

Job Name: 82 Fitzjohns Avenue
 5 Year Maintenance Plan

Establishment watering, regular pruning, and general maintenance should be carried out in accordance with best practice and BS 8545. The term 'establishment' is a soft landscape term that refers to the period between the date of planting new specimen and plant species reaching a semi-mature or mature growth form. Soft landscape establishment is typically reached after three full growing seasons but may vary due to site conditions and external factors.

Within the period of 5 years from the date of planting any defective or dead plants shall be replaced with specimens of the same species and of equal maturity. Where the same plant species is not available specimens of similar character and maturity may be selected as a replacement (to be approved by the project Landscape Architect/Client)

All soft landscape areas and plants to be inspected for pests and diseases at the beginning of each growing season and to be treated organically where possible and in accordance with best practice methods

All tasks to be performed by trained garden personale or by a field specialist where required or stated

| Landscape | Maintenance Task | Frequency | Season | Year 1 | | | | Year 2 | | | | Year 3 | | | | Year 4 | | | | Year 5 | | | |
|---|---|--|--------|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|
| | | | | Sp | S | A | W |
| 1.0 HARD LANDSCAPE | | | | | | | | | | | | | | | | | | | | | | | |
| 1.1 Paving surfaces | | | | | | | | | | | | | | | | | | | | | | | |
| Driveway, entrance court & parking | | | | | | | | | | | | | | | | | | | | | | | |
| | Check for and clear weed growth | Twice/Month | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | |
| | Clear debris and clean paving surface | Monthly* | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | |
| | Check edging strips are intact & repair damage | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | ✓ | | |
| | Replace lost jointing mortar | Every 2-5 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| Yorkstone paving | | | | | | | | | | | | | | | | | | | | | | | |
| | Check for and clear weed growth | Twice/Month | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | |
| | Rake up and clear leaves and debris | Twice/yr | | | | ✓ | | | | ✓ | | | | ✓ | | | | ✓ | | | ✓ | | |
| | Replace lost gravel - Allow for 10% | Every 2-5 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| Brick paving | | | | | | | | | | | | | | | | | | | | | | | |
| | Check for and clear weed growth | Twice/Month | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | |
| | Clear debris and clean paving surface | Monthly* | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | | ✓ | ✓ | | |
| 1.2 Fences & Gates | | | | | | | | | | | | | | | | | | | | | | | |
| Metal work fencing | | | | | | | | | | | | | | | | | | | | | | | |
| | Check damage and repair | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| | Repaint railings and post | Every 5-10 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| Metal work gates | | | | | | | | | | | | | | | | | | | | | | | |
| | Check damage and repair where required | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| | Repaint gates and post | Every 5-10 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| | Service hinges and bolts | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| Close boarded hardwood timber gates | | | | | | | | | | | | | | | | | | | | | | | |
| | Check damage and repair where required | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| | Repaint gates and post | Every 5-10 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| Timber fencing | | | | | | | | | | | | | | | | | | | | | | | |
| | Check damage and repair | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| | Re-treat palings and post | Every 5-10 yrs (not seasonal)* | | | | | | | | | | | | | | | | | | | | | |
| 1.3 Irrigation | | | | | | | | | | | | | | | | | | | | | | | |
| Site wide irrigation system | | | | | | | | | | | | | | | | | | | | | | | |
| | Removal all water from the system at the beginning of winter to prevent freeze damage | Yearly | | | | | ✓ | | | | | ✓ | | | | ✓ | | | | | | | |
| | Inspect system for damage and leaks. Maintain, repair, and replace parts where required* | Yearly | | ✓ | | | | ✓ | | | ✓ | | | | | | | | | | | | |
| | Inspect & test electrical control system (if installed)* | Yearly | | ✓ | | | | ✓ | | | ✓ | | | | | | | | | | | | |
| | Discontinue the site-wide irrigation system following successful landscape establishment* Retain hand irrigation system in selected areas of the garden | Proceeding the third full growing season | | | | | | | | | | | | | | | | | | ✓ | | | |
| Hand irrigation (rear tree planting) | | | | | | | | | | | | | | | | | | | | | | | |
| | Inspect system for damage and leaks. Maintain, repair, and replace parts where required* | Yearly | | ✓ | | | | ✓ | | | ✓ | | | | ✓ | | | | | ✓ | | | |
| | TreeGator bags to be inspected for leaks | Yearly | | ✓ | | | | ✓ | | | ✓ | | | | ✓ | | | | | ✓ | | | |
| 2.0 SOFT LANDSCAPE | | | | | | | | | | | | | | | | | | | | | | | |
| 2.1 Trees | | | | | | | | | | | | | | | | | | | | | | | |
| Existing trees | | | | | | | | | | | | | | | | | | | | | | | |
| | Monitor tree health & inspect for falling hazards | Twice/yr | | | ✓ | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| | Remove deadwood from tree canopies* | Yearly | | | | | ✓ | | | | ✓ | | ✓ | | | ✓ | | ✓ | | ✓ | | | |
| General Note: | | | | | | | | | | | | | | | | | | | | | | | |

