

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	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 <i>Chondrostereum purpureum</i> . It infects through wounds, mainly caused by pruning. Leaf silvering occurs during summer and fruiting bodies form from late summer.	Where silver leaf develops the affected branch should be removed as soon as possible, certainly before the fungal fruiting bodies appear. The branch should be cut off, where possible, at a point 10-15cm (4-6in) beyond the area where the staining in the internal tissues ceases. Cutting equipment should be disinfected regularly. Dispose of the pruned material immediately, as fruiting bodies will still form if it is left lying around.	Inspect twice/month during summer of leaves and fruiting bodies in late summer. Carry out routine pruning of susceptible plants in late summer.			✓				✓				✓				✓				✓		
	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			✓				✓				✓				✓				✓		
		Clear fallen fruit debris	Weekly during harvesting season			✓				✓				✓				✓				✓		
		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		✓	✓		✓	✓	✓		✓	✓			✓	✓	✓		✓	✓	✓		✓
		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*													✓								
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	Pleached trees																							
		Irrigate during establishment	Weekly		✓	✓			✓	✓			✓	✓										
		Irrigate during dry periods for 30 minutes per tree	Check monthly. Irrigate when required*													✓								
		Prune tree canopies and maintain clear stems to retain pleached form during growing season. Prune back when tree is dormant (between November & March)	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		✓	✓			✓	✓			✓	✓										
		Irrigate during dry periods	Check monthly. Irrigate when required*													✓								
		Prune tree canopies and maintain clear stems to retain pleached form during growing season. Prune back when tree is dormant (between November & March)	Twice/month during growing season & at the end of each growing season* Winter prune back once/yr		✓	✓		✓	✓	✓		✓	✓			✓	✓	✓		✓	✓	✓		✓
		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*		✓	✓			✓	✓			✓	✓			✓	✓			✓	✓		

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	Landscape	Maintenance Task	Frequency	Season	Year 1				Year 2				Year 3				Year 4				Year 5			
					Sp	S	A	W	Sp	S	A	W	Sp	S	A	W	Sp	S	A	W	Sp	S	A	W
	Shrubbery																							
		Irrigate during establishment	Weekly		✓	✓			✓	✓			✓	✓										
		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				✓				✓				✓				✓				✓	
2.3	Planting beds																							
	Planting beds adjacent to paving/building	Maintenance tasks and frequencies listed below apply to all areas of planting beds listed in 2.3																						
	Planting beds adjacent to soft landscape																							
	Planting in gravel																							
	Mixed border planting																							
		Irrigate during establishment and during dry seasons	Weekly*		✓	✓			✓	✓			✓	✓										
		Inspect for and remove weed growth	Twice/month		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Prune mature woody plant specimen at the end of each growing season after establishment	Seasonally (after establishment)																✓				✓	
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
2.4	Climbing plants																							
	Climbing plants trained onto																							
		Irrigate during establishment and during dry seasons	Weekly*		✓	✓			✓	✓			✓	✓										
		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 season to encourage new growth	Seasonally (after establishment)																✓				✓	
		Apply organic mulch at base	Twice/yr (when soil is warm)		✓		✓		✓		✓		✓		✓		✓		✓		✓		✓	
2.5	Lawns, turfs & meadows																							
	Formal lawns																							
		Irrigate during establishment and during dry seasons	Weekly during establishment & when required after establishment*		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Mow to a height of 25-50mm	Weekly or when required		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Trim all lawn edges	Weekly or when required		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Rake leaves and clear debris	Weekly or when required			✓	✓			✓	✓			✓	✓			✓	✓			✓	✓	
		Scarify and aerate	Twice/yr (from 12 months)			✓	✓			✓	✓			✓	✓				✓	✓		✓	✓	
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Apply top dressing	At the start of each growing season		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
	Reseeded turf																							
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Clear large debris	Twice/month			✓	✓			✓	✓			✓	✓				✓	✓			✓	✓
		Scarify and aerate	Twice/yr (from 12 months)			✓	✓			✓	✓			✓	✓				✓	✓		✓	✓	
		Mow all areas to a height of 100mm	At the end of each growing season				✓				✓				✓				✓				✓	
	Meadow grass																							
		Irrigate during establishment	Twice/month during establishment		✓	✓			✓	✓			✓	✓										
		Mow paths to a height of 50mm	Weekly or when required		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Inspect for an remove weeds around base	Monthly during the growing season		✓	✓			✓	✓			✓	✓				✓	✓			✓	✓	
		Clear large debris and fallen fruit	Weekly			✓	✓			✓	✓			✓	✓				✓	✓		✓	✓	
		Mow all areas to a height of 100mm	At the end of each growing season				✓				✓				✓				✓				✓	