As Shown	
	SA	29	Viburnum obovatum 'Densa' / Dwarf Walter's Viburnum	3gal.	As Shown	
	VO	34	Viburnum odoratissimum / Sweet Viburnum	7gal.	36" O.C.	
	X	N/A	Existing Tree / Plant material to remain / transplant (see notes)		As Shown	Special
	XX	291'	Concrete Curbing (Homeowner Choice Design/stamp)			Special
	XXX	2 C.Y.	Berm Soil & Boulders *(SEE General Planting Guidelines)*			Special
	XXXX	16 C.Y.	Dark Shredded Chocolate Mulch			Special

GUIDE FOR ESTIMATING AND PLANTING

Inches Apart	32 Plants	64 Plants	100 Plants
6"	8 sq. ft.	16 sq. ft.	25 sq. ft.
8"	14 sq. ft.	28 sq. ft.	44 sq. ft.
10"	22.5 sq. ft.	45 sq. ft.	70 sq. ft.
12"	32 sq. ft.	64 sq. ft.	100 sq. ft.
15"	50 sq. ft.	100 sq. ft.	156 sq. ft.
18"	72 sq. ft.	144 sq. ft.	225 sq. ft.
24"	128 sq. ft.	256 sq. ft.	400 sq. ft.

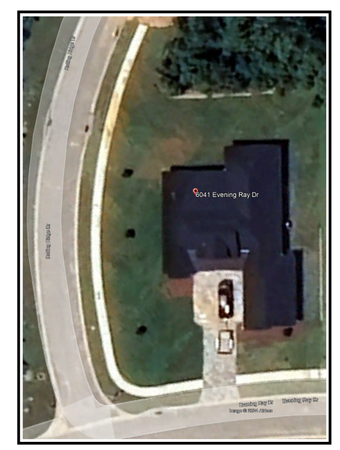
FORMULAS TO DETERMINE SQUARE FEET

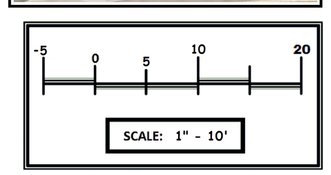
Circles: Area=Diameter squared X 0.7854

Triangles: Area=1/2 X Height

Retangle: Area=Base X Height

TYP: LANDSCAPE LIGHTING





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REVISIONS	BY
WHELAN 5.16.2024	DD

MASTER LANDSCAPE PLAN
WHELAN RESIDENCE
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D. DAMERON
CHECKED
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05.06.2024
SCALE
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24-0010
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OF SHEETS