

Scottish Opera New Rotterdam Wharf, Glasgow

22050\_SP\_601\_(3.00) OUTLINE MAINTENANCE SCHEDULE  
ISSUED 20.02.24

The following are number of visits per annum:

<b>Trees visits</b>	
check guys, pads, ties and firm up	12
water as required	4
crowns prune as directed	1
fertilise (100g enmag)	1
lightly fork and hand weed around base	8
<b>Shrubs</b>	
firm up	2
prune	2
hand weed	26
fertilise (100g enmag per metre)	1
residual herbicide	1
<b>Groundcover/perennial/ornamental grass planting</b>	
firm up	6
hand weed and lightly fork beds	26
prune as directed	4
fertilise 100g enmag per m2	1
top up mulch	2
<b>Amenity Grass</b>	
cut fortnightly during the growing season (spring to autumn)	as required
spike aeration	1
<b>Raingarden planting beds</b>	
Inspect regularly	26
Clear litter and leaf debris from water inlet channels	2
Water new planting regularly in dry periods during establishment as required between spring and Autumn	as required
Top up mulch (late November)	1
Remove self-seeded invasive species and woody seedlings	8
Scarify and spike topsoil to improve infiltration and break up silt deposits	as required

The following are number of visits per annum:

**Climbing plants**

firm up	4
removing dry/dead shoots	12
Checking climbing supports	1
Tie back new growth	6
prune weaky /twiggy growth as directed	2
fertilise 85g enmag per m2	1
top up mulch	2

**Green roofs**

**visits**

Remove dead vegetation and debris (Autumn)	1
Clean gutters and outlets (Springtime)	1
Organic fertiliser application (march/April)	1
Remove excessive weeds	2
Replace bare patches (March/April August /September)	1
Watering in prolonged dry periods (once every 4-6 days for 2 hrs)	

**Planting generally**

Perennials to be cut to the ground once a year in March/April  
 Flowering stems of grasses cut once a year in March/April  
 Sub - shrubs pruned to half once a year in March/April  
 Shrubs pruned back once a year in October/November  
 Established vegetation to be watered during prolonged dry periods  
 Manage vegetation including replacement or reseedling of dead or damaged plants as required to maintain attractive healthy planting.

**Herbaceous/Perennials and Grasses – Maintenance Observations and Requirements**

- Species chosen, will continue to provide year-round interest with parchment and bronzed grasses, rich russet tones, persistent brown seedheads, vibrant stems and seasonal finery continuing to provide interest through late autumn and winter. Many of the plants will attract bees, butterflies and other invertebrates in addition to providing a food source for a range of small bird species.
- The use of plants that are physically robust with lower levels of maintenance and an extremely long season of interest is paramount for plantings of Perennials and Grasses and smaller pot sizes, more densely planted wherever possible will aid quick establishment and beat off weed competition.
- It is essential that the plantings are well maintained during the very important establishment phase; crucial indeed, to keep on top of aggressive weed species during this time. Generally Perennial plantings are well established by the end of year three.
- Maintenance will generally consist of weed control and cutting back and removal of dead herbaceous growth and perhaps some coppicing of shrubby material by hand. This will require a level of maintenance that is generally 10-15mins per square meter per year.
- Replacement trees and hedge plants to be supplied by an approved local nursery who may act as agent for the larger stock supplied from German or Dutch nurseries.

### **Hard landscape maintenance**

The following are number of visits per annum:

<b>General</b>	<b>visits</b>
brush all hard surfaces	12
Power wash paved and wall surfaces	4
weed kill all hard surfaces	4
top up mulch	2
clean down benches and seats	4
Inspect street furniture, enclosures and light fixtures and fittings and replace as required within 1 month	2

Allow for Contractors Reports from each visit.

Litter picking, graffiti removal and snow clearance will be carried out post construction completion by a factored agent as and when required.

During and after construction, the landscape shall be maintained in accordance with Section Q35 of the National Building Specification.