

SPECIFICATION NOTES.

- ESTABLISHMENT AND IMPLEMENTATION**
- 1.01.01 No soft landscape operations to be undertaken during periods of prolonged waterlogging, frozen ground, adverse high or low temperature or drought. Prior to planting and soil preparation. All unsuitable existing vegetation to be removed (refer to notes on chemical use below) and then removed. Existing boundary vegetation and hedgerow. Assume main contractor provides topsoil (Existing or imported) to all planting areas as shown (in accordance with B.S.3882:1994) and in accordance with finished ground levels on external works drawings. All subsoil to be broken up to min depth of 300mm prior to topsoil application. To improve root zone drainage and remove compaction. (Topsoil planting depths to be min 450mm for shrub/tree beds and 150mm for turfseeded areas.)
 - 1.01.02 Areas to be treated and methodology to be agreed with inspecting Landscape Architect and Borough Landscape Officer to be notified accordingly on completion of all works. All trees in soil areas to be planted in pits with sides/bases broken up to 300mm. (width of pit increased if required to accommodate root system without bending). Extra Heavy Standards - 800mm square pit, 450-750mm deep. Standards - 650mm square pit, 400mm deep.
 - 1.01.03 Trees in uncompact ground to be planted in a minimum 1.0M squared tree pit 300-400mm deep. All trees within hard paved areas are in accordance with detail Tp1. Tree support to comprise a stake set in uniform height 300mm min depth below ground level with a biodegradable tie toward the head of the stake. Or be underground guyed using Arborguy tree guying system (Green Leaf Planting Products) or similar approved. Single stakes with single biodegradable tie standard trees, double with double biodegradable tie for heavy triple with triple biodegradable tie for "instant" heavy standard NB: Or as details shown on Tree Pit Cross sections. Stakes to be removed at between 2-3 years, in accordance with management plan or when trees are established.
 - 1.01.08 Backfill to pits (other than trees within hard paved areas) to be clean topsoil with tree fertiliser added (times in accordance with B.S.3998:2010 "Tree work- recommendations") to fully surround the root ball. At base of pit backfill to be 30% excavated soil, 60% imported topsoil and 10% non peat compost.
 - 1.01.09 All trees to have root zone suitably irrigated prior to planting.
 - 1.01.10 Trees/shrubs to be planted in pits with sides/bases broken up to 300mm. At time of delivery, broken central Tree leaders, more than 10% lateral branch damage to trees/shrubs, bank removed from main stems.
 - 1.01.11 All plant material delivered to site must be well established compact fibrous root system, be free from pest and disease/ other defects, be healthy and display good form characteristic of species, trees to have a clearly defined central leader (unless multi stemmed) and be correct match to species and quantities specified on drawing.
 - 1.01.12 All formative pruning after planting in accordance with B.S.3998:2010 "Tree work- recommendations" remove branches damaged/broken during planting, remove unwanted secondary shoots, weak forks, or crossing/rubbing branches or dead material.
 - 1.01.13 All trees/shrubs etc to be planted at depth of soil mark from nursery or soil level of container. All trees/shrubs etc to have all root coverings removed and any damaged roots removed with suitable pruning tool.
 - 1.01.14 All plant material to be Certified nursery stock of local provenance and in accordance with B.S.3936:1992. All planting operations to be in accordance with B.S.4428:1989.
 - 1.01.15 Where herbicides and other chemicals are used in conjunction with the following plant these are to be in strict accordance with COSH and Control of Pesticides Regulations.
 - 1.01.16 Shrub planting(container grown) to be planted in a planting hole big enough to accommodate the plant without root damage, to a min of 300mm cubed Min pot size to be 23 litre unless specified differently in schedule.
 - 1.01.17 All climbers noted TR require wire or trellis support. All hedges are specified as double staggered rows. In shrub specification all breaks are to be strong and in the lower third (Where no breaks are identified assume min 3 breaks in lower third).
 - 1.01.18 A slow release fertiliser is to be applied immediately after planting in accordance with manufacturers instructions (NOTE: to all public communal/shared space plot frontages).
 - 1.01.19 All plants to be firm, undamaged and free from pest and disease/ other defects. All dead or damaged branches removed after planting prior to sheet mulch and bark mulch being added. All planting beds should be mulched with 75mm min deep layer mulched woodchip. All mulch to have an even particle size between 15-65mm spread taking care not to smother ground cover plants and watering all plants immediately prior to spreading mulch. (Mulch sample and source to be approved). NOTE: All trees in grassed zones to be planted centrally within a 1.0M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a trimmer guard. All specimen shrubs in grassed zones to be planted centrally within a 0.75M square/round recessed planting bed grass/weed free base with 50mm depth bark mulch or to incorporate a trimmer guard.
 - 2.01.01 HIGHWAY TREES. All trees to be underground guyed and be adequately supplied with a root protection system (GR1000 or GL1007 by Greenleaf Planting Products or as required to fit individual situation and agreed with monitoring professional).
 - 3.01.01 ROOT BARRIERS. (SEPERATE TO TREE PIT DETAIL Tp1) Utilise geotextile root barrier to depth of filter layer (Min 1.0M) to outer edge of pit and to min 3000mm either side of tree to protect foul sewers.
 - 3.01.02 TREE PITS WITH HARD AREAS. (Tp1) To be in accordance with tree pit construction detail shown on drawing.
 - 4.01.01 BARE ROOT SHRUB PLANTING. All native/indigenous planting should utilise plants of local provenance. All bare root plant material delivered to be fitted November - early March dependent on weather conditions. To be planted within 24 hours of site delivery. Root zone to be protected prior to planting either by heeling into ground, covered with bare earth, hessian sacking or min 300mm of straw, adequately irrigated and kept moist to avoid roots drying. Native whip and shrub mix. Use 900mm tube guarding and 1.0M mulch matting. Plant between mid November and mid March, silt planted incorporating slow release fertiliser.
 - 4.01.03 Plant between mid November and end February, silt planted or pit planted incorporating slow release fertiliser.
 - 4.01.04 Hedge planting (1+1 or 1+2 transplants or container grown stock) to be planted in double staggered rows 300mm apart on raised cans, at 400mm intervals. Plants to be care supported mulch matting(photodegradable or biodegradable) and rabbit/hedge guarded (recycled) lined in and watered in, with slow release fertiliser added and dead or damaged branches removed after planting. Transplants to be planted between mid November and end February. (NOTE: Refer also to shrub planting for Amelanchier.)
 - 4.01.05 NOTE: All guards to be photo degradable. Do not smother plants with mulch. NB: All mulch matting must have specified and proven minimum useful life expectancy of 2No growing seasons and be covered with min 50mm dark bark chip layer.
 - 5.01.01 AMENITY GRASS AREAS. The finished surface level of grassed areas to be set above the height of adjacent hard surfacing to a minimum 10mm compacted level or sufficient to enable effective mowing of the grass without the potential for damaging blades against kerbs. Prior to turfing/overseed and level topsoil as required and remove any debris and stones above 30mm diameter and add pre turfseeded fertiliser to manufacturers recommendations. Use cultivated, weed free amenity turf laid with broken joints well butted up. Work from plants as required to avoid damage to turf and water in as necessary to avoid shrinkage. Seeding to be undertaken during March/April or September/October and level topsoil as required and remove any debris and stones above 20mm diameter, add pre seed fertiliser to manufacturers recommendations. Apply at 50gms per square metre lightly raking after sowing. (Contractor to supply mix details and source for approval)
 - 5.01.02

NOTE: ALL FENCING SHOWN AS INDICATIVE ONLY. REFER TO EXTERNAL WORKS DRAWINGS FOR DETAILS

6.01.05 ALL OVER-UNDERGROUND SERVICE ROUTES TO BE CONFIRMED AS NOT CONFLICTING WITH AND LYING OUTSIDE OF ROOT PROTECTION AREA OF ANY RETAINED TREES OR THE MATURE CROWN SPREAD OF ANY RETAINED OR PROPOSED TREE OR ADJACENT TO THE SITE. WHERE THIS IS NOT THE CASE SERVICE LOCATION TO BE SUPPORTED BY ARBORICULTURAL IMPACT ASSESSMENT IN ACCORDANCE WITH B.S.5837 SUBMITTED FOR AGREEMENT.

LEGEND:

HARD SURFACES, GATES AND ENCLOSURE REFER TO HARD LANDSCAPE DRAWINGS (KLH ARCHITECTS SERIES DRAWINGS)

- PROPOSED STANDARD TREE POSITION
- PROPOSED HEDGE PLANTING
- PROPOSED SHRUB PLANTING
- PROPOSED GRASS AREA GENERAL AMENITY TURF FULLY TREATED AND CULTIVATED
Perennial Ryegrass Lolloid perenne
Slender creeping red fescue Festuca rubra Litoralis
Strong creeping red fescue Festuca rubra rubra
Chewings fescue Festuca rubra Commutata
Smooth stalked meadowgrass Poa pratensis
Brown top bent Agrostis capillaris
- HARD SCAPE AREAS. 20mm DIA GRAVEL (COLOUR AMBER/BUFF) IN ACCORDANCE WITH DETAIL OR AS AGREED WITH CLIENT.
- EXISTING TREES (RETAINED) To be retained in accordance with Arboricultural Consultants Tree Survey and Assessment. NOTE: ALL PROTECTIVE FENCING TO BE IN ACCORDANCE WITH ARBORICULTURAL REPORT AND DRAWING
- EXISTING VEGETATION (REMOVED) To be removed in accordance with Arboricultural Consultants Tree Survey and Assessment.

Plant Schedule:

Species	Abb.	Height	Number	Girth	Specification
Acer campestre	AC	300-350cm		10-12cm	Selected Standard: RB
Acer campestre "Streetwise"	ACS	300-350cm		10-12cm	Selected Standard: RB
Betula pendula	BP	300-350cm		10-12cm	Selected Standard: RB
Sorbus aucuparia	SAU	300-350cm		10-12cm	Selected Standard: RB

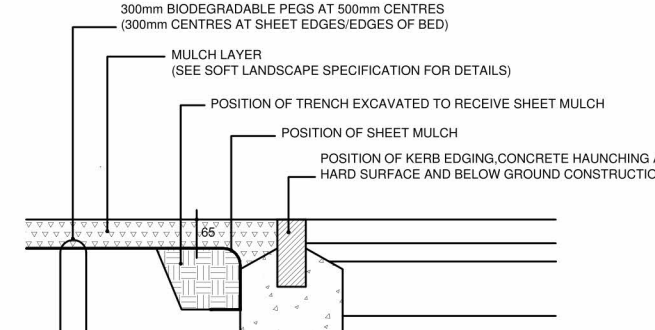
Number	Species	Abb.	Height	Pot Size	Specification	Density
	Fagus sylvatica	Fag syl	60-90cm	3L	1+1+2 tpt:BR	0.45 ctr x2

Number	Species	Abb.	Height	Pot Size	Specification	Density
	Vinca minor	Vin min	25-30cm	2L	Bushy: C	7/m²

SHEET MULCH DETAIL (N.T.S.)

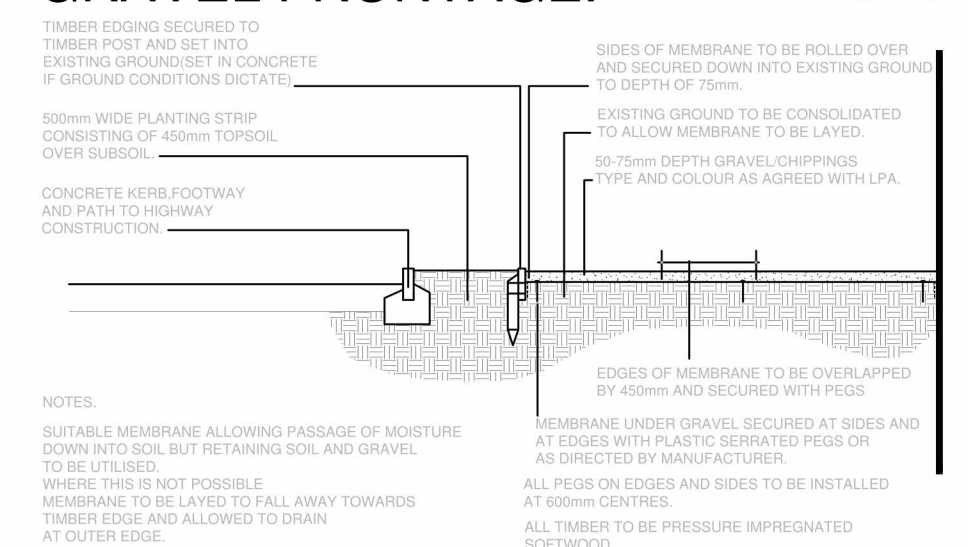
TO BE USED ON ALL PLANTING BEDS WITH PUBLIC/COMMUNAL/SHARED SPACE PLOT FRONTAGE AND ANY PLANTING BEDS FRONTING THE PUBLIC REALM AS IDENTIFIED ON PLAN.

(TO BE PHOTOGRAPHABLE OR BIODEGRADABLE WITH MIN. TWO YEAR USEFUL LIFE SPAN)



LAYING SPECIFICATION:
REMOVE ALL EXISTING WEED GROWTH FROM TOPSOIL AREA.
UTILISE APPROVED TRANSLUCENT HERBICIDE (GLYPHOSATE OR AS APPROVED) APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
TOPSOIL TO BE CULTIVATED AND GRADDED TO FINISHED SOIL LEVEL.
20mm BELLOW HEIGHT OF SOIL TO BE REMOVED (AS SHOWN IN SPECIFICATION).
REMOVE ALL STONE AND EARTH CLODS.
ALL SOIL AND ORGANIC FERTILISER ETC TO BE UNDERLAIN AND GROUND WATERED TO FIELD CAPACITY.
WHERE GRASS IS SLIPPING/DRAINING THAT SOIL LEVELS ARE LOW BELOW SURROUNDING PAVEMENT AND GRASS AREAS WITHIN 600mm OF BED EDGES PLACE 200mm END FLAP OF SHEET MULCH WITH EXCAVATED TRENCH ADJACENT TO EDGE OF BED/ADJACENT TRENCH WITH TOPSOIL AND BERRY SHEET MULCH (SHEET MAY ALSO BE SECURED BY NAILING TO CONCRETE/MAINTAINING OF KERB EDGING WITH MAXIMUM NAILS AT 1.0M CENTRES).
WRAP SHEET AROUND AND LAY OVER SOIL TO BE PLANTED.
UNROLL SHEET MULCH OVER BED USING OVERLAPPING ROLLS (MIN 500mm OVERLAP).
SECURE SHEET TO GROUND USING 300mm BIODEGRADABLE HOOP/PINNS AT 500mm CENTRES (300mm CENTRES AT BED EDGES).
SET OUT PLANTING TO FINAL POSITIONS. CUT THE SHEET MULCH UTILISING A CROSS SHARED KNIFE FOR PLANTING TRENCHES. REMOVE THE SHEET MULCH AROUND THE STEEP/SLOPE TOPSOIL UNDER SHEET IF FRAGILE. REMOVE ALL COMPLETED TOPSOIL CLODS FROM SITE AND ENSURE THAT NO TOPSOIL IS LEFT OUTSIDE OF SHEET.
ONCE PLANTING IS COMPLETE WATER BED TO FIELD CAPACITY.
WATER SOIL OR MAIN COURSE TO ENSURE THAT EACH PLANT RECEIVES MIN 2 GALLONS. OTHERWISE APPLY 25 LITRE PER SQUARE METRE.
FOLLOWING PLANTING OF ALL BED AREAS SPREAD 50mm DEPTH OF MULCH OVER SHEET.

GRAVEL FRONTAGE.



NOTES:
SUITABLE MEMBRANE ALLOWING PASSAGE OF MOISTURE DOWN INTO SOIL, BUT RETAINING SOIL AND GRAVEL TO BE UTILISED.
WHERE THIS IS NOT POSSIBLE MEMBRANE TO BE LAYED TO FALL AWAY TOWARDS TRENCH EDGE AND ALLOWED TO DRAIN AT OUTER EDGE.
EDGES OF MEMBRANE TO BE ROLLED OVER AND SECURED DOWN INTO EXISTING GROUNDS TO DEPTH OF 50mm.
EXISTING GROUNDS TO BE CONSOLIDATED TO ALLOW MEMBRANE TO BE LAYED.
50-75mm DEPTH GRAVEL/CRUSHED AGGREGATE TYPE AND COLOUR AS AGREED WITH LPA.
CONCRETE KERB FOOTWAY AND PATH TO HIGHWAY CONSTRUCTION.
EDGES OF MEMBRANE TO BE COVERED BY 400mm AND SECURED WITH PEGS.
MEMBRANE UNDER GRAVEL SECURED AT SIDES AND TO BE UTILISED.
ALL PEGS ON EDGES AND SIDES TO BE INSTALLED AT 1.0M INTERVALS.
ALL TRENCH TO BE PRESSURE IMPREGNATED WITH TOPSOIL.

MANAGEMENT OF SOFT LANDSCAPE AREAS.

MANAGEMENT OF LANDSCAPE AREAS.

(All areas for adoption as public open space by the Council or scheduled for transfer as highways land to E.C.C.)

7.01.02 Inspection timetable for all of Management plan to run up to Practical Completion. (up to handover for land scheduled for adoption by Council)

7.01.03 NOTE: FOR ESTABLISHMENT AND MANAGEMENT OF SPECIES RICH GRASSLAND/WILDFLOWER AREA SEE SEPARATE SECTION ON THIS DRAWING.

7.01.01 YEAR 13
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES/CANES AND OTHER SUPPORTS

7.01.02 MAINTENANCE OPERATIONS (Based on a minimum number of visits of 6No during growing season and 2No during dormant season) Including spot treatment of all PEST AND DISEASE CONTROL grass and planting
APPLICATION OF FERTILISER
ADJUST STAKES AND TIES
REMOVAL OF TREE/SHRUB STAKES/TIES/GUARDS When plants are stable/mature enough to no longer require protection.
REFURM PLANTINGS.
REPLACE DEAD/DYING/DEFECTIVE/DANGEROUS TREES AND DEAD/DEFECTIVE/DYING SHRUBS.
REPLACE DISTRESSED/FALLING TURF.
LITTER PICK, REMOVAL OF LEAF LITTER AND GENERAL TIDYING/SWEEPING OF LANDSCAPE AREAS.
PRUNING SHRUBS AND TREES
Hedges to all other outcrop areas to be maintained at min1200-1500mm height.
Hedges to open space areas to be managed at Min height 2000mm.
NOTE: Native hedges to have one third of each years growth cut back for years 1-3.
NOTE: After year 3 Native hedges to be cut in January/February on 3 year cycle.
Established hedges to be cut as 'A' profile in tree base unless good ground flat at base. Then standard profile maintained.
TOP UP BARK MULCH
GRASS CUTTING Short- medium grass 6-12 cuts/yr Short Grass plots and edges min 16 cuts/yr
BIRD BOXES: All boxes monitored annually (February) repairs and removal of old nesting material.
INVERTEBRATE/REFUGIA: All monitored every third year (October) - repairs and additions.

7.01.03 ASSOCIATED HARD MAINTENANCE OPERATIONS: (PUBLIC OPEN SPACE) ARCHITECTURAL DETAILS AND SITE LAYOUT (Hills series) Tree Survey, Assessment and Method Statement (TFS) Soft Landscape Proposals. (Andrew Hastings Landscape Consultants Ltd)

7.01.04 YEAR 6 ONWARDS
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE REPLACING WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

7.01.01 EXISTING TREES/VEGETATION.
6.01.01 FOR LOCATION AND CONSTRUCTION DETAILS OF ALL PROTECTIVE FENCING TO EXISTING TREES; TREE NUMBERS AND SPECIALIST CONSTRUCTION AREAS ALSO DETAILS OF EXISTING TREES (SIZE, VIGOUR, SPECIES ETC) REFER TO ARBORICULTURAL CONSULTANTS REPORTS AND DRAWINGS.

7.01.02 DRAWING REFERENCE.
This drawing to be read in conjunction with the following:
Architectural details and Site Layout (Hills series) Tree Survey, Assessment and Method Statement (TFS) Soft Landscape Proposals. (Andrew Hastings Landscape Consultants Ltd)

7.01.03 This drawing to be read in conjunction with drainage and service information, minor adjustment to be undertaken on site. Significant changes to be agreed with Landscape Architect. (Trees not to be moved closer to buildings than shown on drawings.)

7.01.04 NOTE: SURFACE LEVELS /DRAINAGE.
FOR DETAILS OF ALL EXISTING AND PROPOSED SURFACE LEVELS, FINISHED FLOOR LEVELS TO BUILDINGS AND TYPE AND ARRANGEMENT OF DRAINAGE/SERVICES REFER TO PROJECT ARCHITECTS AND ENGINEERS DRAWINGS.

7.01.03 YEAR 4/5
ARMS OF PLAN
TO INSURE PLANTING ESTABLISHES SUCCESSFULLY AND SHRUB CANOPY CLOSES (NO GAPS OR BARE AREAS)
CARRY OUT MAINTENANCE OPERATIONS TO INSURE PLANTING AREAS REMAIN CLEAN AND TIDY AT ALL TIMES AND THAT EACH PLANT/TREE DEVELOPS TO ITS TRUE FORM AND SHAPE AND ASSOCIATES CORRECTLY WITH OTHER SPECIES WITHIN THE BED
ASSESS NEED TO REMOVE STAKES/CANES AND OTHER SUPPORTS

7.01.02 ASSESS NEED TO THINK OUT FASTER GROWING SPECIES OR THICKEN UP UNDERLINED AREAS OF THE SCHEME IN STRICT ACCORDANCE WITH THE APPROVED PLANTING PLAN.
ASSESS NEED TO REMOVE STAKES/CANES AND OTHER SUPPORTS
INSURE THAT ALL MANAGEMENT AND MAINTENANCE OPERATIONS FAVOR THE ULTIMATE PLANT SELECTIONS (INFRASTRUCTURE TREE AND SHRUB POSITIONS)

7.01.04 YEAR 6 ONWARDS
ARMS OF PLAN
AS YEARS 1-5 BUT ALSO INCLUDING THE FOLLOWING
AS SHRUB SPECIES BECOME OVERMATURE REPLACING WITH NEW SPECIMENS OR WHERE APPROPRIATE CUT BACK AND ALLOW TO REGENERATE ALL IN ACCORDANCE WITH APPROVED PLANTING PLAN.

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IMPLEMENTATION AND MONITORING.

6.01.01 The setting out and maintenance of landscape feature protection and the implementation of landscape schemes will be regularly and professionally monitored by the relevant competent person.

6.01.02 When seeking practical completion of areas scheduled for adoption by the council as Public Open Space the relevant competent person will confirm in writing with the landscape planning officer that these areas have been suitably protected/decommissioned and (if applicable) that prior to spreading topsoil finish the site was assessed and all deficits connected with development (building materials, construction access roads etc) has been removed and any areas affected by pollutant spillage (oil, cement etc) adequately decontaminated sufficient to allow satisfactory establishment of plant stock.

6.01.03 When seeking practical completion of any areas scheduled for adoption as public open space containing trees retained as part of the development, the developers arboricultural consultant will formally confirm with the councils landscape planning officer that the findings/works scheduled in the original arboricultural report have been fully adhered to, all trees are in a safe condition and therefore no post construction remedial arboricultural works are required. If such remedial works are required the report will be updated to detail any changes resulting from the development (eg additional trees lost, additional pruning works, decomposition required) and will include a programme of works to be completed by the developer that will be submitted to the councils landscape planning officer for agreement prior to any practical completion inspection taking place.

6.01.04 Immediately prior to practical completion (PC) inspection of public open space the relevant competent person will inspect the site and once satisfied that it has been laid out in full accordance with the agreed scheme will notify the councils landscape planning officer that the site is ready for PC inspection.

6.01.05 Soft landscape in areas proposed as open space will be laid out and implemented only during the planting season. Where these areas are to be adopted then any practical completion inspection of those areas of POS will only take place at the earliest, following full finish in the first spring following implementation of those soft landscape works.

A: Proposals updated to client comments 08.03.24

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Landscape Institute
Registered practice

FOR APPROVAL
DRAWING STATUS
CLIENT
HILLS RESIDENTIAL.

PROJECT
RESIDENTIAL DEVELOPMENT, ADMIRALS FARM, PHASE 8 - PLOT 1, GREAT BENTLEY, ESSEX.

DRAWING TITLE
SOFT LANDSCAPE PROPOSALS.

SCALE	DATE	DRAWN	CHECKED	DRAWING NUMBER
1:250@A1.	01.03.24	OB	AH	24.5453.01
No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor. Discrepancies notified immediately to this consultant.				REV A