

outer#space design

landscape architecture

**LANDSCAPE MANAGEMENT PLAN
NBS SOFT LANDSCAPE SPECIFICATION
SCAR MILLS
LOCKWOOD SCAR
HUDDERSFIELD
for
RULLION HOMES LIMITED
MAY 2021**

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Landscape Management Plan

Preface

The purpose of this document is to schedule all required maintenance regimes, operations and works necessary for the satisfactory management of the landscape. The Management Plan sets out the management aims and objectives for the site along with the specific management objectives for each landscape component, and the associated maintenance works required on an Annual and Occasional basis. The Annual Works are those works that will be required every year, such as watering, weeding and cleaning. The Occasional Works are those that will be required on an irregular or cyclical

The document is divided into two sections: the Management Plan describing the aims and strategies; the Maintenance Specification outlining the specific operations to achieve the aims set out in the management plan.

Landscape areas subject to this Landscape Management Plan include the following components:

- 1, Proposed turfed areas
- 2, Proposed shrubs and groundcover planting;
- 3, Structures, walls, fencing
- 4, Hard Landscape Areas

1. PROPOSED TURF

2. 1.1 Description

Proposed geometric mound area used to divide the space providing screening and informal seating

1.1 Management Objectives

The management objectives for new turfed areas is to establish and maintain a healthy and vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills;

1.2 Annual Works

Mowing, Turf to be mowed on a weekly basis during the growing season to a height of 40mm. All debris and arisings are to be removed from site. All edges are to be neatly trimmed

Amenity Grass Lawn • Grass is to be maintained as a healthy vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills;

Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods (less than 30mm rainfall at the end of a four week period). General if water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding; maintenance. Recommendations for maintenance of amenity and functional turf. Carry out maintenance appropriate to each category of turf, as follows: Objectives: To BS 7370-3, table 6. Programme: To BS 7370-3, section 4 clause 11. Mowing methods: To BS 7370-3, table 3.

The first cut shall be when the grass is 75mm high and shall be cut when the grass is reasonably dry to 40mm high. Allow 48 hours of dry conditions after heavy or continuous rain before cutting. Remove debris, litter and all stones and earth clods larger than 25mm in any dimension.

After first mowing rolling to be undertaken in February or March to consolidate turf and reduce frost heave.

Do not mow in periods of prolonged dry weather. All cuttings are to be removed from site; • Fallen leaves are not to accumulate and shall be collected and removed from site; • All boundaries of grass areas shall be kept tidy and management shall extend right up to any building line, wall, fence, service marker, manhole cover, signpost or other obstruction;

The Contractor shall submit written proposals for the eradication of any pests and diseases present in the turf;

1.3 Occasional Works

Establishment shall be regarded as, at the end of each growing season, a healthy, well rooted, even-coloured, viable lawn has been established, free of weeds, open joints, bare areas, and surface irregularities, with coverage exceeding 99 percent over any 1.00 sq. m and bare spots not exceeding 50 by 50 mm; • All bare areas of grass, areas of dead grass or grass areas which in the opinion of the Landscape Architect are failing to make satisfactory growth shall be replaced by the Contractor. These areas are to be replaced with species composition appropriate to location.

2.0 PROPOSED SHRUBS AND GROUNDCOVER PLANTING

2.1 Description

Shrubs, groundcover, herbaceous plants are proposed throughout the site.

2.2 Management Objectives

The management objectives for new shrub and groundcover planting are to:

Ensure the satisfactory establishment and growth of new ornamental and groundcover planting;

Maintain planting in a healthy and attractive condition and enhance the value of planting as a food source to wildlife; and ensure continuity of the design approach and amenity value of planting.

Annual Works

2.3) Weeding:

Remove all weed growth by hand as necessary to ensure weed free and tidy planting areas. Eight visits are required per growing season. Visits should occur approximately monthly in the growing season, subject to weather conditions from April to October, with an extra visit outside of the growing season in December or January to inspect the condition of the beds. Take great care not to disturb bark mulch; top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied. All weeds shall be removed from the site.

2.4) Spot Herbiciding:

Where required, persistent perennial weeds can be controlled using herbicide. For planting beds containing herbaceous plants and shrubs, apply a suitable folia-acting systemic translocated herbicide using a weed wiper device to avoid killing wanted plants. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health, but also spray drift killing the wrong plants.

2.5) General planting maintenance:

At each visit firm in and straighten any loose plants. Top up bark mulch levels where necessary for the first 3 years, using the same or similar product to that previously supplied to maintain an approximate depth of 75mm to reduce competition from weeds and retain soil moisture. All shrubs shall be fertilised using an approved liquid feed (N10:P15:K10) at a rate of 60g/m² during early May and late September.

2.6) Pruning of ornamental planting:

Prune back shrubs in the period between October to March in accordance with sound horticultural practices, pruning back to a node, shoot or bud; prune out dead, leggy and broken branches, without damage to the natural habit or appearance of plant without box clipping or rounding off plants. Prune out crossover branches, invasive suckers, dead wood, damaged stems, any spindly growths and any epicormic growth that will weaken the plant. Prune back Rosaceous and quick and leggy growing plants much harder than other species, but prune back by no more than 30% in any one-year.

2.7) Watering:

Water both shrubs and specimens during dry periods (being any period without substantial rainfall for 14 days or more). Water all shrubs to field capacity (minimum 10 litres per m²) and water all large specimens at 10 litres each. Apply water at a frequency of up to 2 times per week from April to the end of September (to a maximum of 15 visits in any one calendar year) as required during any continuous hot weather lasting more than 7 days. The Landscape Management Contractor shall be entirely responsible for varying the frequency of these visits according to climatic conditions placed on the use of water, sources and costs of obtaining second class water. The Landscape Management Contractor shall be responsible for any plant failures or excessive die back from drought stress during the management contract.

Occasional Works

2.8) **Replacement and enhancement planting:** Cut back any shrubs and herbaceous plants where they have become old, misshapen, leggy or they have lost their vigour. Specimens, shrubs or herbaceous plants that fail to show growth or develop full foliage (including plants damaged during management operations), where such plant failure leaves a gap in the foliage not filled by adjacent plants, shall be replaced with stock of the size, species and quality originally specified. Include any plants that are destroyed by vandalism, theft or similar cause through no fault of the Landscape Management Contractor. Shrubs and herbaceous plants so replaced shall be the same as those specified, previously supplied and approved. Nursery stock shall be container grown and shall be a minimum stock size of a 3L pot. Planting should be implemented and maintained in accordance with good horticultural practice. Include any works necessary to enable planting to be properly carried out i.e. removal and disposal of dead material off site and for topping up/replacement of bark mulch. Once annually the site shall be considered for the need for any strategic replacement or enhancement planting, to broaden the age class of vegetation in the interests of the long-term sustainability of strategically important vegetation.

5 PROPOSED WALLS FENCING

5.1 Description

Throughout the site there will be a combination of elements, such as walls fencing and gates.

5.2 Management Objectives

The management objectives for these areas will be to:

To ensure all boundaries are safe, functional, sound, clean and free from dilapidations, hazards, rot, vandalism or damage, graffiti and grime.

4 Occasional Works

5.3) Changes and renewals for fencing Where scheduled inspections report defects to enclosing elements, that are in need of wholesale replacement, extension or alteration in order to function satisfactorily and to minimise risk of injury or harm, and where such items are found to be beyond repairable condition, then these changes or renewals should be effected immediately. Demolish and remove defective elements and replace or add masonry, panels, posts, timber work, or metalwork, as appropriate - including carting away the failed and excavated or broken out materials to skip, ensuring all new elements match those existing in all respects, both the material type and gauge/ dimensions and the decorative finish and colour.

HARD LANDSCAPE AREAS

6.1 Description

A range of hard landscape areas will be incorporated into the courtyard open space and access routes

6.2 Management Objectives

To ensure that hard landscape surfaces are safe and comfortable to use and are clean from litter and other debris.

Annual Works

6.3) General cleanliness:

All paved surfaces shall be swept monthly to ensure that they are clean, tidy and free from dust, litter and debris (removing all arisings off site). Increase sweeping to fortnightly in autumn when leaves are falling.

6.4) Condition of paved surfaces

All hard landscape surfaces and edgings shall be inspected monthly checking for mechanical damage, vandalism, settlement, frost heave, staining, litter and debris or any other defect. Any such defects shall be documented and a corrective methodology implemented as appropriate by the Landscape Management Contractor.

Occasional Works

6.5) Repairs and renewals:

Where scheduled inspection detects paved areas are in need of replacement, then such repair and/or renewals should be effected immediately. Remove defective paving, through excavation and make good base and sub-base materials as required, re-use salvageable paving units, and relay paving, buying in new products to replace any that are damaged or defective. Where there is differential settlement or the units wobble, or are not firmly bedded, jointed or pointed, ensure that the units are relayed firmly, re-bedding, jointing and where appropriate pointing, all to match the bonding pattern existing on site.

7 MONITORING AND REVIEW

7 Process for Monitoring and Review

7.1 The Landscape Management Plan and maintenance schedules will be monitored and assessed for their effectiveness on an annual basis for the first five years following the completion of the development.

Records of attendance sheets demonstrating the maintenance work undertaken; and a walk over assessment of the landscape areas to assess landscape components and their condition, and the need for enhancement including minutes.

The review should identify any changes to site conditions and circumstances, whether the aims and objectives of the Landscape Management Plan are being met, and where identified changes are need to existing management practices and timeframes. Furthermore any strategic enhancements, including new planting should be identified and priorities established for undertaking these works.

After the first five years the Landscape Management Plan will be reviewed every five years, or as required to ensure the satisfactory management of the landscape.

National Building Specification

- Q28 Topsoil and Soil Ameliorants.
- Q31 External Planting
- Q35 Landscape Maintenance

Q28

Topsoil and soil ameliorants

Q28 Topsoil and soil ameliorants

To be read with Preliminaries/ General conditions.

SYSTEM OUTLINE

135 PLANTING BED SOIL SYSTEM FOR FLOWERING SHRUBS

- Composition:
 - Topsoil: Imported topsoil to BS 3882.
 - Ameliorants: Organic materials.
 - Accessories: None.

145 PLANT PIT BACKFILLING SOIL SYSTEM FOR TREE PITS

- Composition:
 - Topsoil: Imported topsoil to BS 3882.
 - Ameliorants: Organic materials.
 - Accessories: None.

155 MULCHING AND TOP DRESSING SYSTEM Composition:

- Material: Fertilizer to be incorporated into topsoil.

PRODUCTS

300 PREPARATION MATERIALS GENERALLY

- Purity: Free of pests and disease.

- Foreign matter: On visual inspection, free of fragments and roots of aggressive weeds, sticks, straw, subsoil, pieces of brick, concrete, glass, wire, large lumps of clay or vegetation, and the like.
- Contamination: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable.
 - Hazardous to human or animal life.
 - Detrimental to healthy plant growth.
- Subsoil: In areas to receive topsoil or planting media, do not use subsoil contaminated with the above materials.
- Objectionable odour: None.
- Give notice: If any evidence or symptoms of soil contamination are discovered on the site or in topsoil or planting media to be imported.

305 PERMITTED MATERIALS

- Materials:
 - Composted bark;
 - Composted cocoa shell; and
- Composted coir fibre.
- Give notice: before ordering or using.
- Declaration of compliance in accordance with BS EN 13650: Required.

310 MATERIALS NOT PERMITTED

- Materials: Products containing peat and River and canal dredging's.

315 IMPORTED TOPSOIL TO BS 3882 FOR PLANTING BEDS

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Standard: To BS 3882.
- Classification: Multipurpose.
 - Soil textural class to BS 3882, Figure 1: Loamy sand or Sandy clay loam.
- Source: Contractor's choice.

- Product reference: Submit proposals.

320 IMPORTED TOPSOIL FROM A SPECIFIED SOURCE FOR PLANTING BEDS

- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- Soil textural class: Loamy sand or Sandy clay loam.
- Source: Submit proposals.

355 ORGANIC MATERIALS FOR PLANTING BEDS

- Type: Cocoa shell.
- Source: Contractor's choice.
 - Product reference: Contractor's choice.

360 SANITIZED AND STABILIZED COMPOSTED MATERIALS CERTIFIED TO PAS 100 FOR PLANTING BEDS

- Standard: In accordance with PAS 100.
- Source: Contractor's choice.
 - Product reference: Contractor's choice.
- Horticultural parameters:
 - pH (1:5 water extract): 7.0-8.7.
 - Electrical conductivity (maximum, 1:5 water extract): 200 mS/m.
 - Moisture content (m/m of fresh weight): 35-55%.
 - Organic matter content (minimum): 25%.
 - Grading (air dried samples): 99% passing 25 mm screen, and 90% passing: 10 mm screen mesh aperture.
 - Carbon: Nitrogen ratio (maximum): 20:1.
- Texture: Friable.
- Objectionable odour: None.
- Compost Certification Scheme certification: Required.
- Declaration of analysis: Submit.
- Additional analyses: Not required.
- Samples: Supply 5 kg sample before ordering.

401 ORGANIC FERTILIZERS FOR PLANTING BEDS

- Manufacturer/ source: Submit proposals.
 - Product reference: Submit proposals.
- Standard: In accordance with the Fertiliser Industry Assurance Scheme (FIAS).
- Purpose: General purpose fertilizer.
- Type: Blood and bone.
- Availability to plants: Slow release.

EXECUTION

610 TOPSOIL ANALYSIS

- Soil to be analysed: Imported topsoil.
- Soil analyst: Contractors choice.
- Samples: Collect in accordance with BS 3882.
- Submit:
 - Declaration of analysis: In accordance with BS 3882, clause 6 and Table 1.
 - Additional analysis: Chemical analysis.
 - Report detailing soil analyst's recommendations.

615 TESTING OF MATERIALS

- Material to be analysed: Organic materials.
- Laboratory: Contractor's choice.
- Samples: Collect in accordance with BS 3882.
- Submit:
 - Declaration of analysis: Chemical analysis and pH value.
 - Report detailing analyst's recommendations.

620 IMPORTING TOPSOIL

- Give notice: Before stripping topsoil for transfer to site.
 - Notice period: 7 days.

625 SAMPLE LOADS FOR IMPORTED TOPSOIL

- Deliver to site a sample load: of 5 kg.
- Give notice: Allow inspection before making further deliveries to site. Retain for comparison with subsequent loads.
 - Notice period: 7 days.

630 DOCUMENTATION FOR IMPORTED TOPSOIL FOR PLANTING BEDS

- Timing: Submit at handover.
- Contents:
 - Full description of all soil components.
 - Record of source for all soil components.
 - Record drawings showing the location and depth of all soils by type and grade.
 - Declaration of analysis: in accordance with BS 3882, clause 6 and Table 1.
- Number of copies: Two.

635 DOCUMENTATION FOR COMPOST AND COMPOSTED MATERIALS FOR COMPOST

- Timing: Submit at handover.
- Contents:
 - Full description of all compost components.
 - Record of source for all compost components.
 - Analyst's report for each test carried out.
 - Declaration of compliance: in accordance with PAS 100 and BSI PD CR 13456.
 - Quality Compost Protocol certification: Required.
- Number of copies: Two.

640 DOCUMENTATION FOR PREPARATION MATERIALS FOR ORGANIC MATERIALS

- Timing: Submit at handover.
- Contents:

- Full description of all components.
- Record of source for all components.
- Analyst's report for each test carried out.
- Supplier's declaration of compliance with BSI PD CR 13456.
- Number of copies: Two.

650 NOTICE

- Give notice before:
 - Setting out.
 - Spreading topsoil.
 - Applying herbicide.
 - Applying fertilizer.
 - Visiting site during maintenance period.
- Period of notice: 3 working days.

655 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of tree and plant stems.

660 GRADING SUBSOIL FOR ORNAMENTAL PLANTING BEDS

- Standard: In accordance with BS 8601.
- General: Grade to smooth flowing contours to achieve specified finished levels of topsoil.
- Areas of thicker topsoil: Excavate locally.
- Avoid compaction.
- Excess subsoil: Remove.

665 SUBSOIL SURFACE PREPARATION FOR ORNAMENTAL PLANTING BEDS

- Standard: In accordance with BS 3882.
- General: Excavate and/ or place fill to required profiles and levels, as section D20.
- Loosening:
 - When ground conditions are sufficiently dry to allow breaking up of soils, loosen thoroughly to specified depth:
 - Light and no cohesive subsoils: 300 mm.

Stiff clay and cohesive subsoils: 300 mm.

Rock and chalk subgrades: Lightly scarify to promote free drainage.

- Wet conditions: Do not loosen subsoils.
- Stones: Immediately before spreading topsoil, remove stones larger than 50 mm.
- Remove from site: Arisings, contaminants and debris.

670 INSPECTING FORMATIONS

- Give notice: Before spreading topsoil for planting beds.
- Notice period: 7 days.

675 PREPARATION OF UNDISTURBED TOPSOIL

- Standard: In accordance with BS 4428.
 - Grading and cultivation: Category C.
- Hard ground: Break up thoroughly.
- Clearing: Remove visible roots and large stones with a diameter greater than 50 mm.
- Areas covered with turf or thick sward: Plough or dig over to full depth of topsoil.
- Fallow period (minimum): One month.
 - Weed control: At appropriate times treat with a suitable translocated non residual herbicide.

680 SURPLUS TOPSOIL TO BE RETAINED

- Generally: Spread and level on site:
 - Locations: As directed by Contract Administrator.
 - Protected areas: Do not raise soil level within root spread of trees that are to be retained.

685 SURPLUS MATERIALS TO BE REMOVED

- Topsoil removal from site: Topsoil remaining after completion of all landscaping work.
- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

690 TOPSOIL STORAGE HEAPS

- Location: Contractor's choice.
- Height (maximum): 1.5 m.

- Width (maximum): 3.0 m.
 - Formation: Loose tip and shape from the side only, without running machinery on the heap at any time.
- Protection:
 - Do not place any other material on top of storage heaps.
 - Do not allow construction plant to pass over storage heaps.
 - Prevent compaction and contamination, by fencing and covering as appropriate.

700 GRADING OF TOPSOIL

- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
 - Hollows and ridges: Not permitted.
- Give notice: If required levels cannot be achieved by movement of existing soil.

705 HANDLING TOPSOIL

- Standard: In accordance with BS 3882.
- Aggressive weeds: Give notice and obtain instructions before moving topsoil.
- Plant: Select and use plant to minimize disturbance, trafficking and compaction.
- Contamination: Do not mix topsoil with:
 - Subsoil, stone, hardcore, rubbish or material from demolition work.
 - Other grades of topsoil.
- Multiple handling: Keep to a minimum. Use or stockpile topsoil immediately after stripping.
- Wet conditions: Handle topsoil in the driest condition possible. Do not handle during or after heavy rainfall or when it is wetter than the plastic limit less 3%, to BS 1377-2.

710 SPREADING TOPSOIL ON ORNAMENTAL PLANTING BEDS

- Standard: In accordance with BS 3882.
- Temporary roads/ surfacing: Remove before spreading topsoil.
- Layers:
 - Depth (maximum): 150 mm.
 - Gently firm each layer before spreading the next.

- Depth after firming and settlement: 450 mm.
- Crumb structure: Do not compact topsoil. Preserve a friable texture of separate visible crumbs wherever possible.

715 LOOSE TIPPING OF TOPSOIL

- Standard: In accordance with BS 3882.
- General: Do not firm, consolidate or compact topsoil when laying. Tip and grade to approximate levels in one operation with minimum of trafficking by plant.

718 FINAL CULTIVATION FOR PLANTING BEDS

- Compacted topsoil: Break up to full depth.
- Tilth: Loosen, aerate and break up topsoil to a tilth suitable for blade grading.
- Depth: 75 mm.
- Particle size (maximum): 20 mm.
- Timing: Within a few days before planting.
- Weather and ground conditions: Suitably dry.
- Surface: Leave regular and even.
- Levels: 125mm below walls to raised planters to allow 75mm mulch.
- Undesirable material brought to the surface:
 - Remove visible weeds.
 - Remove roots and large stones with any dimension exceeding 40 mm.

720 FINISHED LEVELS OF TOPSOIL AFTER SETTLEMENT

- In relation to adjoining paving, kerbs or hard surfaces: 125 mm below.
- In relation to dpc of adjoining buildings: Not less than 150 mm below.
- In relation to adjacent grass areas: 150 mm below.
- Seeded areas: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.
- Within root spread of existing trees and shrubs to be retained: Do not dig or cultivate.
- Adjoining soil areas: Marry in.
- Thickness of turf or mulch: Included.

845 APPLYING LOOSE MULCH FOR PLANTING BEDS

- Ornamental bark much 5-35mm, Supplied by Melcourt.co.uk or similar to be approved.
- Timing: Immediately after planting.
- Preparation: Clear all weeds.
- Coverage of mulch (minimum):
 - Planting beds (depth): 75 mm depth.
- Finished level of mulch: 50 mm below adjacent grassed or paved areas.

COMPLETION

905 APPLYING MAINTENANCE FERTILIZER TO SOIL TO PLANTING BEDS

- Duration: Carry out the following operations from completion of seeding/ turfing until practical completion.
- Time of year: March or April.
- Application: Evenly spread, carefully incorporating below mulch materials.
- Rate: To manufacturer's recommendations.

920 APPLYING MULCH

- Timing: At end of the maintenance period.
- Watering: Ensure that soil is thoroughly moistened prior to mulching, applying water where necessary.
- Planting beds: Re-mulch.
 - Depth (minimum): 75 mm.
- Trees: Remulch.
 - Depth (minimum): 75 mm.

Q30 Seeding/turfing

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/REQUIREMENTS

115 TURFED AREAS

- Growth and development: Healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- Appearance: A closely knit, continuous ground cover of even density, height and colour.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: As necessary to ensure the establishment and continued thriving of all seeding/turfing.

146 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without displacing seed, seedlings or soil.
- Frequency: When instructed.

150 WATER RESTRICTIONS

- Timing: If water supply is or is likely to be restricted by emergency legislation do not carry out seeding/turfing until instructed. If seeding/turfing has been carried out, obtain instructions on watering.

160 NOTICE

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.

- Preparing seed bed.
- Seeding or turfing.
- Visiting site during maintenance period.
- Period of notice: 1 week.

170 SETTING OUT

- Boundaries: Mark clearly.
- Delineation: In straight lines or smoothly flowing curves as shown on drawings.

PREPARATION

210 HERBICIDE FOR ALL GRASSED AREAS

- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration: As manufacturer's recommendation.
 - Official Seed Testing Station certificate of germination, purity and composition: Submit when requested.
- Samples of mixtures: Submit when requested.

TURFING

400 CULTIVATED TURF FOR ALL GRASSED AREAS

- Supplier: Submit proposals.
 - Product reference: Submit proposals.
- Properties of soil used for turf production: Peat-free, well drained sandy loam.

405 CULTIVATED TURF FOR ALL GRASSED AREAS

- Supplier: Turfgrass Growers Association (TGA) member, to TGA quality standards.
- Seed mixture: 35% Chewings fescue, 35% Slender red fescue, 20% Smooth stalked meadow grass, 10% Brown top bent.
- Properties of soil used for turf production: Peat-free, well drained sandy loam.

410 TURF TO BS 3969 FOR ALL GRASSED AREAS

- Standard: To BS 3969, free from undesirable grasses and weeds.
 - Grade: Fine sports/ ornamental turf.
- Source: Submit proposals.
- Herbicide treatment: Apply not less than four weeks and not more than three months before lifting.
- Dimensions: 750 x 27000 mm.

420 DELIVERY AND STORAGE

- Timing: Lay turf with minimum possible delay after lifting. If delay occurs, lay turf out on topsoil and keep moist.
- Frosty weather or waterlogged ground: Do not lift turf.
- Delivery: Arrange to avoid need for excessive stacking.
- Stacking height (maximum): 1 m.
- Dried out or deteriorated turf: Do not use.
- Certification:
 - Standard: To BS 3969.
 - Declaration: Species mix, including percentage of specified species.

423 INSPECTION OF TURF FOR ALL GRASSED AREAS

- Sampling method: To BS 3969.
- Give notice: Before lifting turf.
 - Period of notice: 1 week.

430 TURFING GENERALLY

- Time of year: Autumn or early winter.
- Timing of laying:
 - Spring and summer: Within 18 hours of delivery.
 - Autumn and winter: Within 24 hours of delivery.
- Weather conditions: Do not lay turf when persistent cold or drying winds are likely to occur or soil is frost bound, waterlogged or excessively dry.
- Working access: Planks laid on previously laid turf. Do not walk on prepared bed or newly laid turf.

- Jointing: Laid with broken joints, well butted up. Do not stretch turf.
- Edges: Whole turfs, trimmed to a true line.
- Adjusting levels: Remove high spots and fill hollows with fine soil.
- Consolidating: Lightly and evenly firm as laying proceeds to ensure full contact with substrate. Do not use rollers.
- Dressing, brushed well in to completely fill all joints: Mulching and top dressing system, as section Q28.
- Watering: Thoroughly water completed turf immediately after laying. Check that water has penetrated into the soil below.

440 TURFING ON BANKS EXCEEDING 30° SLOPE

- Turf configuration: Diagonal or horizontal.
- Securing turfs:
 - Fixings: Submit proposals.
 - Frequency of fixings: Each turf.
- Removal of fixings: When turf is thoroughly self anchored by its roots. Make good any damage to grass until area is accepted.

445 TURF NETTING

- Turf configuration: Diagonal or horizontal.
- Turf netting: Submit proposals.
- Fixings for netting: Submit proposals.
 - Frequency of fixings: 8 per m².
- Removal of mesh and fixings: When turf is thoroughly self anchored by its roots. Make good any damage to grass until area is accepted.

PROTECTING/CUTTING

510 PROTECTIVE FENCING

- Fencing type: Chestnut pale fencing to BS 1722-4.
 - Height: 1.2 m.
- Erection: On completion of seeding/ turfing.
- Removal: After grass is well established. Fencing will remain the property of the Contractor.

530 FIRST CUT OF GRASSED AREAS

- Timing: When grass is reasonably dry.

- Height of initial growth: 75 mm.
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
- Height of first cut: 50 mm.
- Mower type: Contractor's choice.
- Arisings: Remove from site.

540 FIRST CUT OF ALL GRASSED AREAS

- Height of initial growth: 75 mm.
- Preparation:
 - Debris and litter: Remove.
 - Stones and earth clods larger than 25 mm in any dimension: Remove
- Height of first cut: 50 mm.
- Mower type: Contractor's choice.
- Arisings: Remove from site.

60 GRASS EDGING STRIPS FOR MOWING STRIPS

- Manufacturer: Submit proposals.
 - Product reference: Concrete pin kerb.
- Timing: Before Turf is laid
- Installation: In true straight lines or flowing curves.
 - Installation height: Flush.

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590 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at Completion and after any maintenance operations.

MAINTENANCE

610 FAILURES OF SEEDING/TURFING

- Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
- Defective materials or workmanship: Areas that have failed to thrive.
 - Exclusions: Theft or malicious damage.
- Method of making good: Recultivation and reseeding/ returfing.
- Timing of making good: Submit proposals.

620 MAINTAINING GENERAL GRASSED AREAS

- Duration: Carry out the following operations from completion of seeding/ turfing until: the end of the rectification period.
- Maximum height of growth at any time: 75 mm.
- Preparation: Before each cut remove all litter and debris.
- Cutting: As and when necessary to a height of 50 mm.
 - Arisings: Remove.
- Trimming: All edges.
 - Arisings: Remove.
- Weed control: Substantially free of broad leaved weeds.
 - Method: Application of a suitable selective herbicide.
- Stones brought to the surface: Remove regularly.
 - Size: Exceeding 25 mm in any dimension.
- Areas of settlement: Make good.
- Watering: When instructed.

Q31

External planting

Q31 External planting

To be read with Preliminaries/General conditions.

GENERAL INFORMATION/ REQUIREMENTS

112 SITE CLEARANCE GENERALLY

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 50 mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

118 SOIL CONDITIONS

- Soil for cultivating and planting: Moist, friable and (except in aquatic/ marginal planting) not waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

120 CLIMATIC CONDITIONS

- General: Carry out the work while soil and weather conditions are suitable.
 - Strong winds: Do not plant.

125 TIMES OF YEAR FOR PLANTING

- Deciduous trees and shrubs: Late October to late March.
- Conifers and evergreens: September/ October or April/ May.
- Herbaceous plants (including marginal): September/ October or March/ April.
- Container grown plants: At any time if ground and weather conditions are favourable.

- Watering and weed control: Provide as necessary.

130 MECHANICAL TOOLS

- Restrictions: Do not use within 100 mm of and plant stems.

145 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

146 WATERING

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: When instructed.

150 WATER RESTRICTIONS

- General: If water supply is or is likely to be restricted by emergency legislation, do not carry out planting until instructed. If planting has been carried out, obtain instructions on watering.

160 NOTICE

- Give notice before:
 - Setting out.
 - Applying herbicide.
 - Applying fertilizer.
 - Delivery of plants/ trees.
 - Planting shrubs.
 - Planting trees into previously dug pits.
 - Watering.
 - Visiting site during maintenance period.
- Period of notice: One week.

170 SOIL REQUIREMENTS

- Type
 - Planted beds: Planting bed soil system, as section Q28.
 - Tree pits, shrub pits and other backfilling: Plant pit backfilling soil system, as section Q28.
 - Mulch applied after planting: Mulching and top dressing system, as section Q28.

200 PLANTS - GENERAL

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
 - Standard: The National Plant Specification.
- Species: True to name.
- Origin/ Provenance: Contractor's choice.
Definition: Origin and Provenance have the meaning given in the National Plant Specification.

215 PLANTS - SPECIFICATION CRITERIA

- Name, forms, dimensions, provenance and other criteria: As scheduled and defined in the National Plant Specification (available on CS Design Software Limited's website).

216 PLANTS - SPECIFICATION CRITERIA

- Name, forms, dimensions and other criteria: To the relevant part of BS 3936.

235 CONTAINER GROWN PLANTS

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.

245 LABELLING AND INFORMATION

- General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:
 - Full botanical name.
 - Total number.
 - Number of bundles.
 - Part bundles.
 - Supplier's name.
 - Employer's name and project reference.
 - Plant specification, in accordance with scheduled National Plant Specification categories.
- Additional information: Submit on request: Date supplied and consignment details or reference.

246 LABELLING AND INFORMATION

- Standard: To BS 3936.

255 PLANTS RESERVED AT SUPPLIER'S PREMISES

- Types/ Species: As plant schedule.
- Predelivery inspection: Give notice.
- Labelling: Identify inspected plants/ trees as reserved for use on this project.

260 PLANT

- Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering: Submit alternatives, stating:
 - Price.
 - Difference from specified plants/ trees.
- Approval: Obtain before making any substitution.

265 PLANT HANDLING, STORAGE TRANSPORT AND PLANTING

- Standard: To CPSE 'Handling and establishing landscape plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Plant packaging: Coextruded polyethylene bags with black interior and white exterior.

- Packaging of bulk quantities: Pallets or bins sealed with polyethylene and shrink wrapped.
- Planting: Upright or well balanced with best side to front.

275 PERMANENT IDENTIFICATION OF PLANTS

- Location: As plant schedule.
- Labels: Black plastics 75 mm x 100 mm with white weatherproof lettering attached to tree trunks at 1.5 m from ground level.
- Wording: Genus, species, variety and common name.
-

285 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by planting operations using boards/ tarpaulins.
 - Excavated or imported material: Do not place directly on grass.
 - Duration: Minimum period.

290 SURPLUS MATERIAL

- Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, prunings and other arisings: Remove.

PLANT CONTAINERS

PREPARATION OF PLANTING BEDS/ PLANTING MATERIALS

300 HERBICIDE TO CLEAR OVERGROWN BEDS

- Locations: All planting areas.
- Type: Suitable for suppressing perennial weeds.
- Timing: Allow fallow period before cultivation.
 - Duration (minimum): As manufacturer's recommendation.

305 WEED CONTROL FOR INVASIVE NON-NATIVE WEEDS

- Locations: All planting areas.
- General: Prevent weeds from seeding and perennial weeds from becoming established, by contractor's choice of herbicide.

PLANTING SHRUBS/ HERBACEOUS PLANTS/ BULBS

401 REGULAR PLANT LAYOUT TO ALL BEDS

- Spacing: as dwg.
- Density: as dwg.

405 SHRUB PLANTING PITS

- Timing: Excavate 1-2 days (maximum) before planting.
- Sizes: Wide enough to accommodate roots when fully spread and 75 mm deeper than root system.
- Pit bottom improvement, break up to a depth of 150 mm, incorporating 25 g of slow release fertilizer per planting pit.

470 FORMAL HEDGES

- Shrubs for hedges: Consistent in species, cultivar and clone to ensure a uniform hedge.
- Planting: In trenches large enough to take full spread of roots. Set out plants evenly.

Q35

Landscape maintenance

Q35 Landscape maintenance

To be read with Preliminaries/ General conditions.

GENERALLY

110 NOTICE

- Give notice before:
 - Application of herbicide.
 - Application of fertilizer.
 - Watering.
 - Each site maintenance visit.
- Period of notice: 7 days.

130 REINSTATEMENT

- Damage or disturbance to soil structure, planting, grass, fencing, hard landscaping, structures or buildings: Reinstate to original condition.

140 CONTROL OF MAMMALIAN PESTS

- Specialist firms: Submit proposals.

155 WATERING

- Supply: Portable water butt.
- Quantity: as required.
- Application: Do not damage or loosen plants.

- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: As necessary for the continued thriving of all planting.

156 WATERING

- Supply: No site supply available, submit proposals.
- Quantity: Wet full depth of topsoil.
- Application: Do not damage or loosen plants.
- Compacted soil: Loosen or scoop out, to direct water to rootzone.
- Frequency: When instructed.

160 WATER RESTRICTIONS

- General: If water supply is, or is likely to be, restricted by emergency legislation, submit proposals for an alternative suitable source of water. Obtain instructions before proceeding.

170 DISPOSAL OF ARISINGS

- General: Unless specified otherwise, dispose of arisings as follows:
 - Biodegradable arisings: Remove to recycling facility.
 - Grass cuttings: Remove to recycling facility.
 - Tree roots and stumps: Remove from site.
 - Shrub and tree prunings: Remove to recycling facility.
 - Litter and nonbiodegradable arisings: Remove from site.

175 DISPOSAL OF ARISINGS

- General: Unless specified otherwise, dispose of arisings as follows: Remove from site.

180 CHIPPING OR SHREDDING

- General: Not permitted on site.

181 MECHANICAL EQUIPMENT

- General: Minimize.
- Prohibited equipment: Chippers.

- Timing: Use of mechanical equipment allowed between the hours of 10:00 am and 4:00 pm only.

190 LITTER

- Extraneous rubbish not arising from the contract work: Collect and remove from site.

195 PROTECTION OF EXISTING GRASS

- General: Protect areas affected by maintenance operations using boards/tarpaulins. Do not place excavated or imported materials directly on grass.

197 CLEANLINESS

- Soil and arisings: Remove from hard surfaces.
- General: Leave the works in a clean, tidy condition at completion and after any maintenance operations.

GRASSED AREAS

210 MAINTENANCE OF GRASSED AREAS

- General: Maintain turf in a manner appropriate to the intended use.
- Soil and grass:
 - Condition: Maintain a healthy vigorous sward, free from disease, fungal growth, discolouration, scorch or wilt.
 - Waterlogging and compaction: Prevent.
 - Damage: Repair trampling, abrasion or scalping.
- Ornamental lawns: Maintain reasonably free from moss, excessive thatch, weeds, frost heave, worm casts and mole hills.
 - Edges: Neat and well defined, in clean straight lines or smooth flowing curves.
- Litter and fallen leaves: Remove regularly to maintain a neat appearance.

211 MAINTENANCE OF GRASSED AREAS

- Standard: To BS 7370-3. Carry out maintenance appropriate to each category of turf, as follows:
 - Objectives: To BS 7370-3, table 6.
 - Programme: To BS 7370-3, clause 11.
 - Mowing methods: To BS 7370-3, table 3.

220 GRASS CUTTING GENERALLY

- Before mowing: Remove litter, rubbish and debris.
- Finish: Neat and even, without surface rutting, compaction or damage to grass.
- Edges: Leave neat and well defined. Neatly trim around obstructions.
- Adjoining hard areas: Sweep clear and remove arisings.
- Drought or wet conditions: Obtain instructions.

250 LEAF REMOVAL

- Operations: Collect fallen leaves.
- Special requirements: Remove by hand raking.
- Disposal: Remove from site for recycling.

FLOWER BEDS/ SEASONAL BEDDINGS

SHRUBS/HEDGES

500 ESTABLISHMENT OF NEW PLANTING

- Duration: 5 years.
- Weed control:
 - Method: Keep planting beds clear of weeds by maintaining full thickness of mulch.
 - Area: Maintain a weed free area around each shrub.
- Soil condition: Fork over beds to keep soil loose, with gentle cambers and no hollows. Do not reduce depth or effect of mulch.
- Watering: When instructed.

502 ESTABLISHMENT OF NEW PLANTING - FERTILIZER

- Time of year: March or April.
- Type: Slow release.
- Spreading: Spread evenly. Carefully lift and replace any mulch materials.
 - Application rate: As manufacturer's recommendations.

520 REFIRMING SHRUBS

- Timing: After strong winds, frost heave and other disturbances.
- Refirming: Tread around the base until firmly bedded.
- Collars in soil at base of tree stems, created by tree movement: Break up by fork, avoiding damage to roots. Backfill with topsoil and refirm.

537 NESTING WILD BIRDS

- Survey: Before starting hedge or tree work during the period of February to August (inclusive), carry out a survey by a qualified ecologist and submit report.
- Accidental disturbance: Report immediately.

540 PRUNING GENERALLY

- Pruning: In accordance with good horticultural and Arboricultural practice.
 - Removing branches: Do not damage or tear the stem or bark.
 - Wounds: Keep as small as possible and cut cleanly back to sound wood.
 - Cutting: Make cuts above and sloping away from an outward facing healthy bud, angled so that water will not collect on cut area.
 - Larger branches: Prune neither flush nor leaving a stub, but using the branch bark ridge or branch collar as a pruning guide.
- Appearance: Thin, trim and shape each specimen appropriately to species, location, season, and stage of growth, leaving a well balanced natural appearance.
- Tools: Use clean sharp secateurs, hand saws or other approved tools. Trim off ragged edges of bark or wood with a sharp knife.
- Disease or infection: Give notice if detected.
- Growth retardants, fungicide or pruning sealant: Do not use unless instructed.

550 PRUNING OF EXCESSIVE HEIGHT

- Timing: As instructed.
Operations: Remove excessive height as instructed.

555 PRUNING SHRUBS

- Standard: To BS 7370-4.
- Special requirements: None.

575 PRUNING ORNAMENTAL SHRUBS

- General: Prune to encourage healthy and bushy growth and desirable ornamental features, e.g. flowers, fruit, autumn colour, stem colour.
- Suckers: Remove by cutting back level with the source stem or root.

580 PRUNING FLOWERING SPECIES OF SHRUBS AND ROSES

- Time of year:
 - Winter flowering shrubs: Spring.
 - Shrubs flowering between March and July: Immediately after the flowering period.
 - Shrubs flowering between July and October: Back to old wood in winter.
 - Rose bushes: Early spring to encourage basal growths and a balanced, compact habit.
 - Form: Allow to reach planned dimensions only by gradual degrees, depending on growth rate and habit.

620 REMOVAL OF DEAD PLANT MATERIAL

- Operations: At the end of the growing season, check all shrubs and remove all dead foliage, dead wood, and broken or damaged branches and stems.

630 DEAD AND DISEASED PLANTS

- Removal: As soon as possible.
- Replacement: In the next suitable planting season.

635 REINSTATEMENT OF SHRUB/ HERBACEOUS AREAS

- Dead and damaged plants: Remove.
- Mulch/ matting materials:
 - Carefully move to one side and dig over the soil, leaving it fit for replanting.
- Do not disturb roots of adjacent plants.
- Replacement plants:
 - Use pits and plants: To original specification or to match the size of adjacent or nearby plants of the same species, whichever is the greater.
 - Additional requirements: Submit details and cost of plants before ordering.
- Dressing: Slow release fertilizer:

- Type: Organic.
- Application rate: As manufacturer's recommendations.

640 THINNING BY REMOVAL OF SURPLUS PLANTS

- Plants to be thinned: Shrub beds.
- Standard: BS 7370-4.
- Timing: When foliage of adjacent plants has begun to touch.
- Roots:
 - Disturbance to adjacent plants: Minimise.
 - Soil: Refill holes with topsoil to leave an even graded surface.
 - Mulch: Maintain mulch as original specification.
 - Adjacent plants: Make good any minor damage immediately.
- Plants for retention: Select plants with a strong healthy habit.
- Mature planting density: 12 plants per 10 m².

645 WEED CONTROL GENERALLY

- Weed tolerance: Weed to clear ground every 2 weeks.
- Adjacent plants, trees and grass: Do not damage.

650 HAND WEEDING

- General: Remove weeds entirely, including roots.
- Disturbance: Remove the minimum quantity of soil, and disturb plants, bulbs and mulched surfaces as little as possible.
- Completion: Rake area to a neat, clean condition.
- Mulch: Reinststate to original depth.

657 HERBICIDE TO KILL REGROWTH

- Type: Suitable foliar acting herbicide to kill regrowth.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

665 WEED CONTROL WITH WINTER HERBICIDE

- Type: Suitable residual soil acting herbicide.

- Time of year: Unless otherwise agreed, complete before end of March.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

670 WEED CONTROL WITH SUMMER HERBICIDE

- Type: Suitable foliar acting herbicide.
- Timing: Allow recommended period for herbicide to take effect before clearing dead weeds.

675 DIGGING OVER

- General: Dig over beds. Do not damage existing plants, bulbs and roots.
 - Depth of dig (minimum): 100 mm.

680 SOIL AERATION

- Compacted soil surfaces:
 - Prick up: To aerate the soil of root areas and break surface crust.
 - Size of lumps: Reduce to crumb and level off.
 - Damage: Do not damage plants and their roots.

685 SOIL LEVEL ADJUSTMENT

- Level of soil/mulch at edges of beds: Reduce to 50 mm below adjacent grass or hard surface.
 - Arisings (if any): Spread evenly over the bed.

690 MAINTENANCE OF LOOSE MULCH

- Thickness (minimum): 75 mm.
 - Top up: Annually.
- Mulch spill on adjacent areas: Remove weeds and rubbish and return to planted area.
- Weeding: Remove weeds growing on or in mulch by hand weeding.

695 FERTILIZING ESTABLISHED TREES AND SHRUBS

- Time of year: During February or March.
- Type of fertilizer: Slow release.
- Application: Spread evenly.
 - Rate: 70 g/m².

700 SNOW REMOVAL FROM SHRUBS

- Standard: To BS 7370-4.
- Plants subject to snow removal: As instructed.
- Timing: When instructed.

705 WINTER LEAF REMOVAL

- Operations: Take down temporary leaf fences. Collect accumulations of drifted leaves from the vicinity and from planting beds.
- Arisings: Remove to recycling facility.
 - Rubbish, wind blown or accumulated in branch forks.
 - Wires, clamps, boards and metal objects, if removable without causing further damage and not part of a support structure that is to be retained.
 - Other unwanted objects, e.g. tree houses, swings.
- Wounds: Keep as small as possible, cut cleanly back to sound wood leaving a smooth surface, and angled so that water will not collect on the cut area.
- Cutting: Cut at a fork or at the main stem to avoid stumps wherever possible.
Large branches: Remove only with prior approval.
 - Remove in small sections and lower to ground with ropes and slings.
- Dead branches and stubs: When removing, do not cut into live wood.
- Unsafe branches: Remove epicormic shoots and potentially weak forks that could fail in adverse weather conditions.

- Disease or fungus: Give notice if detected. Do not apply fungicide or sealant unless instructed.

HARD LANDSCAPE AREAS/FENCING

900 SNOW CLEARANCE

- Clearance: When instructed.
- De-icing: To footpaths.
 - Material: Rock salt to BS 3247.
 - Timing: When instructed.
 - Application rate: Spread evenly at a rate of as manufacturer's recommendations.

910 HARD SURFACES AND GRAVEL AREAS

- Herbicide: Apply a suitable foliar acting or residual herbicide. Allow recommended period for herbicide to take effect before clearing arisings.
- Hard surfaces: Remove litter, leaves and other debris.
- Surface gutters and channels: Remove mud, silt and debris.
- Drainage gullies: Empty traps and flush clean.
- Gravel areas: Rake over. Remove weeds, litter, leaves and debris, and level off.
- Repairs to flexible bituminous pavings: In accordance with the original paving specification or BS 7370-2, clause 4.12.
- Stain removal: In accordance with BS 7370-2, table 4.

930 GRAFFITI REMOVAL

- Method: Pressure wash.
- Subsequent treatment: Transparent, two part, anti-graffiti coating.
 - Finish: Matt.