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 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 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 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 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 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 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 term that refers to the period between the date of planting new specimen and plant species reaching a semi-mature or mature growth form.

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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		Year 1						Year 2				Year 3				Year 4			≥Year 5		
	-			Season	n Sp S A W Sp					S	A	W	Sp	S	A	W	Sp	Sp S A V			Sp	S	A	W
1.0	HARD LANDSCAPE																							
1.1	Paving surfaces																							
	Driveway, entrance court & parking																							
		Check for and clear weed growth	Twice/Month		✓	✓			✓	1			√	✓			1	✓			√	V		
		Clear debris and clean paving surface	Monthly*		✓	1			✓	1			√	✓			√	1			√	√		
		Check edging strips are intact & repair damage	Twice/yr			✓		✓		1		✓		✓		✓		✓		✓		1		✓
		Replace lost jointing mortar	Every 2-5 yrs (not seasonal)*																					
	Yorkstone paving																							
		Check for and clear weed growth	Twice/Month		✓	✓			✓	1			✓	✓			√	1			1	_	1	
		Rake up and clear leaves and debris	Twice/yr				✓				✓				✓				✓				1	
		Replace lost gravel · Allow for 10%	Every 2-5 yrs (not seasonal)*																					
	Brick paving																							
		Check for and clear weed growth	Twice/Month		✓	✓			✓	1			√	✓			1	✓			√	V		
		Clear debris and clean paving surface	Monthly*		✓	√			✓	1			✓	✓			√	1			1	1		
1.2	Fences & Gates																							
	Metal work fencing																							
	-	Check damage and repair	Twice/yr			1		✓		1		✓		√		1		√		✓		V		✓
		Repaint railings and post	Every 5-10 yrs (not seasonal)*																					
	Metal work gates																							
	-	Check damage and repair where required	Twice/yr			1		✓		1		✓		√		1		√		✓		V		1
		Repaint gates and post	Every 5-10 yrs (not seasonal)*																					
		Service hinges and bolts	Twice/yr			1		✓		✓		✓		√		1		✓		✓		V		✓
	Close boarded hardwood timber gates																							
	-	Check damage and repair where required	Twice/yr			1		✓		1		✓		√		1		√		✓		V		√
		Repaint gates and post	Every 5-10 yrs (not seasonal)*																					
	Timber fencing																							
		Check damage and repair	Twice/yr			✓		✓		1		✓		✓		✓		1		✓		1		✓
		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	Yearly					✓				✓				✓								
		of winter to prevent freeze damage	·																					
		Inspect system for damage and leaks.	Yearly		✓				✓				✓											l
		Maintain, repair, and replace parts where required* Inspect & test electrical control system (if installed)*	Vl-	1														-	1		_	├ ──	<u> </u>	
		-	-	1	√				√				✓					-	1		_	├ ──	<u> </u>	
		Discontinue the site-wide irrigation system following successful landscape establishment*	Proceeding the third full growing season																	√				l
		Retain hand irrigation system in selected areas of																						l
		the garden																						l
	Hand irrigation (rear tree planting)																					_		
		Inspect system for damage and leaks.	Yearly		✓		1		1			+ +	√				√			-	1	_		
		Maintain, repair, and replace parts where required*			V				V				V		l		V				V		'	i
		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			√		✓		1		√		√		√		✓		√		1		✓
		Remove deadwood from tree canopies*	Yearly	1				√				√				✓				√				✓
	General Note:	-											1											

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	Landscape	Maintenance Task	Frequency	Year 1						,	Year 2			Year 3						r 4			-	≥Year 5		
	*		* *	Season	Sp	S	A	W	S	Sp	S	A	W	Sp	S	A	W	Sp	S		A	W	Sp	S	A	W
	Inspection for silver leaf should be carried out for all trees, particularly fruit bearing trees. Silver leaf is a fungal disease caused by Chondrostereum purpureum. It infects through wounds, mainly caused by pruning. Leaf silvering occurs during summer and fruiting bodies form from late summer.		Inspect twice/month during summer of leaves and fruiting bodies in late summer. Carry out routine pruning of susceptible plants in late summer.			J					√				✓				✓					√		
	Productive fruit trees (fruit bearing)																									
		Irrigate during establishment for 30 minutes per	Weekly in growing season		✓	✓			,	✓	✓			✓	✓											
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*													√										
		Harvest and collect fruit when ripe (late summer)	Seasonally			✓					✓				✓				✓					✓	\Box	
		Clear fallen fruit debris	Weekly during harvesting season			✓					√				✓				✓					✓		
			At end of each growing season Winter prune back once/yr		>	√		✓	·	√	√		√	√	✓		✓	1	✓			✓	1	√		√
		Inspect tree stakes and ties to ensure no damage to the tree and root system. Stakes and ties that are found to be not fit for purpose should be adjusted or replaced.	Twice/yr (during establishment)			√		✓			✓		√		√		√									
	Ornamental trees (including decorative																									
		Irrigate during establishment	Weekly		✓	✓			,	✓	✓			✓	✓											
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*													✓										
		Prune and maintain tree canopies during growing season & removed deadwood Prune back when tree is dormant (between November & March)	At end of each growing season Winter prune back once/yr		✓	√		✓	,	✓	✓		√	✓	1		√	✓	✓			✓	✓	✓		√
	Pleached trees																									
		Irrigate during establishment	Weekly		√	1			Η,	/	1			1	1			H								
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*													1										
		retain pleached form during growing season.	Twice/month during growing season & at the end of each growing season* Winter prune back once/yr		✓	✓		✓	,	√	✓		✓	✓	✓		√	✓	✓			✓	√	✓		✓
2.2	Hedges & shrubs																									
	Hedges																									
		Irrigate during establishment	Weekly		✓	✓			,	✓	✓			✓	✓								<u> </u>			
		Irrigate during dry periods	Check monthly. Irrigate when required*													√										
			Twice/month during growing season & at the end of each growing season* Winter prune back once/yr		>	√		√	`	✓	✓		✓	✓	✓		√	√ 	✓ 			V	√	√		√
	<u> </u>	Inspect for an remove weeds around base	Monthly during the growing season		✓	√			,	✓	√			✓	√			✓	✓				✓	√		
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓		,	✓		✓		✓		✓		✓		,	/		✓		✓	
	Topiary																									
		Irrigate during establishment	Weekly		✓	✓			,	✓	✓			✓	✓											
		Irrigate during dry periods	Check monthly. Irrigate when required*													✓										
		Prune and shape foliage to maintain hedge form	Monthly during the growing season*		✓	✓			,	✓	✓			✓	✓		1	✓	✓				1	1		

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			- 1	Season					W Sp		A	W	Sp	S	A	W	Sp	S		A W		S	A	W
	Shrubbery			bettoon	БР				БР	S			БР	D			ыр				Sp			
	Siliubbery	Irrigate during establishment	Weekly			,			-	,				,							_	\vdash	\vdash	
		· · · · · · · · · · · · · · · · · · ·	-		✓	√			√	✓		l	✓	√				<u> </u>	<u> </u>			ш		
		Irrigate during dry periods	Check monthly. Irrigate when required*											,										
		Prune and shape foliage & remove deadwood to encourage new growth	At end of each growing season				✓				✓				✓				✓				√	1
2.3	Planting beds																							
	Planting beds adjacent to paving/building																							
	Planting beds adjacent to soft landscape																							
	Planting in gravel		Maintenance tasks and frequence													all area	s of plant	ing beds	listed in	2.3				
	Mixed border planting																							
	Mixed border planting	Irrigate during establishment and during dry	Weekly*	1		,		1	1 ,	,		1 1		,	1			T	ı	- т				
		seasons	weekiy		√	V			√	√			√	√								1 1		i
		Inspect for and remove weed growth	Twice/month	1	./	./			./	./		1	./	./			./	./			./	./	$\overline{}$	
		Prune mature woody plant specimen at the end of	Seasonally (after establishment)	<u> </u>															1				1	
		each growing season after establishment																	•			1 1	1	i
		Apply organic mulch at base	Twice/yr (when soil is warm)		√		√		√		✓		√		✓		√		√		✓		√	
2.4	Climbing plants																							
	Climbing plants trained onto																					ļ!	ldot	
		Irrigate during establishment and during dry seasons	Weekly*		✓	✓			✓	✓			✓	✓									ı	'n
		Train young specimen to grow vertically on adjacent surface where required	Twice/month*		√	√			✓	✓			✓	√										
		Inspect for and remove weed growth at base	Twice/month		✓	✓			✓	✓			✓	✓			✓	✓			✓	√		
		Prune mature specimens at the end of each growing	Seasonally (after establishment)																✓			1 1	✓	i
		season to encourage new growth																				لــــــــــــــــــــــــــــــــــــــ	-	
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
2.5	Lawns, turfs & meadows								_														-	
	Formal lawns	Irrigate during establishment and during dry	Weekly during establishment & when			,			-	,				,								\vdash	\rightarrow	
		seasons	required after establishment*		✓	V			√	√			√	√			√	√			√	V		i
		Mow to a height of 25-50mm	Weekly or when required		,	,			,	,			,	,			,	,			,		$\overline{}$	
		Trim all lawn edges	Weekly or when required		./	./			./	./			./	./			./	./			./	./	-	
		Rake leaves and clear debris	Weekly or when required	1		1	1			1	1			1	1			1	J		· ·	1	1	
		Scarify and aerate	Twice/yr (from 12 months)			·			1	1			1	1	Ť			1			1	1	$\overline{}$	
		Inspect for an remove weeds around base	Monthly during the growing season		/	1			1	1			/	1			/	1			J	1		
		Apply top dressing	At the start of each growing season		1				√				1				1				1		\Box	
	Reseeded turf																					ш'		
		Inspect for an remove weeds around base	Monthly during the growing season	<u> </u>	✓	/			✓	✓		 	✓	✓			✓	✓		\vdash	1	√	\vdash	
		Clear large debris	Twice/month			✓	✓			✓	✓			✓	✓			✓	✓			✓	✓	
		Scarify and aerate	Twice/yr (from 12 months)						✓	✓			✓	✓				✓			✓	✓	ш	
		Mow all areas to a height of 100mm	At the end of each growing season				✓				✓				✓				✓				✓	
	Meadow grass																							
		Irrigate during establishment	Twice/month during establishment		✓	✓			✓	√			✓	√								\Box		
		Mow paths to a height of 50mm	Weekly or when required	1	1	1			1	1			1	1			1	1			1	1	-	
		Inspect for an remove weeds around base	Monthly during the growing season	1	1	1			1	1		1 1	1	1			1	1			1	1	-	
		Clear large debris and fallen fruit	Weekly	1	-	/	,			/	/	 	+ <u>*</u>	,	,			/	,	+	+ -	,	-	
	 	Mow all areas to a height of 100mm	At the end of each growing season	1	1	V	· /			V	· /	 	+	V	· ·		-	V	· /	-	+	V	V /	
		MOW an areas to a neight of 100mm	At the end of each growing season	1			✓			1	✓				✓				✓				√	