

**ALL LEGAL SURVEY INFORMATION
OBTAINED FROM SURVEY PLAN
PREPARED BY : CALLON DIETZ INC., FILE
NO: 24-26499, PLAN NO: X-3811 AND
DATED AUGUST 12TH, 2024**

CONSTRUCTION NOTES - SITE PLAN	
SP1	NEW BASKETBALL BACKSTOP & POST. REFER TO DETAIL 6A002
SP2	NEW ASPHALT BASKETBALL COURT ON ASPHALT APRON. BASKETBALL GAME LINES TO BE 50mm WIDE PAINTED LINES ON ASPHALT
SP3	ELEVATED SIDEWALK WITH DEPRESSIONED CURBS FOR VEHICLE ACCESS
SP4	DEPRESSIONED CURB FOR TRUCK ACCESS
SP4a	DEPRESSIONED SIDEWALK. REFER TO CIVIL
SP5	OVERHEAD DOOR. REFER TO DOOR & WINDOW
SP6	NEW BARRIER CONNECTION. SEE MECHANICAL DRAWINGS
SP7	OUTLINE OF LOWER CANOPY BELOW
SP8	NEW FLASHPOLLS. REFER TO DETAIL 2A002
SP9	3x 5m PARTIALLY UNDERGROUND WASTE CONTAINERS. REFER TO SITE PLAN DETAILS 4A002 AND 5A002
SP10	TYPE A ACCESSIBLE PARKING SPACE, WIDTH 3.4m, LENGTH 5.0m
SP11	TYPE B ACCESSIBLE PARKING SPACE, WIDTH 2.4m, LENGTH 5.0m
SP12	DUST COLLECTOR. REFER TO MECHANICAL AND ELECTRICAL DRAWING
SP13	PROPOSED FIRE HYDRANT. REFER TO CIVIL DRAWINGS
SP14	NEW ELECTRICAL TRANSFORMER ON 3.5m x 3.5m CONCRETE PAD. SEE CIVIL & ELECTRICAL
SP15	NEW GAS METER. SEE MECHANICAL
SP16	NEW ANNUNCIATOR PANEL IN LOBBY ENTRANCE VESTIBULE. SEE ELECTRICAL
SP17	INDUCTIVE ANNUNCIATOR PANEL. SEE ELECTRICAL
SP18	EXISTING UTILITY POLE TO BE REMOVED BY HYDRO

GENERAL NOTES	
1.	ALL DIMENSIONS ARE IN MILLIMETERS EXCEPT GRADE, FLOOR ELEVATIONS AND PROPERTY LINE DIMENSIONS (SHOWN IN METERS).
2.	REFER TO LANDSCAPE DRAWINGS FOR SIDEWALK, CONCRETE CURBS, SOFTHARD LANDSCAPING AND PAVEMENT MATERIAL PATTERN LAYOUT.
3.	REFER TO CIVIL DRAWING FOR CATCH BASINS, MANHOLES, SITE SERVICES, SITE GRADING, SURFACE DRAINAGE, ROAD WORK, PAVEMENT, SIDEWALK TO AND FROM CONCRETE CURBS.
4.	ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM
5.	ALL PARKING SPACES TO HAVE 100mm WIRE PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE SPACES, ACCESSIBLE PARKING SPACE LOGO, AND ELECTRIC CAR CHARGING LOGO AS ILLUSTRATED. FOLLOW OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR THE EXTENT OF WORK.
6.	REFER TO ELECTRICAL, SITE PLAN FOR ALL ELECTRICAL WORK.

FULL COURT BASKETBALL	
1.	ALL GAME LINES FOR FULL COURT BASKETBALL TO BE PAINTED WHITE, UNLESS NOTED OTHERWISE
2.	LANE SPACE MARKS & NEUTRAL ZONE MARKS TO BE PAINTED A CONTRASTING COLOR TO THE BOUNDING LINES
3.	ALL GAME LINES FOR BASKETBALL TO BE 50mm WIDE, UNLESS NOTED OTHERWISE

SITE PLAN LEGEND	
---	PROPERTY LINE
---	PROPERTY LINE - ADJACENT PROPERTY
---	BUILDING SETBACK
---	EXISTING RIGHT OF WAY
---	EXISTING CHAIN LINK FENCE
▲	MAIN ENTRANCE
▲	SECONDARY ENTRANCE
▲	EXIT ONLY
↑	VEHICULAR DIRECTION
▲	BARRIER FREE PARKING STALL
▲	BICYCLE LANE
▲	ELECTRIC CHARGING STATION
▲	PROPOSED SHRUBS & PERENNIALS. SEE LANDSCAPE
▲	PROPOSED TREE. SEE LANDSCAPE
▲	EXISTING TREE TO REMAIN. SEE LANDSCAPE
▲	EXISTING UTILITY POLE
▲	NEW FIRE HYDRANT. SEE CIVIL
▲	EXISTING FIRE HYDRANT
▲	NEW FLAG POLE ON CONCRETE BASE. SEE DETAIL 3A004
▲	DEPRESSIONED CURB WITH TACTILE INDICATOR
▲	NEW CATCH BASIN. SEE CIVIL
▲	EXISTING CATCH BASIN
▲	NEW MANHOLE. SEE CIVIL
▲	NEW GALVANIZED STEEL BOLLARD. PAINTED. SEE DETAIL 1A004 AND REFER TO WOOD SHOP ENLARGED FLOOR PLAN
▲	NEW LIGHT POST ON CONCRETE BASE. SEE DETAIL 6A004. REFER TO ELECTRICAL
▲	EXISTING LIGHT POST
▲	NEW SCHOOL TITLE SIGNAGE. SEE DETAIL 2A002. REFER TO ELECTRICAL

SITE PLAN LEGEND - HATCH PATTERN	
▲	PROPOSED PRECAST CONCRETE PAVEMENT. REFER TO LANDSCAPE DRAWINGS
▲	PROPOSED PERMEABLE PAVEMENT. REFER TO LANDSCAPE DRAWINGS
▲	PROPOSED CONCRETE. REFER TO LANDSCAPE DRAWINGS
▲	PROPOSED ENGINEERED WOOD FLOOR. REFER TO LANDSCAPE DRAWINGS
▲	PROPOSED HEAVY DUTY ASPHALT. REFER TO CIVIL DRAWINGS
▲	PROPOSED LIGHT DUTY ASPHALT. REFER TO CIVIL DRAWINGS
▲	EXISTING ASPHALT
▲	TACTILE SURFACE
▲	WORK NOT IN CONTRACT. NEW ELEMENTARY SCHOOL CURRENTLY IN CONSTRUCTION ON THE SCHOOL BOARD'S SAME PROPERTY AND ADDRESS.

PROJECT NAME:		NOUVELLE ÉCOLE SECONDAIRE PUBLIQUE ORLÉANS SUD	
OWNER:	CONSEIL DES ÉCOLES PUBLIQUES DE L'EST DE L'ONTARIO (CEPEO) 2445 ST-LAURENT BLVD, OTTAWA, ON K1G 6C3 T: 613 742-8960		
ARCHITECT:	GRC ARCHITECTS 401-47 CLARENCE STREET, OTTAWA, ON K1N 9K1 T: 613 241 8203		
<hr/>			
LEGAL DESCRIPTION	PART OF LOT 4 CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF CUMBERLAND) PIN: 14563-1816(LT) & 14563-0513(LT) & 14563-0514(LT)		
ADDRESS	2405 & 2419, MER-BLEUE ROAD OTTAWA, ON K4A 3V1		
AREA OF SITE	52 457m ²	(564 642ft ²)	
GROSS FLOOR AREA:	7,873m ²	(84 713ft ²)	
GROUND FLOOR AREA:	4,289m ²	(46 167ft ²)	
SECOND FLOOR AREA:	1,940m ²	(20 939ft ²)	
THIRD FLOOR AREA:	1,639m ²	(17 628ft ²)	
LOT COVERAGE:	8.17%		
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ZONING PROVISION	REQUIRED	PROVIDED	
<hr/>			
<u>PARKING, QUEUING AND LOADING PROVISIONS:</u>			
PARKING RATES	93 Spaces (31 Classroom) x (31 Classroom) []		89 Standard Spaces 2 Type A Accessible Spaces 2 Type B Accessible Spaces 83 Total Spaces
	Table 101, Row N80 (Subject to 2017-302)		
PARKING SPACE DIMENSIONS	106 (1) (a)	(b) min 2.5m width 5.2m length	2.5m width 5.2m length
aisle & driveway	107 (1) (a)(v)	(c)(v) 6.0m driveway lane 6.7m aisle width	>6.0m driveway >6.7m aisle width
LOCATION OF PARKING	107 (1) (c)(v)		>15%
LANDSCAPING	110 (1) (a),(b)	(b) min 15% of parking lot 3m buffer width	>15%
REFUSE COLLECTION	110 (3) (a)	(a) min 9m from lot line abutting yes public street min 3m from other lot line screened from view	waste stored below grade screened with soft landscaping
BICYCLE PARKING RATES	Table 111(a)(i)	1 space per 100m ² 78.73 spaces required	80 spaces
LOCATION OF BICYCLE SPACES	111 (3)(a),(b),(v),(g)		yes
BICYCLE SPACE DIMENSIONS	Table 111(b)(a)	0.6m x 1.8m 1.5m access aisle	0.6m x 1.8m 1.5m access aisle
LOADING SPACE RATES	Table 113(a)(i)	1 space	2 space
LOADING SPACE DIMENSIONS	Table 113(b)(v)	6.0m driveway width 5.0m access width 3.5m min width 7.0m min length	>6.0m driveway width 7.0m access width 3.5m width 7.0m length
	Table 113(b)(v)		yes
	Table 113(b)(v)		yes
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<u>ZONING PROVISIONS:</u>			
INSTITUTIONAL ZONE I1A2D30R32, Schedule 1/1A - Area D(Rural)			
ZONE REGULATIONS	Table 175A (a)	(b) 15m min lot width 400m ² min lot area (c) 6m front yard setback (Along Mer-bleue Rd) (d) 7.5m rear yard setback (Along Mer-bleue Rd) (e) 3m side yard setback (f) 4.5m corner side yard setback (g) 20m max or 4 storeys building height	190.85 m 52 457m ² >6m front setback >7.5m setback >3m setback >4.5m setback 13m max height (3 storeys)

date	April 04, 2025	job no.	3024
scale	As indicated	drawing no.	A001
drawn	DH		
approved	CJPD		
print date	4/6/2025 8:50:58 PM		

1: DO NOT SCALE FROM THIS DRAWING.
2: CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.
3: THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL.

SITE PLAN (EXISTING MER-BLEUE ROAD)

6 April 04, 2025 [Re-issued for Site Plan Control] CJ

5 April 01, 2025 [Issued for Tender] CJ

3 January 31, 2025 [Issued for Foundation Permit] CJ

2 January 31, 2025 [Issued for Site Plan Control] CJ

1 January 31, 2025 [Issued for SP15 Review] CJ

no.	date	revision / issue	by

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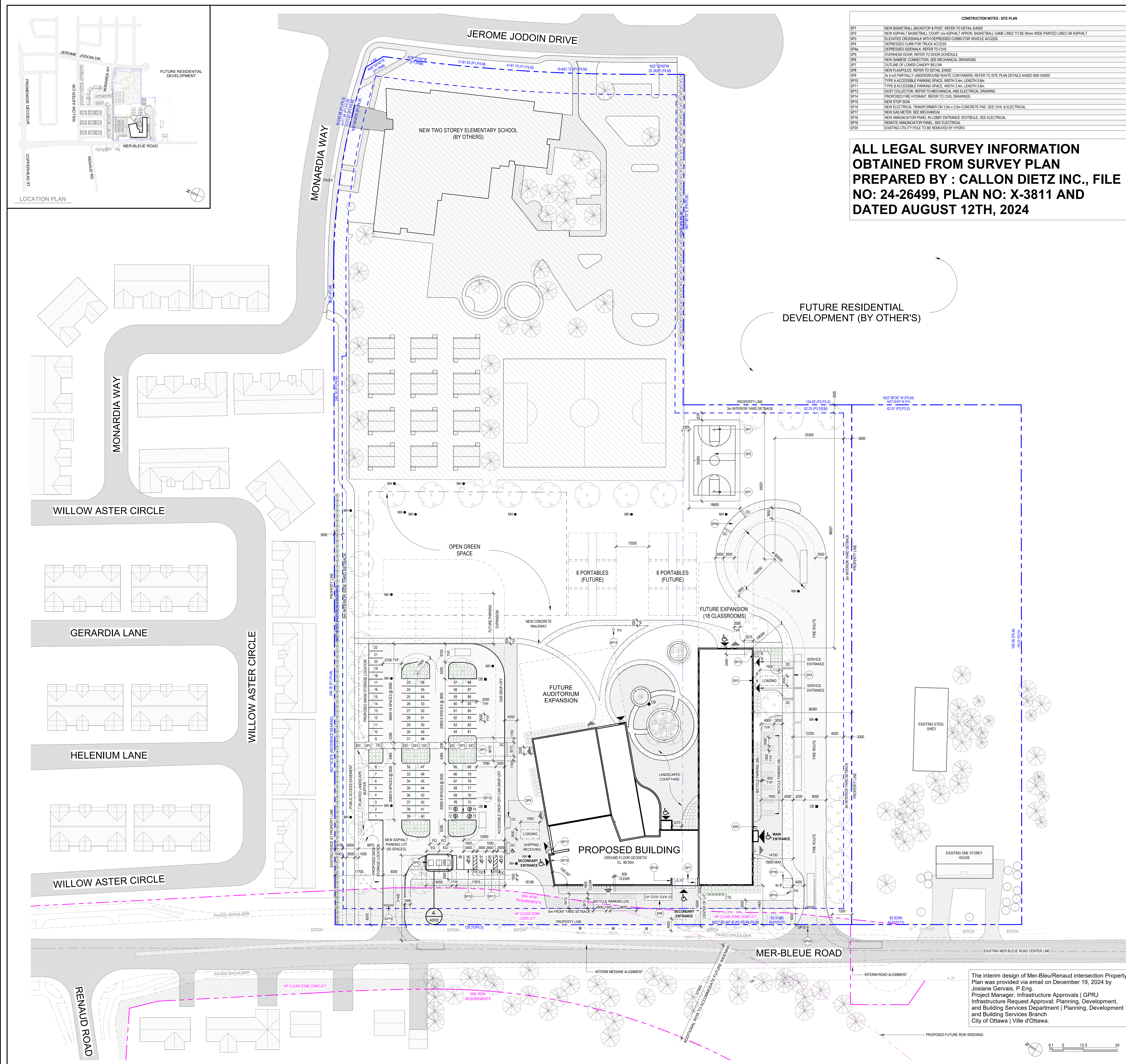
professional ASSOCIATION
OF ARCHITECTS
CAROLYN M. JONES
LICENCE 6087

project title
**NOUVELLE ÉCOLE
SECONDAIRE
PUBLIQUE ORLÉANS
SUD**
Orleans South Ontario

drawing title
SITE PLAN

date	April 04, 2025	job no.	3024
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drawn	DH		
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print date	4/6/2025 8:50:58 PM		

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NO: 24-26499, PLAN NO: X-3811 AND
DATED AUGUST 12TH, 2024**

CONSTRUCTION NOTES - SITE PLAN	
SP1	NEW BASKETBALL BACKSTOP & POST. REFER TO DETAIL 6A002
SP2	NEW ASPHALT BASKETBALL COURT ON ASPHALT APRON. BASKETBALL GAME LINES TO BE 50mm WIDE PAINTED LINES ON ASPHALT
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SP4	DEPRESSIONED CURB FOR TRUCK ACCESS
SP4a	DEPRESSIONED SIDEWALK. REFER TO CIVIL
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SP13	PROPOSED FIRE HYDRANT. REFER TO CIVIL DRAWINGS
SP14	NEW STOP SIGN
SP15	NEW ELECTRICAL TRANSFORMER ON 3.5m x 3.5m CONCRETE PAD. SEE CIVIL & ELECTRICAL
SP16	NEW GAS METER. SEE MECHANICAL
SP17	NEW ANNUNCIATOR PANEL IN LOBBY ENTRANCE VESTIBULE. SEE ELECTRICAL
SP18	INDUCTIVE ANNUNCIATOR PANEL. SEE ELECTRICAL
SP19	EXISTING UTILITY POLE TO BE REMOVED BY HYDRO
SP20	

GENERAL NOTES	
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4.	ELEVATIONS SHOWN ARE REFERRED TO GEODETIC DATUM
5.	ALL PARKING SPACES TO HAVE 100mm WIDE PAINTED LINES ON ASPHALT, INCLUDING ACCESSIBLE SPACES, ACCESSIBLE PARKING SPACE LOGO, AND ELECTRIC CAR CHARGING LOGO AS ILLUSTRATED. FOLLOW OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR THE EXTENT OF WORK.
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FULL COURT BASKETBALL	
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2.	ALL GAME LINES FOR BASKETBALL TO BE 50mm WIDE, UNLESS NOTED OTHERWISE

SITE PLAN LEGEND	
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	PROPERTY LINE - ADJACENT PROPERTY
	BUILDING SETBACK
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	EXISTING CHAIN LINK FENCE
	MAIN ENTRANCE
	SECONDARY ENTRANCE
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	VEHICULAR DIRECTION
	BARRIER FREE PARKING STALL
	BICYCLE LANE
	ELECTRIC CHARGING STATION
	PROPOSED SHRUBS & PERENNIALS. SEE LANDSCAPE
	PROPOSED TREE. SEE LANDSCAPE
	EXISTING TREE TO REMAIN. SEE LANDSCAPE
	EXISTING UTILITY POLE
	NEW FIRE HYDRANT. SEE CIVIL
	EXISTING FIRE HYDRANT
	NEW FLAG POLE ON CONCRETE BASE. SEE DETAIL 3A004
	DEPRESSIONED CURB WITH TACTILE INDICATOR
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	EXISTING CATCH BASIN
	NEW MANHOLE. SEE CIVIL
	NEW GALVANIZED STEEL BULBHEAD. PAINTED. SEE DETAIL 1A004 AND REFER TO WOOD SHOP ENLARGED FLOOR PLAN
	NEW LIGHT POST ON CONCRETE BASE. SEE DETAIL 6A004. REFER TO ELECTRICAL
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	NEW SCHOOL TITLE SIGNAGE. SEE DETAIL 2A002. REFER TO ELECTRICAL

SITE PLAN LEGEND - HATCH PATTERN	
	PROPOSED PRECAST CONCRETE PAVERS. REFER TO LANDSCAPE DRAWINGS
	PROPOSED PERMEABLE PAVERS. REFER TO LANDSCAPE DRAWINGS
	PROPOSED CONCRETE. REFER TO LANDSCAPE DRAWINGS
	PROPOSED ENGINEERED WOOD FRAME. REFER TO LANDSCAPE DRAWINGS
	PROPOSED HEAVY DUTY ASPHALT. REFER TO CIVIL DRAWINGS
	PROPOSED LIGHT DUTY ASPHALT. REFER TO CIVIL DRAWINGS
	EXISTING ASPHALT
	TACTILE SURFACE
	WORK NOT IN CONTRACT. NEW ELEMENTARY SCHOOL CURRENTLY IN CONSTRUCTION ON THE SCHOOL BOARD'S SAME PROPERTY AND ADDRESS.

PROJECT NAME: NOUVELLE ÉCOLE SECONDAIRE PUBLIQUE ORLÉANS SUD

OWNER: CONSEIL DES ÉCOLES PUBLIQUES DE L'EST DE L'ONTARIO (CEPEO), 2445 ST-LAURENT BLVD, OTTAWA, ON K1G 6C3 T: 613 742-8960

ARCHITECT: GRC ARCHITECTS 401-47 CLARENCE STREET, OTTAWA, ON K1N 9K1 T: 613 241 8203

LEGAL DESCRIPTION: PART OF LOT 1 CONCESSION 11 (GEOGRAPHIC TOWNSHIP OF CUMBERLAND) PIN: 14563-1816(LT) & 14563-0513(LT) & 14563-0514(LT)

ADDRESS: 2405 & 2419, MER-BLEUE ROAD OTTAWA, ON K4A 3V1

AREA OF SITE: 52 457m² (564 642ft²)

GROSS FLOOR AREA: 7 873m² (84 713ft²)

GROUND FLOOR AREA: 4 289m² (46 167ft²)

SECOND FLOOR AREA: 1 940m² (20 939ft²)

THIRD FLOOR AREA: 1 639m² (17 628ft²)

LOT COVERAGE: 8.17%

ZONING PROVISION	REQUIRED	PROVIDED
PARKING, QUEUING AND LOADING PROVISIONS:		
PARKING RATES	93 Spaces (C) Classroom x (31) Classroom (D) Table 101, Row N80 (Subject to 2017-302)	89 Standard Spaces 2 Type A Accessible Spaces 2 Type B Accessible Spaces 89 Total Spaces
PARKING SPACE DIMENSIONS	106 (1) (a) min 2.5m width (b) 5.2m width	2.5m width 5.2m width
aisle & driveway	107 (1) (a)(iv) 6.0m driveway lane 107 (1) (c)(i) 6.7m aisle width	>6.0m driveway >6.7m aisle width
LOCATION OF PARKING	N/A	yes
LANDSCAPING	110 (1) (a) (b) min 15% of parking lot 3m buffer width	>15% yes
REFUSE COLLECTION	110 (3) (a) min 9m from lot line abutting public street min 3m from other lot line screened from view	yes waste stored below grade screened with soft landscaping
BICYCLE PARKING RATES	Table 111(a)(i) 1 space per 100m ² 111 (3), (4), (5), (7), (9) 78.73 spaces required	80 spaces
LOCATION OF BICYCLE SPACES	Table 111(b)(a) 0.6m x 1.8m 111 (9) 1.5m access aisle	yes 0.6m x 1.8m 1.5m access aisle
LOADING SPACE RATES	Table 113(a)(a) 1 space	2 space
LOADING SPACE DIMENSIONS	Table 113(a)(iv) 6.0m driveway width 113(b)(i) 5.0m access width 113(b)(c) 3.5m min width 113(b)(d)(i) 7.0m min length 113(b)(f) yes	>6.0m driveway width 7.0m access width >3.5m width 7.0m length yes
ZONING PROVISIONS:		
ZONE REGULATIONS	Table 175A (a) 15m min lot width (b) 400m ² min lot area (c) 6m front setback (Along Mer-Bleue Rd) (d) 3m rear yard setback (e) 3m side yard setback (f) 4.5m corner side yard setback (g) 4 storeys building height	150.85 m 52 457m ² >6m setback >3m setback >4.5m setback 13m max height (3 storeys)

The interim design of Mer-Bleu/Renaud intersection Property Plan was provided via email on December 19, 2024 by Josiane Gervais, P.Eng. Project Manager, Infrastructure Approvals | GPRJ Infrastructure Request Approval, Planning, Development, and Building Services Department | Planning, Development, and Building Services Branch City of Ottawa | Ville d'Ottawa.

SITE PLAN (INTERIM MER-BLEUE ROAD ALIGNMENT)

6 April 04, 2025 Re-issued for Site Plan Control

no. date revision / issue by

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CAROLYN M. JONES
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project title

**NOUVELLE ÉCOLE
SECONDAIRE
PUBLIQUE ORLÉANS
SUD**

Orleans South Ontario

drawing title

**SITE PLAN - INTERIM
MER-BLEUE ROAD ALIGNMENT**

date	April 04, 2025	job. no.	
scale	As indicated		3024
drawn	DH	drawing no.	
approved	CJ/PD		A001a
plot date	4/6/2025 8:51:31 PM		

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