

## SCHEDULE OF SEASONAL LANDSCAPE MAINTENANCE ACTIVITIES

Feature	Month	Jan				Feb				Mar				Apr				May				Jun				Jul				Aug				Sep				Oct				Nov				Dec			
		Week	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4											
Trees (24 months)	Activity																																																
	Fertilize				✓																																												
	Prune				✓																																												
	Water				✓																																												
Shrubs (12 months)	Fertilize				✓																																												
	Weed																																																
	Prune				✓																																												
	Water				✓																																												
Herbaceous (12 months)	Fertilize				✓																																												
	Weed				✓																																												
	Dig				✓																																												
	Water																																																
Biodiverse Green Roof (12 months)	Fertilize																																																
	Weed																																																
	Water																																																
	Fertilize																																																
Sedum Roof (12 months)	Fertilize																																																
	Weed																																																
	Fertilize																																																
	Water																																																

Note 1: Contract allows for 12 months maintenance and establishment period for all areas of grass, shrubs, and hedges from date of Practical Completion.

Note 2: Contract allows for 24 months maintenance and establishment period for all new tree planting from date of Practical Completion.

Note 3: Following the 12 or 24 month defects liability period the Property Management Company will continue the long-term maintenance of the external spaces.

## 5.0 Specific Maintenance Activities

In addition to the general maintenance requirements set out within Section 4.0 'Landscape Maintenance Activities Generally' the following section lists the specific maintenance requirements for all areas of planting.

Types of planting, individual beds and specific areas of planting are identified within Drg. No. **LL489-400-0081** General Arrangement - Planting Plan and the written 'LL489 Soft Works Schedule' by specific reference numbers (e.g. 1.0 Street Frontage). The following points refer to the specific maintenance requirements for these planting types.

### **5.1 Street Frontage (1.0) - Refer to Drg. No. LL489-400-0081**

- Throughout the year herbaceous planting areas should be kept weed and pest free using hand tools and clear of fallen leaves and litter.
- Dead or damaged plants should be pruned regularly and dead flower heads removed as appropriate for each species. Contractor to note that some flower and seed heads retain winter interest. Timing of dead heading to be agreed with Employer on site.
- Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
- After flowering, clip flower heads and remove arisings.
- At the end of the growing season plants should be cut back unless seed heads are to be retained for autumn and winter appeal and plants split when they have become overgrown in size.
- Grasses and Sedges which form part of the planting mix (refer to Schedule of Planting) should be left for winter appeal and cut back in early spring before new growth commences.

### **5.2 Gardens (2.0) - Refer to Drg. No. LL489-400-0081**

- Throughout the year herbaceous planting areas should be kept weed and pest free using hand tools and clear of fallen leaves and litter.
- Dead or damaged plants should be pruned regularly and dead flower heads removed as appropriate for each species. Contractor to note that some flower and seed heads retain winter interest. Timing of dead heading to be agreed with Employer on site.
- Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
- After flowering, clip flower heads and remove arisings.
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- Grasses and Sedges which form part of the planting mix (refer to Schedule of Planting) should be left for winter appeal and cut back in early spring before new growth commences.

### **5.3 Courtyard (3.0) - Refer to Drg. No. LL489-400-0081**

- Throughout the year herbaceous planting areas should be kept weed and pest free using hand tools and clear of fallen leaves and litter.
- Dead or damaged plants should be pruned regularly and dead flower heads removed as appropriate for each species. Contractor to note that some flower and seed heads retain winter interest. Timing of dead heading to be agreed with Employer on site.
- Where necessary, plants should be staked or supported in as unobtrusive a manner as possible.
- After flowering, clip flower heads and remove arisings.
- At the end of the growing season plants should be cut back unless seed heads are to be retained for autumn and winter appeal and plants split when they have become overgrown in size.
- Grasses and Sedges which form part of the planting mix (refer to Schedule of Planting) should be left for winter appeal and cut back in early spring before new growth commences.

#### **5.4 Extensive Bio-diverse Green Roof (4.0) - Refer to Drg. No. LL461-400-0081**

- For full installation and maintenance requirements refer to specialist manufacturers details, as part of technically integrated roof system.

#### **5.5 Sedum Green Roof (5.0) - Refer to Drg. No. LL461-400-0081**

- For full installation and maintenance requirements refer to specialist manufacturers details, as part of technically integrated roof system.

#### **5.6 Maintenance Activities For Hard Landscape Areas**

- Every month through year sweep all areas of external paving free of mud, grit, debris etc and remove any weeds
- Every month throughout the year inspect hard surfaces and notify Client of any damaged surfaces or trip hazards.
- Seasonal activities to include salting and clearance of snow and ice, and leaves, to footways.
- Litter bins to be emptied on a regular basis. When required bins should be cleaned with a pressure washer and scrubbed down with a detergent and if needed a proprietary disinfectant. Hinges may need to be oiled on a seasonal basis to ensure smooth operation.
- Hardwood timber benches and seats to be checked during visits for maintenance of planted areas. Vandalism and graffiti to be notified to the Client and any remedial measures required must be undertaken in accordance with manufacturers recommendations, potentially including power washing and light sanding. Timber not to be treated with preservative or varnish.