

PLATINUM BENCH WINERY

PROJECT AND SITE DATA

Street Address: 4120 BLACK SAGE ROAD, OLIVER, BC

Municipality: RDOS, BC

Legal Description: Lot 2, Plan KAP30096, District Lot 2450S, Similkameen Div of Yale Land District, Except Plan 37902

Applicable Codes and Bylaws: British Columbia Building Code 2018 (BCBC 2018)
National Energy Code of Canada for Buildings 2017 (NECB 2017)
RDOS, Zoning By-law No. 2459-2008

Building Form - MIXED USE - WINERY, BAKERY, & RESIDENTIAL
2 Storeys + Walk-out Basement

Zoning - AG1
Land Use - Mixed Use

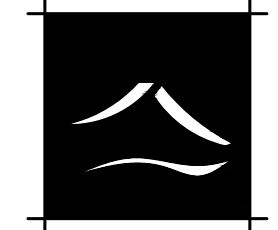
Gross Floor Area - Existing - 2,016 ft² / 187 m²
Gross Floor Area - Proposed - LEVEL 1 - WINERY = 2784 ft² / 259 m²
LEVEL 2 - TASTING / BAKERY = 2784 ft² / 259 m²
LEVEL 3 - LIVING = 2911 ft² / 271 m²

CONSULTANTS:

-	STRUCTURAL Structural Engineering by Elemental Structural Engineers Ltd. contact: Michael Naylor, M.Eng., P.Eng.
-	GEOTECHNICAL Geotechnical Engineering by contact:
-	HVAC AND PLUMBING Mechanical Engineering and Plumbing design by contact:
-	ELECTRICAL Electrical Engineering by contact:
-	SURVEY Survey by contact:
-	CIVIL Site Consultation by contact:

DRAWING SET LIST

A001	TITLE SHEET, PROJECT INFORMATION, DRAWING SET LIST
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A201	REAR - WEST ELEVATION
A202	SIDE- NORHT ELEVATION
A203	SIDE- SOUTH ELEVATION



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209-212 Main Street
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250-770-1104

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project title

PLATINUM BENCH WINERY

4120 Black Sage Rd, Oliver,
BC V0H 1T1

dwg. title

COVER SHEET

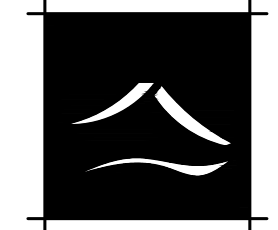
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ch: NG scale: NTS

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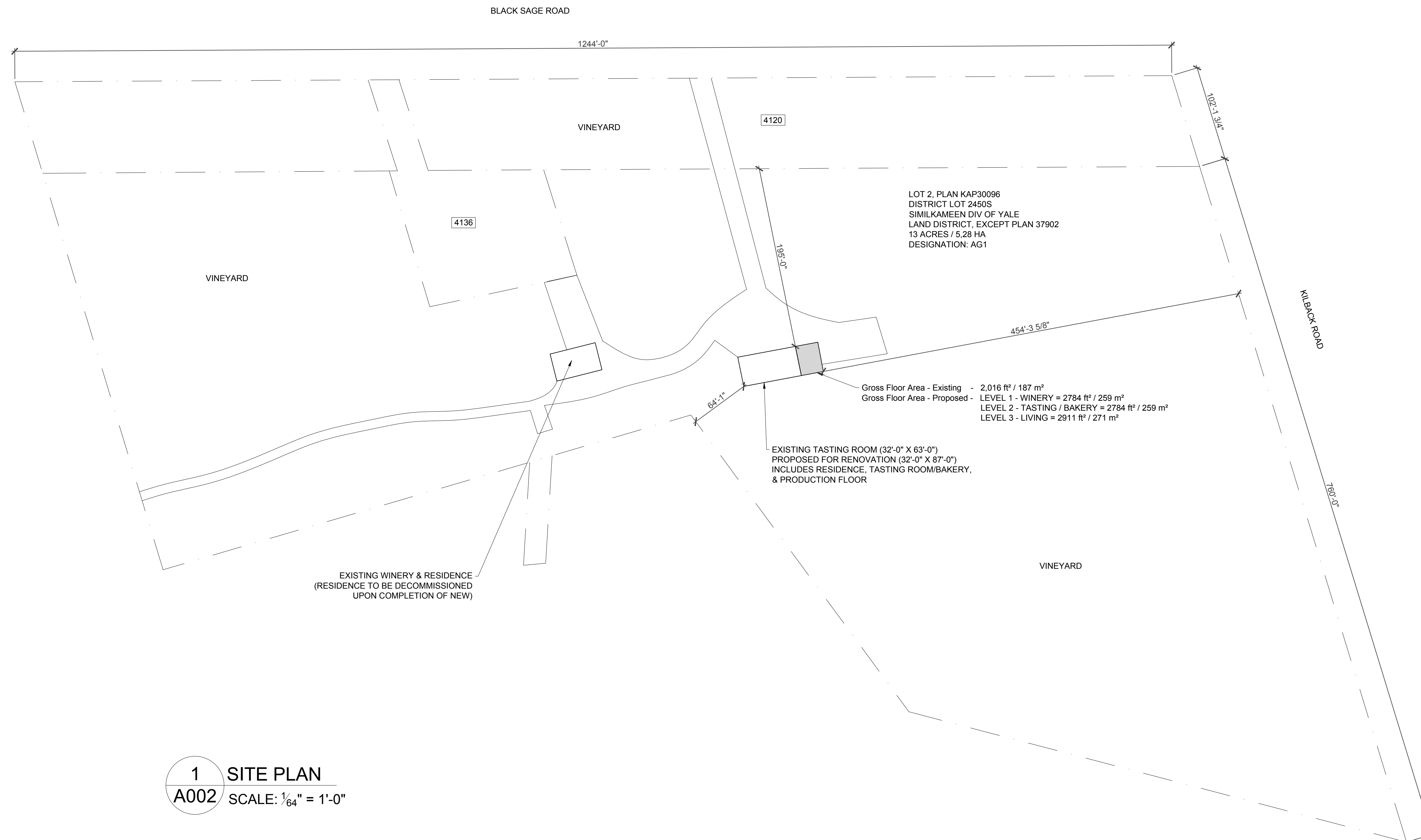
A001



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1 SITE PLAN
A002 SCALE: 1/64" = 1'-0"

project title
PLATINUM BENCH WINERY

4120 Black Sage Rd, Oliver,
BC V0H 1T1

dwg. title
SITE PLAN

dr: GV date: 2022.06.26
ch: NG scale: 1/64" = 1'-0"

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sheet no.
A002

NOTES

Unless directly specified, any and all requirements of applicable government building or other codes take precedence over these notes. These Notes are for buildings governed by the British Columbia Building Code 2018 (BCBC 2018), and by the current version of the ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings. Errors and omissions in these notes must be brought to the attention of *Norman Goddard Architecture + Civil Design* (hereafter referred to as *The Architect*) immediately.

GENERAL NOTES

- All notes on this sheet apply to all drawings and documents listed in the "Drawing List" found on sheet A-001 and any further documents supplied by *The Architect*.
- The Architect* bears no responsibility for the interpretation of these contract documents by the contractor. However, upon written request, *The Architect* will provide reasonable written or graphic clarification or supplementation regarding the intent of the contract documents.
- Architectural drawings are to read in conjunction with other related drawings and documents with regard to dimensions and elevations; the presence of openings, inserts and existing underground services; and all structural and mechanical/electrical elements.
[Any discrepancies must immediately be reported to *The Architect* in the form of a written note.]
- Prior to the commencement of work, the Contractor shall compare all related Architectural Sets along with all other contract documents in order to confirm and verify all dimensions, field measurements and existing conditions which are required to perform the work. If discrepancies are discovered, the more stringent provisions shall apply unless otherwise approved. The contractor is also to report any discrepancies with code compliance to *The Architect* for resolution.
[Any discrepancies must immediately be reported to *The Architect* in the form of a written note before any work is commenced]
- Written specifications govern over drawings. Within drawings, written indications (including dimensions) govern over drawn indications. In any cases of conflict between written indications, the more stringent provision shall apply unless otherwise noted.
[Any discrepancies must immediately be reported to *The Architect* in the form of a written note.]
- Any discrepancies between the Architectural Set and any other set of drawings is to be reported to *The Architect* immediately for review and resolution.
- It is the responsibility of the Contractor to satisfy structural requirements necessary to implement these plans.
The Architectural Set contains no structural design. The Architectural Set contains the dimensioned locations of all structural elements. The Structural Drawing Set governs all structural design and requirements. Where structural elements are indicated on the architectural drawings, this is for reference only and is not to be understood to be any form of structural specification. All structural requirements and specifications, including all structural elements (their size, bearing and other requirements) are to be taken from the Structural Drawing Set provided by the Structural Engineer of Record (hereafter referred to as the Structural Engineer). The only structural information is that which has been noted on the structural plans which have been stamped by the Structural Engineer.
[Any issues regarding discrepancies or constructability must immediately be reported to *The Architect* in the form of a written note.]
- The LOCATION of all exposed or finished mechanical or electrical devices, fittings, and fixtures which are indicated on the Architectural Set shall govern over the Mechanical and Electrical Drawing Sets.
- Drawings are never to be scaled for construction purposes.
[Any missing dimensions or dimensional discrepancies must immediately be reported to *The Architect* in the form of a written note.]
- These drawings show the requirements for completed work only. The design and implementation of all false-work, shoring, re-shoring, underpinning, bracing, and other such requirements of construction are and remain the sole responsibility of the Contractor. All such work must conform to current WCB standards.
- The review of shop/erection drawings by *The Architect* constitutes a review for design conformance only. The detailed design remains the responsibility of the Contractor/Fabricator. The assembly and erection of shop drawn components is only to be done with reference to shop/erection drawings which have been reviewed and accepted (by written instrument or stamp) as final by *The Architect*.
- The drawings in this set show design work intended to meet the requirements of the BCBC 2018.
- The design and implementation of standard component items, including their attachment to the structure, is the responsibility of the Contractor and its suppliers, subcontractors and manufacturers.
- The drawings and documents listed in the "Drawing List" found on sheet A-001 are provisional unless marked as "Issued For Construction" as a complete set comprising the Architectural Set.
- All contractors, suppliers and sub-trades must ensure that they perform their work with reference to the most RECENT set of drawings issued as "Issued for Construction."
- All work is to be carried out in conformance with the most current adopted editions of all Codes and Bylaws of the authorities having jurisdiction over the construction location.
- Falsework, scaffolding, and formwork shall be designed in conformance with:
CSA S269.1, "Falsework for Construction Purposes",
CAN/CSA-S269.2-M, "Access Scaffolding for Construction Purposes", or CN/CSA-S269.3-M, "Concrete Formwork"
- At all times, Workers Compensation Board of British Columbia standards are to be followed.
- Any deviations from the approved project construction documents shall be discussed with *The Architect* prior to commencement of work. No modifications are to proceed without approval of *The Architect*.
- No substitutions of materials shall be permitted without approval for *The Architect*. Where a manufacturer and/or model number is not specified for a particular item, the Contractor shall choose a reputable manufacturer, select a model within a moderate price range and submit information to *The Architect* for approval.
- All construction work is to be completed to current industry standards. Any work deemed unacceptable by *The Architect* is to be reworked to meet an agreed-upon standard.
- Contractor to ensure that proper insurances are in place for the duration of the project. Owner is to purchase required insurances. All applicable construction insurance certificates indicating type and amount of coverage are to be supplied to the Contractor.
- Contractor to ensure that all required construction insurance coverage policies have been reviewed by owner and are in place prior to commencement of construction.
- It is the Contractor's responsibility to determine construction scheduling and assembly sequences and to ensure the safety of the building and component parts during construction.
- The specification in these notes for notifications and other communications to be "in the form of a written note" is satisfied by their being legibly written and signed, printed and signed, or electronically sent as an email from the Contractor's business email address.
- All elevations are to Geodetic Datum.

SITE WORK

- Contractor is to coordinate the installation of temporary and permanent utilities, and review them with the Owner and *The Architect*.
- Traffic control and pedestrian safety are the sole responsibility of the contractor. All re-direction of vehicular and pedestrian traffic is to be reviewed and coordinated with the *Authority Having Jurisdiction* prior to commencement of traffic control events.

FOOTINGS AND FOUNDATIONS

- All footing and foundation work is to comply with the Structural Engineer's specifications regarding dimensions and the size and placement of reinforcing steel.
- All footings are to bear on undisturbed native soil. All spread footings shall bear on soil capable of the bearing pressure specified by the Structural or Geotechnical Engineer without failure or undue settlement. The Contractor must carefully inspect soils exposed during any excavation and report any conditions unexpected or incongruous to those anticipated at the time of the structural (footing/foundation) design. Any soil or fill discovered during construction to possibly have a lower allowable bearing pressure must be reported. The Contractor is not to make any decision concerning soil issues, but report directly to *The Architect*. This includes reporting any conditions which do not appear to directly involve the foundation construction.
The addition of retaining walls and any alteration to the footing design must be provided for according to the specification of the Structural or Geotechnical Engineer.
[Any such ground related issues, be they soil or rock related, anywhere on the site, must be immediately be reported to *The Architect* in the form of a written note.]
- The Contractor is responsible for all temporary drainage during excavation & foundation placement. Such drainage must not impact or unduly erode existing surface conditions and must prevent all materials other than water to leave the site and enter the public water removal system.
- Newly poured foundation, retaining walls and other retaining walls are not to be backfilled until concrete has cured for minimum of 14 days unless otherwise approved in writing by the Structural Engineer.
- All footings shall be centered on bearing columns and walls unless otherwise specified or agreed to in writing by the Structural Engineer.
- The elevations of footings contained in these documents are estimated and only to be used for bidding purposes. It is understood that they may vary according to actual site conditions. The Contractor is to establish footing elevations based upon all requirements including those of the BCBC 2018, special climatic/weathering/drainage issues, maximum slopes, and Architectural, Electrical and Mechanical information/requirements.
[The Contractor should rely on *The Architect* and the appropriate Structural/Geotechnical Engineer to determine the best solutions for this.]
- Bearing surfaces are to be protected from freezing both before and after footings are placed.
- Footing drain pipe to conform to current applicable code and ordinance requirements.
- All backfill to conform to BCBC 2018 requirements.

CONCRETE AND REINFORCING STEEL

- All concrete construction shall conform to the specifications in the Structural and /or Geotechnical Drawing Sets along with the pertinent specifications contained in:
 - 4.0.1 CSA A23.1, "Concrete Materials and Methods of Concrete Construction."
 - 4.0.2 CSA A23.3, "Design of Concrete Structures."
 - 4.0.3 CSA-A3001, "Cementitious Material for use in Concrete."
 - 4.0.4 CSA S 304, "Design of Masonry Structures."
- [Any questions, discrepancies or other issues requiring a decision must immediately be reported to *The Architect* in the form of a written note. *The Architect*, along with the appropriate engineer, will render a decision and provide the necessary direction.
- FINISHES: All necessary precautions are to be taken to ensure concrete achieves the finish specified by *The Architect*. This includes but is not limited to proper forming, proper form materials, mix design, site care and adequate vibration. All concrete is to be protected against damage during the stripping of formwork, and all subsequent construction activities.
- The Architectural Set provides all information relative to elevations of slabs, column tops and other concrete elements. These drawings also specify drainage slopes and the location of all reglets, reveals, and corner treatments (outside corner chamfers or the lack thereof). These drawings also specify all finishing information.
- The location, form and size of all blockouts, nailers, conduit, ducts, pipes, sleeves and other openings must receive the approval of the Structural Engineer before they are placed, formed or cut.
- The location and detailing of expansion as well as construction sequence joints must follow their determination in the Architectural Set. Such joints ARE NOT to be placed at the Contractor's discretion.
[Any Discrepancies between design and structural drawings sets must immediately be reported to *The Architect* in the form of a written note before any such work is begun.]
- Special attention is to be paid to all hot (+25 deg. Celsius) and cold (3 to -10 deg. Celsius) concrete placement. If in doubt consult with *The Architect* or the Structural Engineer or follow the requirements of CSA A 23.1, and f1009 9.3.1.9 of the BCBC 2018.
- Measures must be taken to minimize shrinkage cracking during the curing stage; including covering and dampening the pour.
- Steel reinforcing shall strictly conform to the Structural Engineer's specifications, and where noted on the drawings, shall be checked by the Structural Engineer before any concrete is placed.
- All steel reinforcing shall conform to CAN/CSA G30.18, "Carbon Steel Bars for Concrete Reinforcement".
- Reinforcing steel shall be accurately placed, chaired and securely tied. The maintenance of specified cover is to be ensured and reinforcing steel placement is to be prevented. All chairs are to be plastic and all tie wire is to be plastic coated.
- Use templates to accurately place reinforcing steel in columns and zoned areas.
- Minimum wall and slab reinforcing is specified by the Structural Engineer. This includes bar sizes and spacing as well as the location of all splices. No alternatives shall be permitted without the prior written approval of the Structural Engineer.
[If there are any problems following the Structural Engineer's specifications, any required clarification must immediately be reported to *The Architect* in the form of a written note.]
- All reinforcing bars are to be continuous and properly lapped where spliced. Horizontal reinforcing is to be bent and lapped at all corners and intersections. Refer to engineering notes for minimum lap lengths (including for dowels) and for specific bar sizes.

WOOD FRAMING

Unless specified otherwise by *The Architect* or the Structural Engineer, the following applies:

- N/A
- Any framing in contact with concrete shall be pressure treated. Sill plates in contact with concrete shall also be provided with a sill gasket to separate the two materials. All other wood surfaces in contact with concrete shall be protected with a *peel and stick* adhered bituminous membrane.
- All framing, bridging, blocking and nailing shall satisfy the requirements of the BCBC 2018.
Solid blocking or bridging shall be provided as per the BCBC 2018 to satisfy the structural requirements; to support resistance to forced entry for doors; to support the attachment of handrails and the like; to restrain the bottoms of joists; to support non-loadbearing walls which are parallel to floor joists and dwarf walls used to support rafters or joists; to prevent sideways buckling of loadbearing interior walls which are to be left unfinished; to restrain joist bottoms which carry a finished ceiling; to provide edge support for panel-type subflooring or roof sheathing; or to provide structural attachment for cladding.
Solid blocking or bridging shall be provided at 7'-0" high for all vertical spans greater than 10'-0" to restrain and prevent sideways buckling.
- All built up beams and posts shall consist of a min. 2 members. The number of laminations in built-up studs (posts) shall match the number of laminations in the built-up member being supported. Laminated studs shall align directly under the beam ends (absolutely no offset is permitted) and provide full bearing across their end area. Such point loads are always to be carried directly down to the concrete foundation proper. Loads must bear on foundation walls with proper footings. Loads are not permitted to land off centre of these wall, nor bear directly or in part upon a simple slab.
- All joist spaces below point loads must be fully double blocked. Enquire of *The Architect* or the Structural Engineer to ensure blocking shall be structurally sufficient in these situations.
- Unless otherwise specified, lintels shall bear upon double cripples.
- Joists are to be installed doubled up beneath non-load bearing partitions which run parallel to them.
- N/A
- Refer to Structural Drawing Set for the location and design of shear walls. Exterior bearing walls shall be constructed, unless otherwise noted by the Structural Engineer, with D.F. plywood (DFP) exterior grade sheathing (thickness per assembly) attached directly to one side of the wall studs. All sheathing is to be placed with the face grain running perpendicular to supporting members in a staggered joint pattern.
- Refer to the Structural Drawing Set to hold down anchor requirements (i.e. *Simpson Strong-Ties*) for shear and exterior load bearing walls beyond those specified in note 5.9. Likewise, refer to the Structural Drawing Set for any other attachment requirements for these walls (i.e., top attachment to framing structure of floors, roofs, and ceilings.)
- Holes drilled in roof, floor, or ceiling framing shall not be larger than one quarter the depth of the member and shall be located less than 50mm (2") from the edges, unless the depth of the member is increased by the size of the hole.
- Follow Engineer's instruction notes when constructing a Permanent Wood Foundation (PWF).

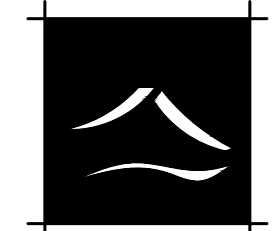
STEEL FRAMING - LOAD BEARING

- All steel framing is to comply with the Structural Engineer's Specifications.
- Structural members made of structural steel shall conform to CSA S 16, "Design of Steel Structures".
- Structural members made of cold-formed steel shall conform to CSA S136, "North American Specification for the Design of Cold-Formed Steel Structural Members."

STEEL FRAMING - NON-LOAD BEARING

- All non-load bearing steel framing is to comply with the Structural Engineer's specifications.
- Steel studs and runners shall conform to AISI S 201, "North American Standard for Cold-Formed Steel Framing - Product Data."
- Screws for the application interior finish materials to steel studs, runners and furring channels shall conform to ASTM C 1002 "Steel Self-Piercing Tapping Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs", or ASTM 954, Steel Drill Screws for the Application of Gypsum Panel Products of Metal Plaster Bases to Steel Studs from 0.33in. tp 0.112in."
- Interior finish shall be installed on steel stud framing and shall be fastened with screws spaced at the appropriate spacing described in the BCBC 2018 for the particular application. Screws are to penetrate not less than 10mm (1") through the metal.
- The size and spacing of steel studs for non-loadbearing interior walls shall conform to table 9.24.2.1. in BCBC 2018 (Based on a single layer of 12.7mm GWB sheathing installed on each side of the stud. Where one side is not accessible, gypsum panels only one side will suffice).
Unless otherwise specified by the Structural Engineer, the size and spacing of the steel studs for non-loadbearing exterior walls shall conform to table 9.24.2.5. in BCBC 2018:

Min stud size	metal thickness	max stud spacing	max wall height
30x91 mm	0.69mm	300mm (11.8")	3.3m (10'-9")
		400mm (16")	2.7m (8'-10")
		600mm (24")	2.4m (7'-10")
30x91 mm	0.85mm	300mm (11.8")	3.6m (11'-9")
		400mm (16")	3.0m (9'-10")
		600mm (24")	2.7m (8'-10")
30x91 mm	1.00mm	300mm (11.8")	4.0m (13'-1")
		400mm (16")	3.3m (10'-9")
		600mm (24")	3.0m (9'-10")
- Runners for interior non-loadbearing walls shall have a thickness not less than the thickness of the corresponding studs and shall have not less than 30mm flanges.
- Runners shall be provided at the tops and bottoms of walls.
- Runners shall be securely attached to the building at approximately 50 mm (2") from the ends, and at intervals of not more than 600mm (24") o.c. for interior walls.
- Fasteners used for attachment of runners shall consist of the equivalent of 63 mm nails of 25 mm screws.
- Studs at openings and which are not full wall height shall be supported by a runner at the ends of the studs, securely fastened to the full length studs at the sides of the opening.



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GENERAL NOTES 1

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A003

NOTES

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GYPSUM WALL BOARD

- 8.0 Gypsum board installation shall comply with the Section 9.25.5 of the BCBC 2018. For applications not described in that section, installation shall comply with CAN /CSA-A62.31-m, "Gypsum Board Application".
- 8.1 Gypsum board in bathrooms shall be of waterproof type:
 - Min 1'-6" above all countertops
- 8.2 Gypsum Board shall be installed as shown on the drawings and wall type legend.
- 8.3 In cold weather, heat shall be provided to maintain a temperature not below 10 deg. Celcius for 48h prior to taping and finishing and maintained for not less than 48h thereafter.

DOORS / WINDOWS AND GLASS

- 9.0 All window framing heights are noted in window schedule.
- 9.1 All windows are to be provided with screens unless otherwise noted.
- 9.2 All fenestration is to meet max U-factor and minimum R-Value requirements for Non-residential construction as detailed within Table 5.5.6 of ANSI/ASHAE/IESNA 90.1.
- 9.3 Windows, doors, skylights and their components shall be designed and constructed in accordance with -AAMA/WDMA/CSA 1011/S.2/A440, "NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights"
 - CSA A440SI, "Canadian Supplement to AAMA/WDMA/CSA 1011/S.2/A440, "NAFS - North American Fenestration Standard / Specification for Windows, Doors, and Skylights."
- 9.4 Glass or transparent doors shall be designed and constructed so that the existence and position of the door is readily apparent, by attaching non-transparent hardware, bars or other permanent fixtures to it.
- 9.5 Tempered or laminated safety glass is to be provided for:
 - glass sidelights greater than 500mm (20") wide,
 - glass in entrance doors, where the glass extends to less than 900mm (3'-0") from the bottom of the door and exceed 0.5 sq.m
 - all windows that extend below 900mm (3'-0") above finished floor level,
 - all sliding glass partitions
- 9.6 Transparent panels that could be mistaken as a means of egress shall be protected by barriers or railings.
- 9.7 Operable windows are to be protected by a guard or restrictor in accordance with 9.8.8.1 of the BCBC 2018.
- 9.8 Double glazed units to have inner lit of laminated glass with acoustic interlayer.

ROOFING

- 10.0 Min. 2% slope (1 in 50) is to be maintained on all roof surfaces. Roofs must slope away from walls and/or parapet walls.
- 10.1 Venting and drainage are to be provided in accordance with BCBC 2018, and roofing manufacturer's specifications.
- 10.2 Valley flashing and eave protection is to be provided as per 9.26 of the BCBC 2018.

INSULATION

- 11.0 All walls, ceilings, and floors separating heated space from unheated space, exterior air or exterior soil shall be provided with insulation levels meeting or exceeding the levels specified in the Assembly Schedule.
- 11.1 Thermal Insulation is to be installed in compliance with 9.25.2 of the BCBC 2018.
- 11.2 Insulation located in areas where it may be subject to mechanical damage shall be protected by a covering such as gypsum board, or plywood as per BCBC 2018.

ENERGY EFFICIENCY

- 12.0 The Architectural Drawing Set shows design work intended to meet prescriptive requirements of the current version of ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings.
- 12.1 Building Envelope is to meet maximum U-factor and minimum R-value requirements for Non-Residential construction as detailed within Table 5.5.6 of ANSI/ASHRAE/IESNA 90.1.
- 12.2 Air Leakage:
 - A continuous air barrier system is to be provided that complies with 5.4.1.2 and 9.36.2.9 of the BCBC 2018
 - The continuous air barrier in the building envelope shall be wrapped, sealed, caulked, gasketed or taped in an approved manner to minimize air leakage, including:
 - Joints around fenestrations and frames
 - Junctions between walls and floors, between walls and building corners, and between walls and roofs
 - Penetrations through air barriers
 - Building assemblies used as ducts or plenums
 - Joints, seams, connections between planes
- 12.3 Air barriers are to be constructed to comply to 9.36.2.10 of the BCBC 2018.
- 12.4 Where the air barrier system consists of rigid-type material, all joints are to be sealed.
- 12.5 Sealant material used for the purposes of creating continuous air barrier system is of the non-hardening type unless otherwise approved by *The Architect*.

MOISTURE PROTECTION

- 13.0 Clearance of not less than 200mm (8") is to be provided between finished ground and cladding adversely affected by moisture.
- 13.1 Clearance of not less than 50mm (2") is to be provided between a roof surface and cladding that is adversely affected by moisture.
- 13.2 A rainscreen assembly with a capillary break is to be provided as specified in the Wall Assembly Schedule, and is to be installed to meet the requirements of 9.27.3 "Second Plane of Protection" in the BCBC 2018.
- 13.3 Flashing is to be provided between horizontal junctions between cladding elements, horizontal offsets in cladding, horizontal lines where cladding material changes.
- 13.4 Flashing is to be provided at all intersections between roofs and walls, chimneys and/or guards.
- 13.5 Flashing is to adhere to 9.27.3.8 of the BCBC 2018, "Flashing Installation".

SOIL GAS CONTROL (radon control)

- 14.0 All wall, roof, and floor assemblies separating conditioned space from the ground are to be protected by an air barrier system conforming to 9.25.3 of the BCBC 2018.
- 14.1 The rough-in for a sub-floor depressurization system that can provide future protection of conditioned space that is separated from the ground by a wall, roof, or floor is to be provided in accordance with 9.13.4 of the BCBC 2018 as per drawings supplied by the Mechanical Engineer.

HVAC

- 15.0 Any discrepancies between the Architectural Set and the Mechanical Drawing Set are to be reported immediately to *The Architect* for review and resolution.
- 15.1 HVAC design is to comply with Part 6 of the BCBC 2018.
- 15.2 Hvac design is to comply with all applicable articles of Section 6, *Heating, Ventilating and Air-conditioning* in the current version of the ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings.
- 15.3 All mechanical ventilation must be properly balanced.
- 15.4 Exhaust fans are to be installed in all water closets, unless the water closet is being served by the principal ventilation system exhaust fan.
- 15.5 All vents must be properly screened.
- 15.6 Systems for the ventilation of commercial cooking equipment shall be designed, constructed and installed to conform to NFPA 96, "Ventilation Control and Fire Protection of Commercial Cooking Operations".
- 15.7 Fire protection system for commercial cooking equipment using vegetable oil or animal fat shall conform to ANSI/UL 300, "Fire Testing of Fire Extinguishing Systems for Protection of Commercial Cooking Equipment", or ULC/ORD-C1254.6, "Fire Testing of Restaurant Cooking Area Fire Extinguishing System Units".
- 15.8 Make-up air is to be provided from the outdoors in accordance with 6.3.2.8 of the BCBC 2018.

ELECTRICAL

- 16.0 Any discrepancies between the Architectural Set and Electrical Drawing Set are to be reported immediately to *The Architect* for review and resolution.
- 16.1 All electrical building components are to adhere to the Current Canadian Electrical Code.
- 16.2 Electrical components and design is to comply with all applicable articles of ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings.
- 16.3 A fire alarm and detection systems shall be installed in conformance with the requirements of the BCBC 2018, section 3.2.4.
- 16.4 Emergency lighting and power systems are to be provided in accordance with 3.2.7 of the BCBC 2018.
- 16.5 Lighting power allowances are to comply with applicable components of Section 9, in current version of ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings.
- 16.6 Exit Signage is to be provided in accordance with 3.4.5 of the BCBC 2018, including:
 - Every exit door shall have an exit sign over or adjacent to it
 - Every exit sign is to be visible on approach
 - Every exit sign is to be continuously illuminated

PLUMBING

- 17.0 Any discrepancies between the Architectural Set and Plumbing Drawing Set are to be reported immediately to *The Architect* for review and resolution.
- 17.1 Any and all plumbing systems are to be designed and installed in conformance with the requirements of the BCBC 2018 and the British Columbia Plumbing Code 2018.
- 17.2 Service water-heating system design is to comply with all applicable prescriptive-compliance-path articles in Section 7, *Service Water Heating* and in the current version of ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings.
- 17.3 Protection from deterioration by an impervious and durable material shall be provided:
 - On wall and floor surfaces below the top of a urinal, for a distance of not less than 900mm (36") in all directions from the projected outline of the urinal on the floor.
 - On floor surfaces surrounding a water closet for a distance of not less than 900mm (36") from the projected outline of the water closet on the floor.

SPRINKLER SYSTEMS

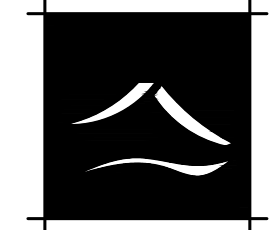
- 18.0 Any discrepancies between the Architectural Set and Fire Protection/ Sprinkler Design Set are to be reported immediately to *The Architect* for review and resolution.
- 18.1 Building is to be sprinkled as per BCBC 2018.
- 18.2 Any and all Sprinkler Systems are to be designed, constructed and installed in conformance with the requirements of the BCBC 2018 and NFPA13, "Installation of Sprinkler Systems".
- 18.3 A fire alarm system is to be provided in compliance with 3.2.4 Fire Alarm and Detection Systems in the BCBC 2018.

FIRE SEPARATIONS AND FIRE WALLS

- 19.0 The continuity of a fire separation is to be maintained where it abuts another fire separation, a floor, a ceiling, a roof, or an exterior wall assembly.
- 19.1 Penetrations in fire separations or fire rated assemblies are to be sealed with a fire stop, in accordance with 3.1.9.1 of the BCBC 2018.
- 19.2 Firewalls shall meet 3.1.10 of the BCBC 2018.
- 19.3 A Firewall shall extend from the ground continuously through all storeys of the building.
- 19.4 When a firewall is terminated at a parapet, the parapet shall extend above the roof surface to form a parapet not less than 150mm high for a firewall with a 2h fire resistance rating.

STAIRS AND GUARDS

- 20.0 Clear height over clear width of exit stairs shall not be less than 2050mm (6'-8 3/4")
- 20.1 The length and width of a landing shall be at least the width of the stairway in which it occurs, except in a straight run the length need not be more than 1100mm (43").
- 20.2 Stair Rise
 - is to be measured as the vertical nosing-to-nosing distance.
 - is to be a min 125mm (5")
 - is to be a max 180mm (7.08")
 - stair riser must be closed
 - Riser is to have a maximum rakeback of 38mm (1.5"), or the underside of the nosing with an angle of not less than 60 degree from horizontal
 - Risers shall have a uniform height in any one flight, with a maximum tolerance of 5mm (.02") between adjacent treads or landings, and 10mm (.04") between the tallest and the shortest riser in flight
- 20.3 Stair Run
 - is to be measured as the horizontal nosing-to-nosing distance.
 - is to be a min 280mm (11")
 - treads shall have a uniform run in any one flight, with a maximum tolerance of 5mm (0.2") between adjacent treads, and 10mm (0.4") between the deepest and the shallowest treads in a flight.
 - The top of the nosing of a tread shall have either a radius or a bevel between 6mm (0.25") and 10mm (0.4") in horizontal dimension.
- 20.4 Handrails
 - A stairway shall have a handrail on at least one side, but if it is 1000mm (43") or more wide, it shall have handrails on both sides.
 - Handrails shall be continuously graspable along their entire length and shall have a circular cross section with an outside diameter not less than 30mm (1.1") and not less than 43mm (1.7") or a non-circular cross section with a perimeter not less than 100mm (4") and not more than 125mm (5") and whose largest cross-sectional dimension is not more than 45mm (1.75")
 - Handrails shall be provided at a height between 865mm (34") and 1070mm (42"), measured vertically from the top of the handrail to a straight line through the stair's tread nosing.
 - Except where interrupted by doorways, at least one handrail is to be continuous throughout the length of the stairway or ramp including the landings.
 - Handrails are to be terminated in a manner which will not obstruct pedestrian travel or create a hazard (in accordance with A-3.4.6.5 (11) of the BCBC 2018).
 - At least one handrail at the side of the stairway is to extend horizontally not less than 300mm (1'-0") beyond the top and bottom of the stairway or ramp.
 - 50mm (2") clearance is to be maintained between the handrail and any surface horizontally beside it, or 60mm (2.36") if the surface behind the handrail is rough or abrasive.
 - Handrails and their supports to be designed and constructed to withstand the loading values specified by the Structural Engineer.
 - a ramp shall have handrails on both sides.
- 20.5 Guards
 - Every exit shall have a wall or well secured guard on each side where there is a difference in elevation of more than 600mm (23.6") between the walking surface and the adjacent surface, or where the adjacent surface within 1.2m (47.2") has a slope of more than 1 in 2.
 - Except as noted below, the height of guards for exit stairs and exit ramps are to be not less than 1070mm (42") measured vertically to the top of the guard from a line drawn through the outside edges of the stair nosing.
 - The height of guards for exit stairs and landing more than 10m (32.8') above the adjacent ground level shall be not less than 1500mm (5'-0") measured vertically to the top of the guard from the surface of the landing or from a line drawn through the outside edge of the stair nosings.
 - There shall be no opening that permits the passage of a sphere whose diameter is more than 100mm (4") through a guard for an exit.
 - All guards are to be designed so that no member, attachment or opening located between 140mm (5.5") and 900mm (35.4") above the level being protected by the guard will facilitate climbing.
- 20.6 Slip Resistance
 - The surfaces of ramps, landings and treads shall have a finish that is slip resistant, and shall have either a colour contrast or/and distinctive pattern, readily visible from both directions of travel, to demarcate the leading edge of the tread and the leading edge of the landing, as well as the beginning and end of a ramp [As per BCBC 2018, 3.4.6.1]



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project title

PLATINUM BENCH WINERY

**4120 Black Sage Rd, Oliver,
BC V0H 1T1**

dwg. title

GENERAL NOTES 2

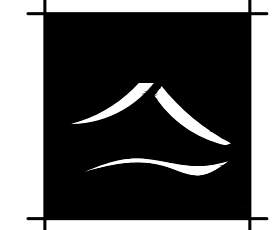
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NOTES

Unless directly specified, any and all requirements of applicable government building or other codes take precedence over these notes. These Notes are for buildings governed by the British Columbia Building Code 2018 (BCBC 2018), and by the current version of the ANSI/ASHRAE/IESNA 90.1 Energy Standard for Buildings Except Low-Rise Residential Buildings. Errors and omissions in these notes must be brought to the attention of *Norman Goddard Architecture + Civil Design* (hereafter referred to as *The Architect*) immediately.

SECONDARY COMPONENTS AND THEIR ATTACHMENT

- 21.0 Secondary components include but are not limited to the following:
- all cladding types attached to the exterior structure of the walls or to their sheathing,
 - roofing materials and their systems,
 - slab treatments and membranes,
 - windows: glazing, frames, mullions, skylights and storefront systems,
 - architectural components: guards and handrails, canopies, ceilings, box-outs and like details,
 - attachments and bracing required for electrical and mechanical elements,
 - elevators: doors and mechanisms, tracks and power systems,
 - building maintenance equipment: safety and window washing equipment, attachments, and anchor systems,
 - site elements: walkways, landscape elements, light standards, fencing, etc.
- 21.1 The detailing and design of the attachment of these components is not within the scope of the structural engineering of the project. The responsibility of this work lies with *The Architect* and the specified suppliers, manufacturers, and fabricators of the product components.
- 21.2 Any shop drawings of secondary components which show that their attachment may affect the principle structural design, the building envelope or the architectural design, must be approved by the Structural Engineer as well as *The Architect* before that work is carried forward. The review of such shop drawings will be for compliance with the contract documents only. The Contractor and Subcontractors retain the responsibility for the proper design and implementation of these elements.
- 21.3 All contractors, along with their installers and suppliers, are responsible for ensuring that they use connectors which do not threaten the primary structure through galvanic corrosion of incompatible materials (Metals).
- 21.4 All contractors, along with their installers and supplier, are responsible for ensuring that the secondary components which they attach to the building allow for the tolerances and differential movement inherent in the primary structural system. In particular, the following movements and deflections should be noted:
- vertical deflections in beams, slabs and decking
 - differential deflections of edge beams and slab edges
 - movement at expansion joints; perpendicular, parallel and vertical
 - horizontal drift caused by wind and earthquake between floors
- Secondary component/attachment design must satisfy these two conditions:
1. smaller drift without damage occurring to the secondary components,
 2. larger drift in which the intent is for the secondary components not to collapse.
- This responsibility may require that the Contractor(s) retain specialty engineering by qualified engineers registered in British Columbia who seal all necessary shop drawings and provide field reviews and sealed letters of assurance to the authorities having jurisdiction.

SHOP DRAWINGS AND PRODUCT DATA

- 22.0 Shop drawings and product data shall be submitted to *The Architect* for review BEFORE materials are ordered or construction begins.
- 22.1 Reviewed copies of all shop drawings and product data must be kept at all times at the site of construction for reference.

REGULATORY REQUIREMENTS

- 23.0 The Contractor shall coordinate all inspections and requirements with regulatory authorities as required and agreed to with those organizations.
- 22.1 The Contractor shall notify, in writing, *The Architect* of all such inspections and requirements in a timely manner.

FOR ASSEMBLY OCCUPANCIES

- 24.0 Minimum clear width of aisle accessways between rows of seats shall be calculated in accordance with NFPA 101, "Life Safety Code", except that the minimum aisle width shall be 400mm.
- 24.1 Non fixed seating shall conform to the British Columbia Fire Code.
- 24.2 As per BCBC 2018 3.4.6.7:
- the maximum slope of a ramp in and assembly occupancy is 1 in 10.
- the maximum slope of an exterior ramp is 1 in 10.
- 24.3 Door release hardware is to be provided as per BCBC 2018, 3.4.6.16 on a principle entrance door to a building as well as on every exit door, installed at a height between 900mm (35.4") and 1100mm (43") above the finished floor.
- 24.4 Where accessible washrooms are provided:
- Minimum entrance door width is to be 810mm (32")
- Water closet stalls and enclosures are to be designed to meet 3.8.3.13 of the BCBC 2018, including:
- Not to be less than 1500mm (59") wide by 1500mm (59") deep.
- Have a clear floor space in front of the stall of not less than 1500mm (59") wide by 1500mm (59") deep.
- Be equip with a door that meets 3.8.3.11.c of the BCBC 2018.
- Have a water closet located so that the distance between the centre line of the fixture and the wall on one side is 460mm (18.1") to 480mm (18.9")
- Be equip with an L-shaped grab bar that is mounted on the side wall closest to the water closet, and has a horizontal and vertical components not less than 760mm (30") long, mounted with the horizontal component 750mm (29.5") to 850mm (33.5") above the floor and vertical component 150mm (5.9") in front of the water closet.
- Be equip with a grab bar at least 600mm (24") long and centered above the water closet.
- Be equip with a coat hook mounted not more than 1200mm (47.2") above the floor on a side wall, and not projecting more than 50mm (2").
- Be equip with a toilet paper dispenser mounted on the side wall closest to the water closet, with the bottom of the dispenser 600mm (23.6") to 800mm (31.5") above the floor and the closest edge of the dispenser not more than 300mm from the front of the water closet.
- Universal washrooms are to be designed to meet 3.8.3.12 of the BCBC 2018, including:
- Have a minimum door width 810mm (32")
- Has a latch-operating mechanism located between 900mm (35.4") wide and 1100mm (42") above the floor that can be locked from the inside and released from the outside in case of emergency.
- Lavatory and mirror as per 3.8.3.15 of the BCBC 2018.
- One water closet with a clear floor space at least 900mm (35.4") wide that is parallel and adjacent to the open side of the water closet.
- Be equip with and L-shaped grab bar that is mounted on the side wall closest to the water closet, and has horizontal and vertical components not less than 760mm (30") long, mounted with the horizontal component 750mm (29.5") to 850mm (33.5") above the floor and the vertical component 150mm (5.9") in front of the water closet.
- Be equip with a grab bar at least 600mm (24") long and centered over the water closet.
- Be equip with a coat hook mounted not more than 1200mm (47.2") above the floor on a side wall, and not projecting more than 50mm (2").
- Be equip with a toilet paper dispenser mounted on the side wall closest to the water closet, with the bottom of the dispenser 600mm (23.6") to 800mm (31.5") above the floor and the closest edge of the dispenser not more than 300mm from the front of the water closet.

project title

PLATINUM BENCH WINERY

4120 Black Sage Rd, Oliver,
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dwg. title

GENERAL NOTES 3

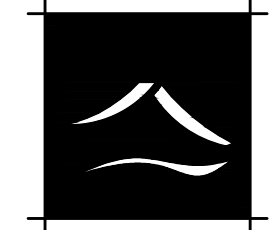
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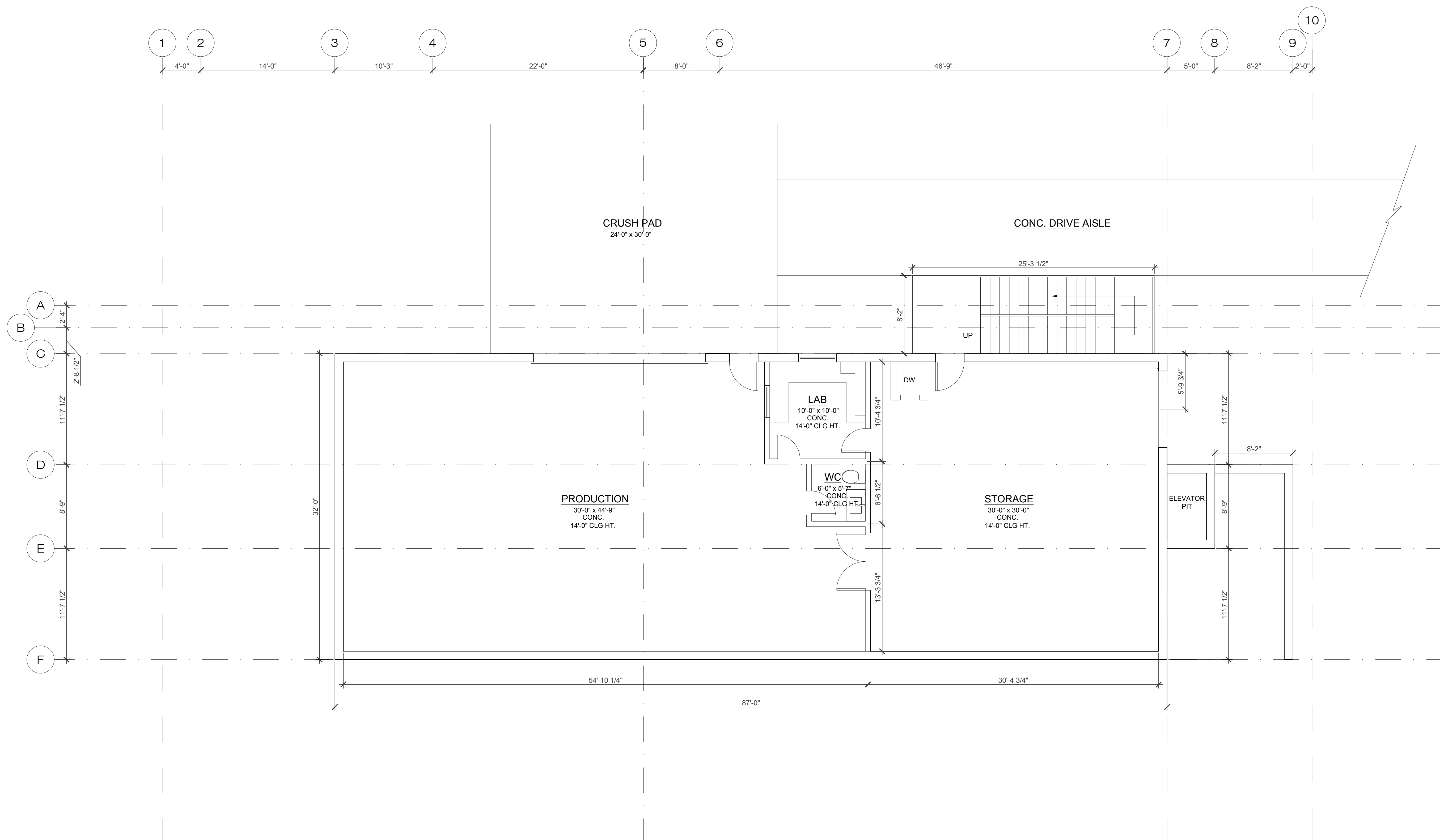
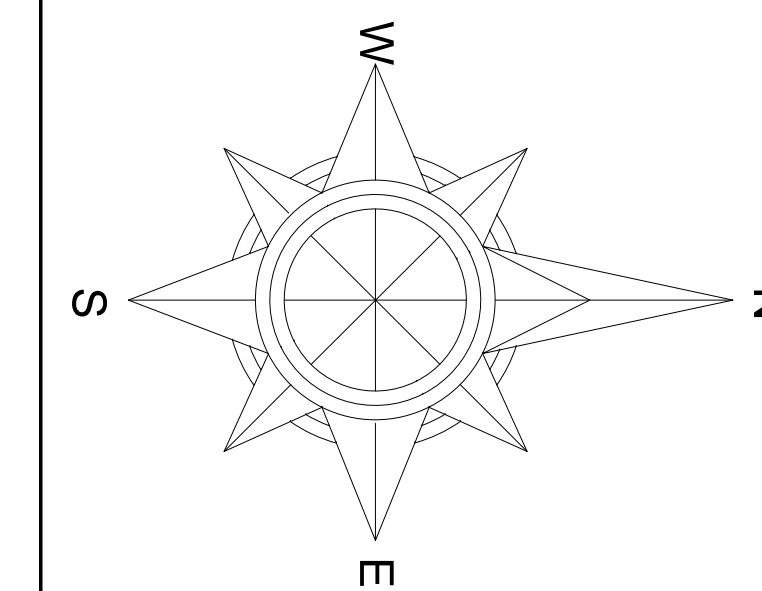
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1 LEVEL 1 - WINERY - FLOOR PLAN
A-100 3/16"=1'-0"

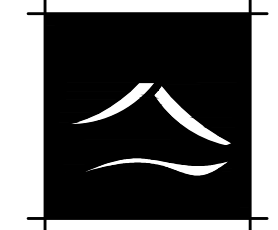
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**LEVEL 1 - WINERY
FLOOR PLAN**

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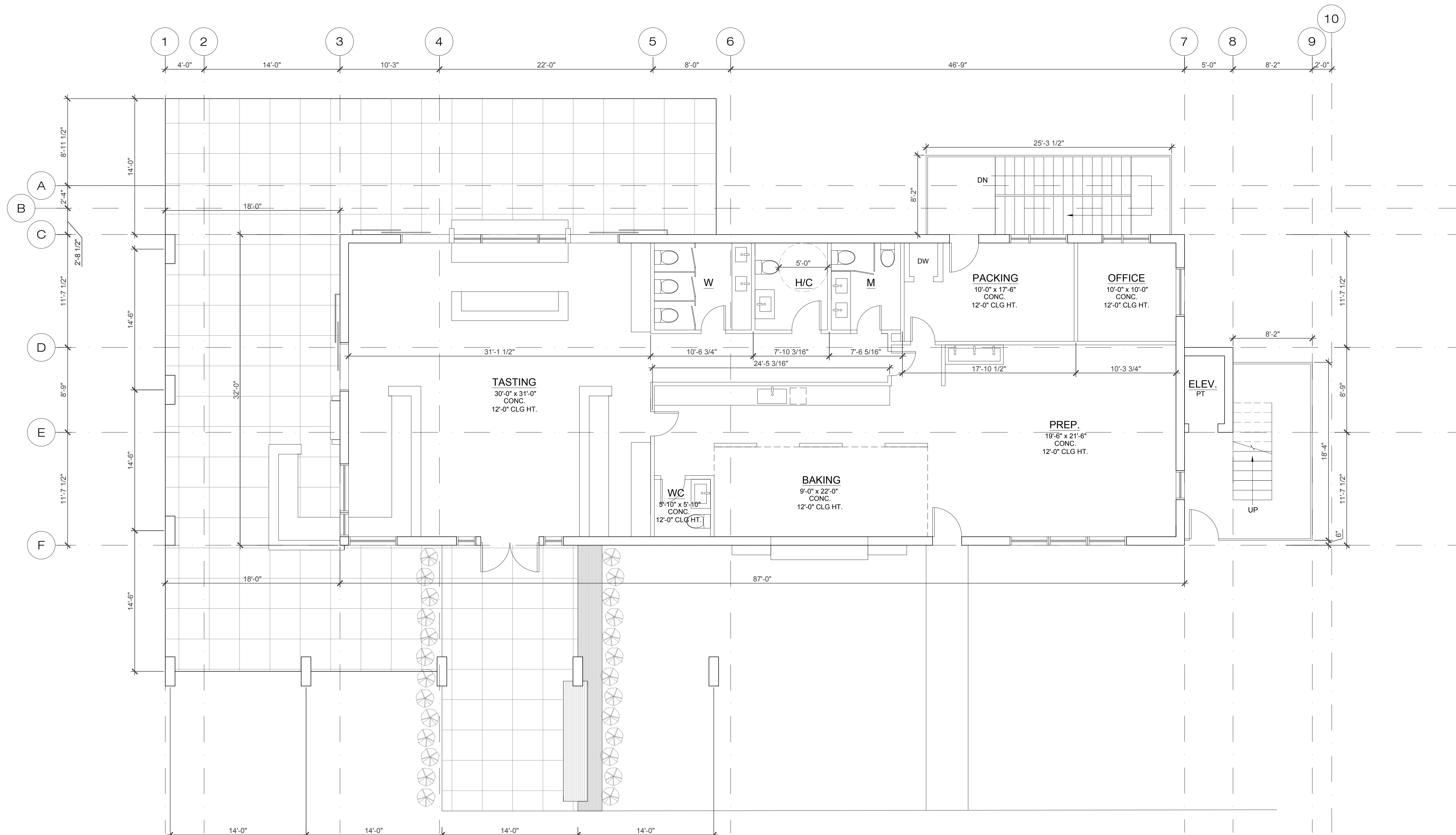
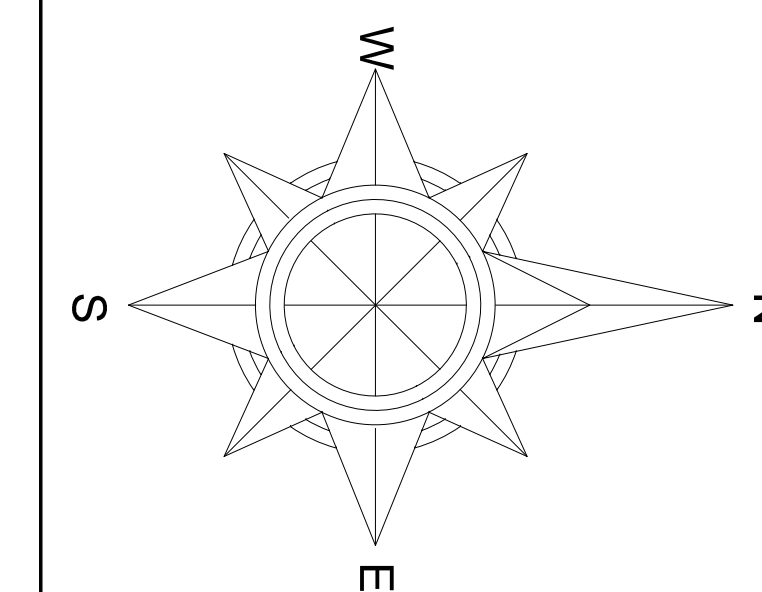
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1 LEVEL 2 - TASTING / BAKERY - FLOOR PLAN
A-101 3/16"=1'-0"

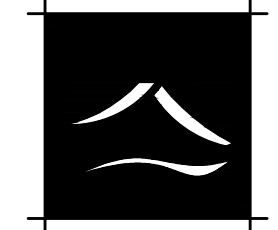
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**LEVEL 2 - TASTING/BAKERY
FLOOR PLAN**

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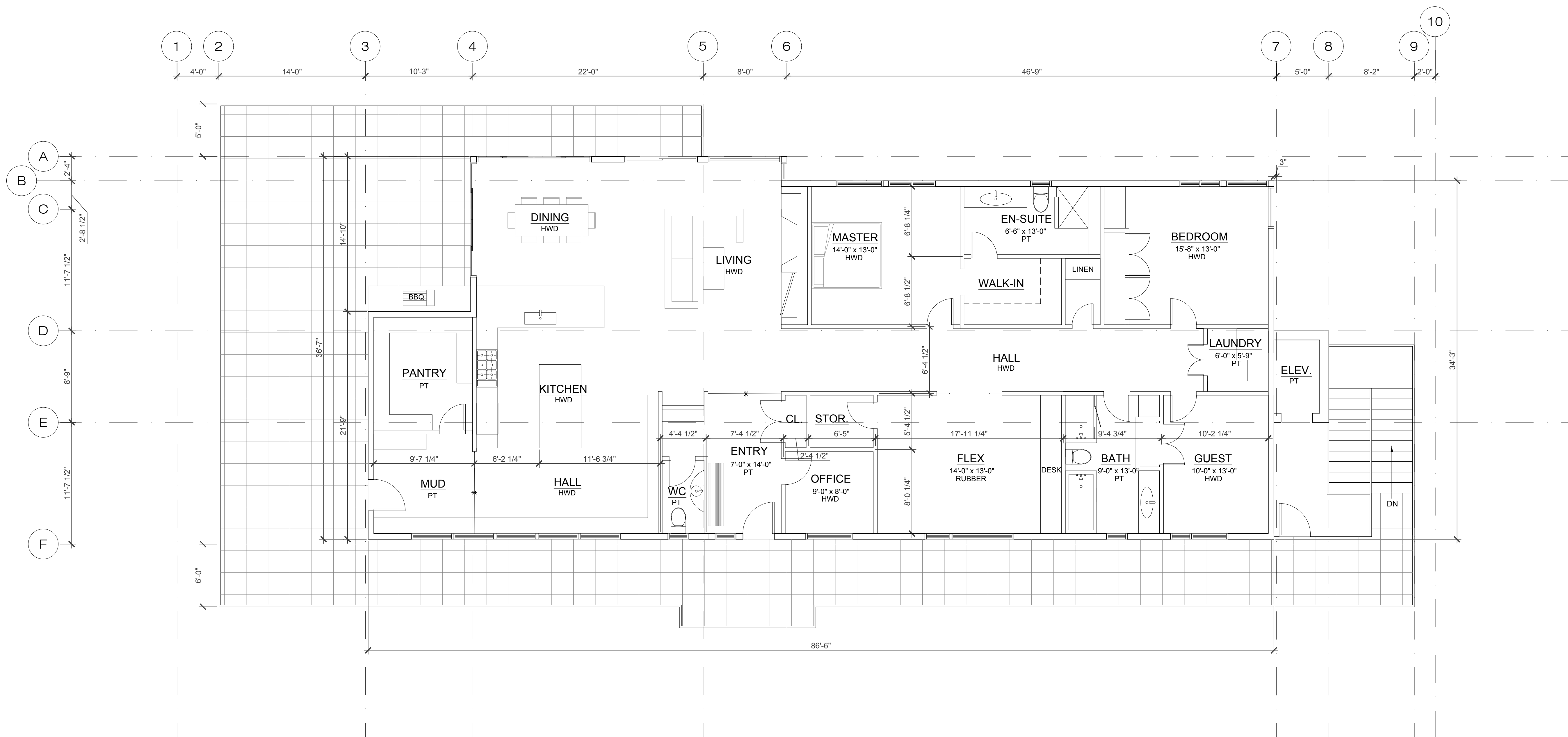
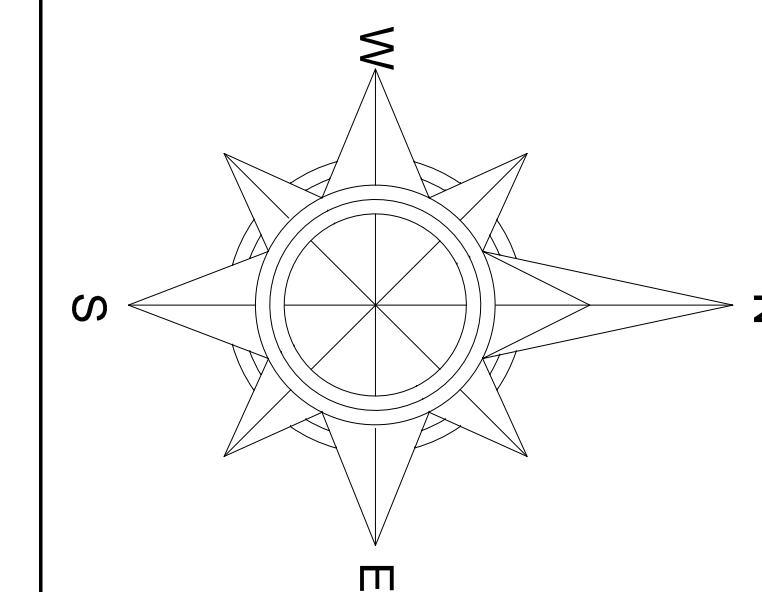
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1 LEVEL 3 - LIVING - FLOOR PLAN
A-102 3/16"=1'-0"

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PLATINUM BENCH WINERY
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**LEVEL 3 - LIVING
FLOOR PLAN**

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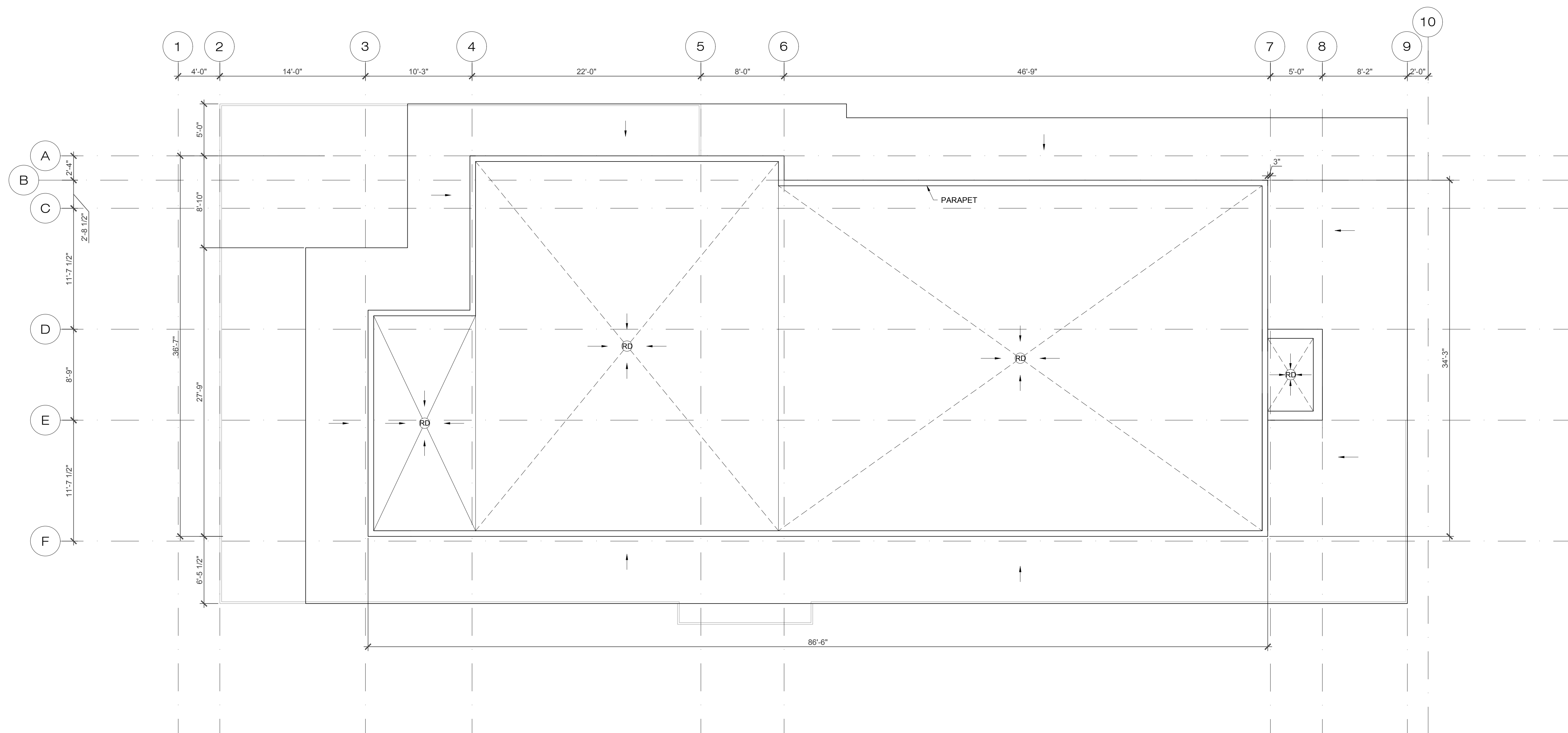
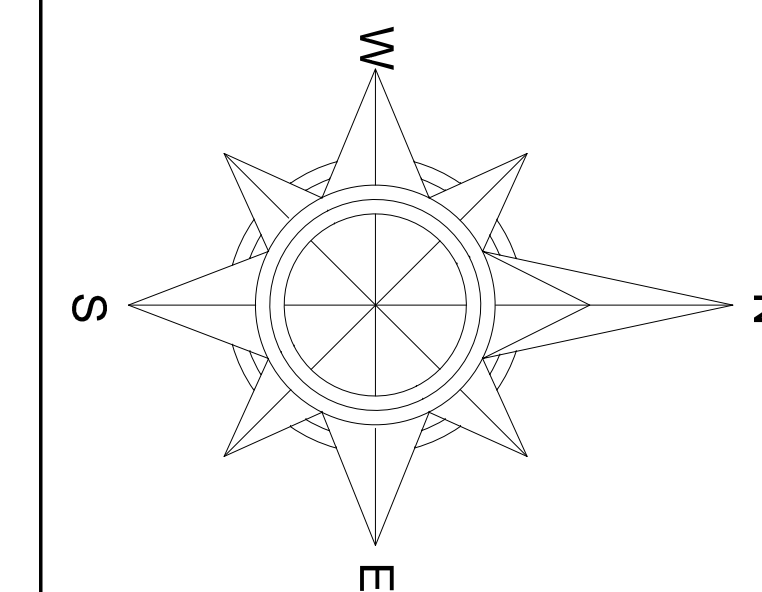
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1 ROOF PLAN
A-103 3/16"=1'-0"

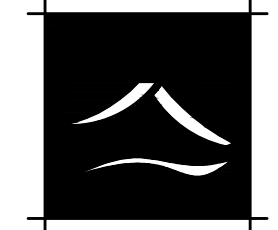
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ROOF PLAN

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1 EAST ELEVATION
A-200 / 3/16"=1'-0"

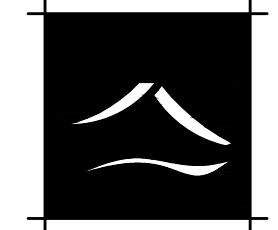
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EAST ELEVATION

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1 WEST ELEVATION
A-201 / 3/16" = 1'-0"

project title

PLATINUM BENCH WINERY

4120 Black Sage Rd, Oliver,
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dwg. title

EAST ELEVATION

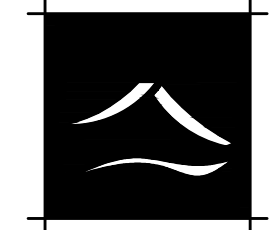
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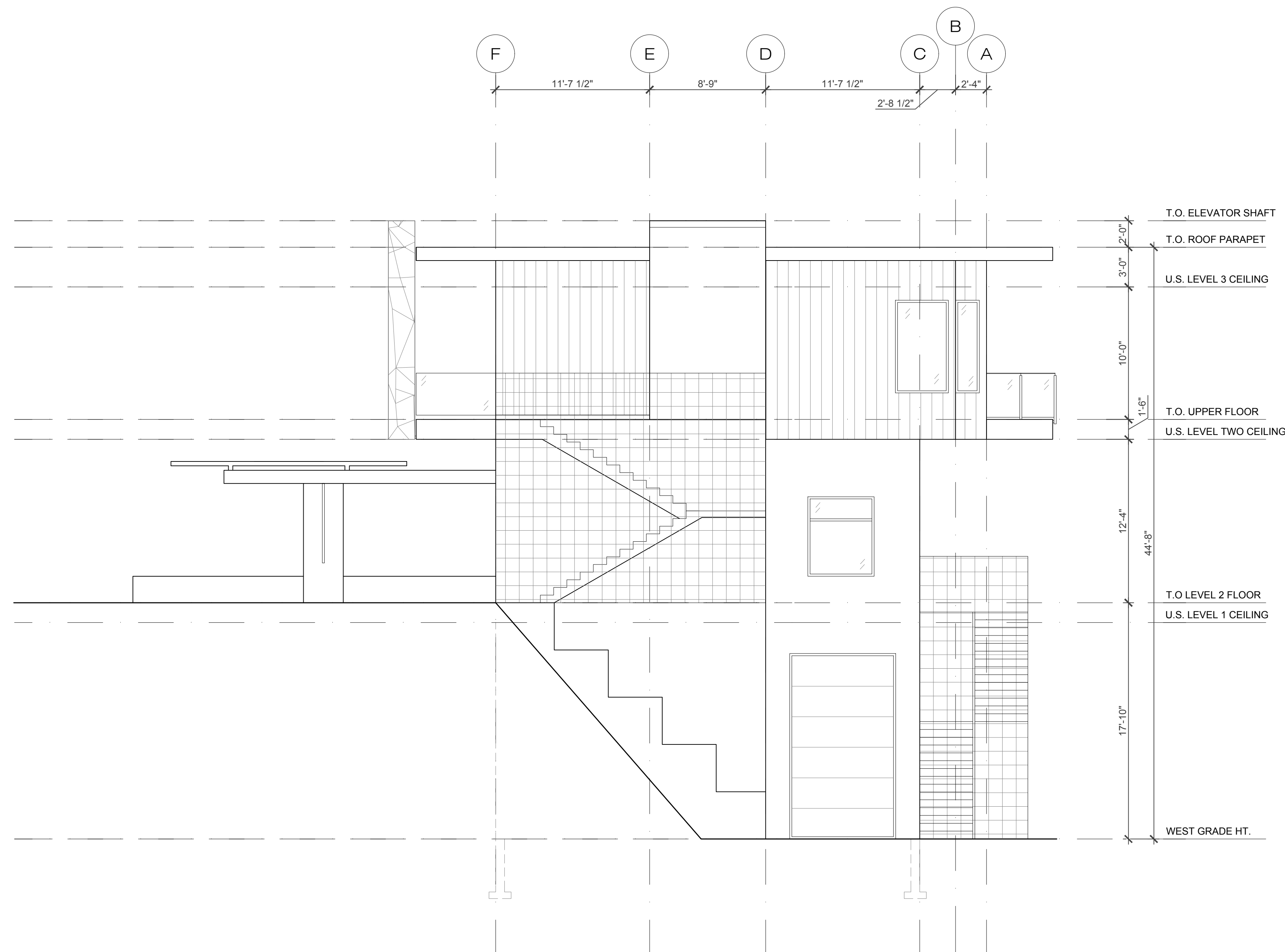
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1 NORTH ELEVATION
A-202 3/16"=1'-0"

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PLATINUM BENCH WINERY

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NORHT ELEVATION

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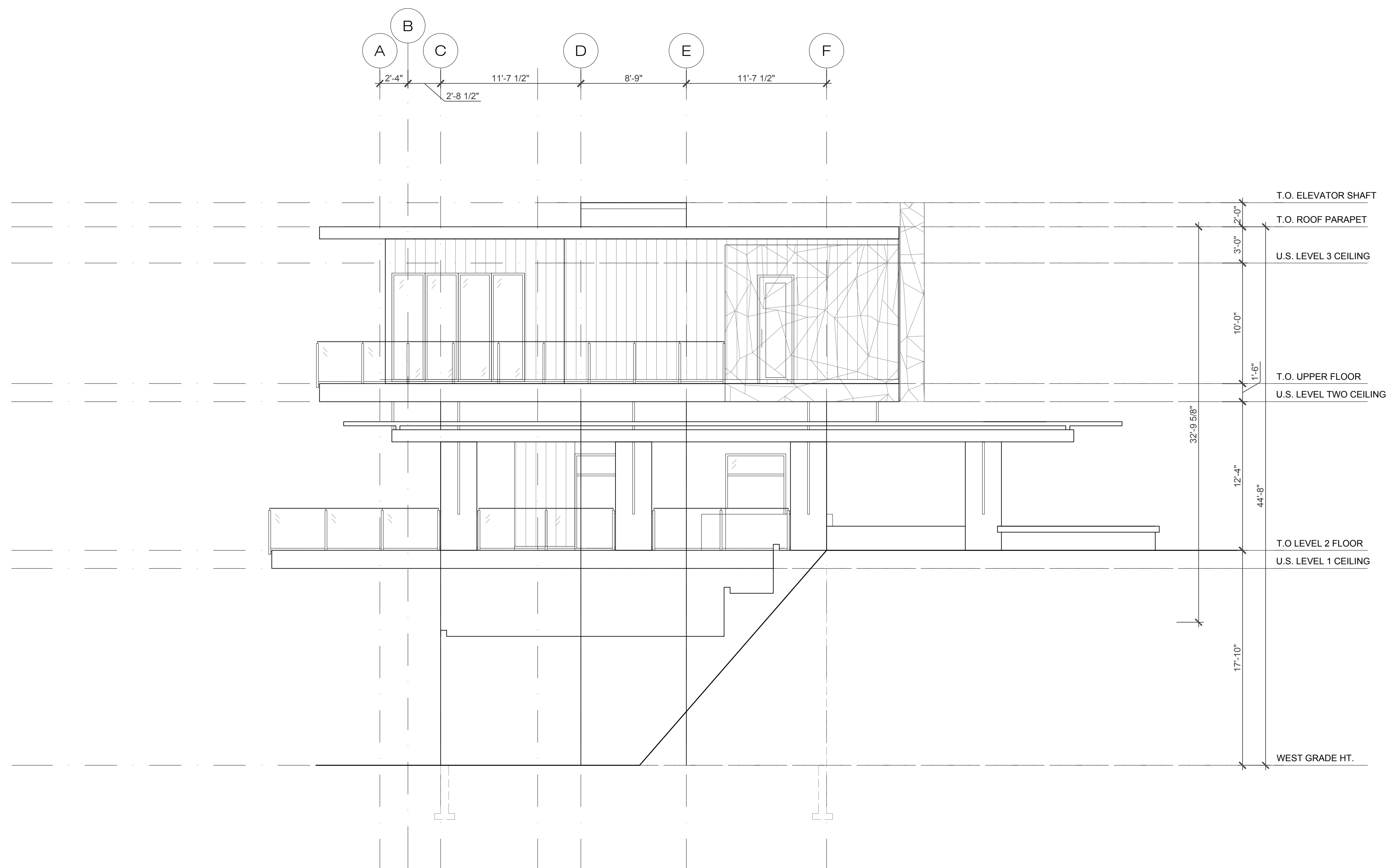
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1 SOUTH ELEVATION
A-203 3/16"=1'-0"

project title

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SOUTH ELEVATION

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