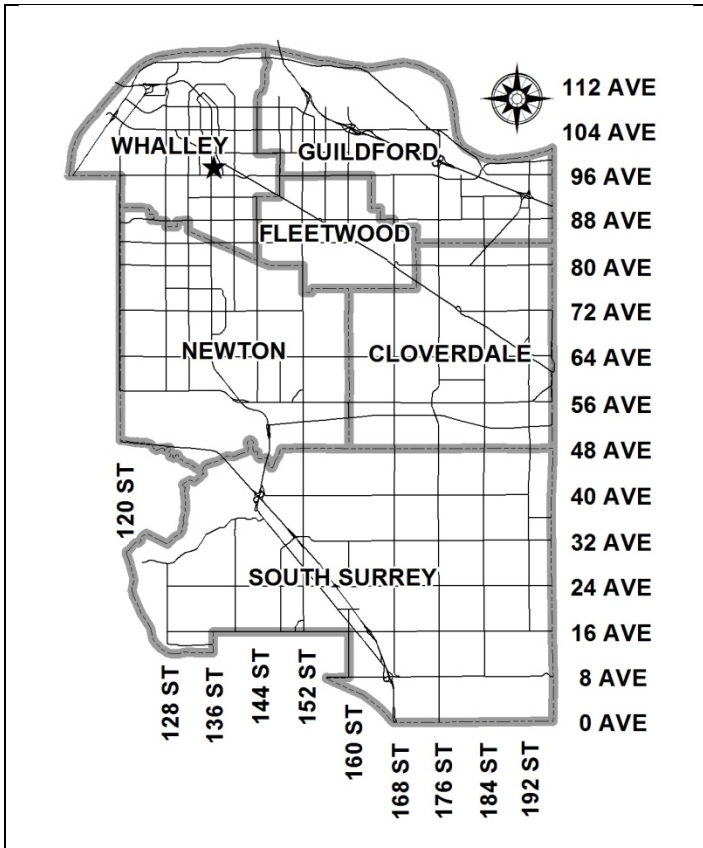


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0039-00

Planning Report Date: April 9, 2018



PROPOSAL:

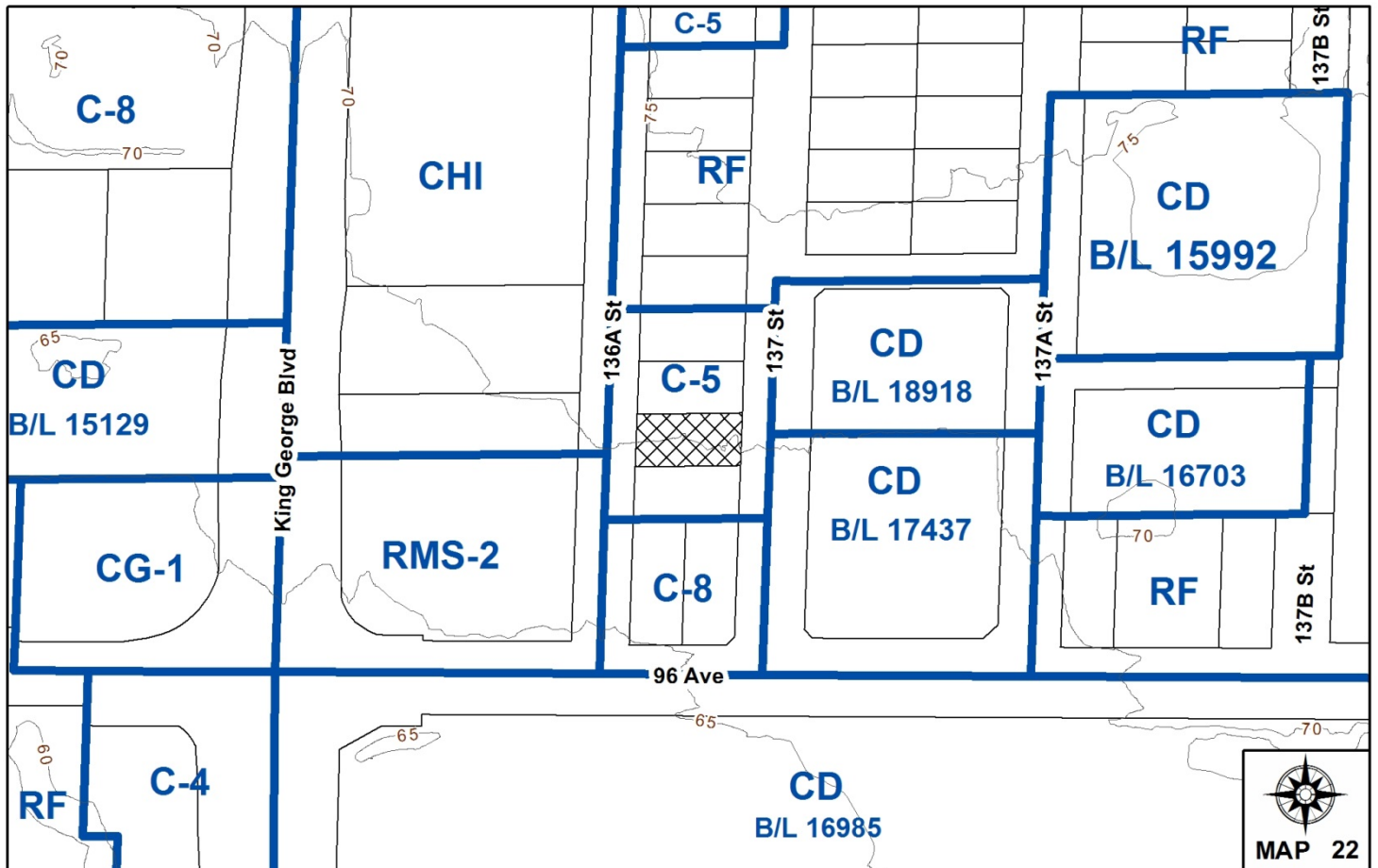
- **Rezoning** from C-5 to CD (based on C-5) to permit a care facility use within a medical office building on the property.

LOCATION: 9635 - 137 Street

ZONING: C-5

OCP DESIGNATION: Central Business District

CCP DESIGNATION: Mixed-Use 3.5 FAR



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A care facility is not a permitted use under the C-5 Zone. The proposed CD Zone (based on C-5) will incorporate a care facility use to enable the development of a facility focused on transitional care, respite, senior's assistance, and serving citizens with mental illness, including short-term overnight stays.

RATIONALE OF RECOMMENDATION

- Complies with the Sustainability Charter 2.0's Inclusion and Health and Wellness goals.
- The additional land use proposed under the CD Zone is complementary to Surrey Memorial Hospital and complies with the City Centre Plan's vision to concentrate health related offices, and supportive housing in the Medical District around Surrey Memorial Hospital.
- The proposed care facility use will operate in a medical office building currently under construction on the property and will provide community-based programs that will benefit the citizens of Surrey.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Neighbourhood Commercial Zone (C-5)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: A two-storey medical office building is currently under construction on the subject site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Two-storey medical office building.	Central Business District / Mixed Use 3.5 FAR	C-5
East (Across 137 Street):	Two 12-storey commercial buildings (known as "City Centre 1" and "City Centre and 2")	Central Business District / Mixed Use 3.5 FAR	CD By-law (BL17437) CD By-law (BL18918)
South:	A home that has been converted into an office building.	Central Business District / Mixed Use 3.5 FAR	C-5
Further south (Across 96 Avenue):	Surrey Memorial Hospital		CD By-law (BL 16985)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West (Across 136A Street):	A single storey mixed-use residential/commercial building and parking lot and the Fraser Health Authority's Shirley Dean Pavilion (Youth Clinic)	Central Business District / Mixed Use 3.5 FAR	CHI, RMS-2

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9635 – 137 Street in the Medical District of the City Centre Plan area. The site is designated "Mixed-Use 3.5 FAR" in the City Centre Plan and is currently zoned Neighbourhood Commercial Zone (C-5). A two-storey medical office building is currently under construction on the site approved under Development Application No. 7907-0392-00.
- The Medical District envisioned in the City Centre Plan is a dense medical and health technology office district, having the highest concentration of innovation and health related offices in Surrey, as well as mix-used residential and supportive housing.

Current Proposal

- CBI Health Group is a community healthcare provider, operating a national interdisciplinary network of health care and support professionals specializing in community and hospital-based rehabilitation centres, home health, and assessment services among other business streams.
- CBI Health Group is proposing to operate four distinct business streams within the building. These streams are:
 - *Step Up Step Down* – This service typically serves clients with severe mental illness. Services include a combination of accommodation, supervision and monitoring, psychosocial support, counselling, practical assistance as well as group and individually supported activities;
 - *Transitional Care* – This service is intended to be an alternative option to hospitals and long-term care facilities for patients that may require modifications to their homes due to the nature of their injury or that require an environment to foster rehabilitation through various community programs;
 - *Respite* – This service is primarily funded through health subsidies and is aimed at seniors who cannot pay for respite care directly. Services typically include rehabilitation services, comprehensive nursing care, or simply helping with day-to-day personal care and lifestyle support on a short-term basis. The 24-hour, fully-staffed model allows for emergency-based overnight respite support in a peaceful environment; and

- *Senior and Community Bathing Program* – The aim of this program is to support older adults with responsive behaviors due to cognitive impairments, dementia, neurological disorders, and adults with disabilities to remain independent in their own homes for as long as possible. This service provides bathing services for clients with cognitive impairments, physical disabilities or frail health, or when their home bathroom is not suited for a safe bathing experience. This service is offered in a calm, spa environment by trained Personal Support Workers.
- The proposed operations would be licenced by the Fraser Health Authority and the applicant has indicated that they will also work with Community Living British Columbia, Worksafe BC, and the Insurance Corporation of BC in the regular course of their operations.

Existing Zoning Considerations and Proposed CD Bylaw

- The proposed business operations have been deemed by City staff to fall under the definition of a care facility use. This use is defined in Surrey Zoning By-law 12000 as a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended. The proposed business also has a medical office component.
- The current C-5 zoning for the site, is intended to accommodate and regulate the development of neighbourhood scale shopping nodes; however, a care facility use is not a permitted use in the zone. As such, a rezoning to a “Comprehensive Development (CD) Zone” is required to allow the proposed business operations.
- The business operations are proposed to be housed in the two-storey medical office building under construction on the site. The proposed CD Bylaw (Appendix III) is identical to the C-5 Zone; however, a care facility has been added as a permitted use.

Proposed Floor Plan

- The existing two-storey medical office building on the site was approved under Development Application No. 7907-0392-00 and is currently under construction and nearing completion.
- The building, including the basement level, has an approved square footage of 491.18 m² (5,278 ft²) which is proposed to be entirely occupied by CBI Health Group for the proposed care facility.
- The applicant proposes to incorporate eight (8) sleeping units, a common area, an administrative/office area, a reception area, as well as a waiting area into the proposed floor plan (Appendix IV).

Parking

- The care facility use in the City Centre area is required to provide 0.3 parking spaces per sleeping unit. The applicant has indicated that the proposed facility will contain 8 sleeping units, requiring 2 parking spaces. No additional parking spaces are required for the office component or common areas as these are considered ancillary to the care facility.

- The existing building that is presently under construction was approved with seven (7) standard parking spaces and one (1) parking space for persons with disabilities, accessed from 136A Street, exceeding the requirements for the care facility use parking requirements.

PRE-NOTIFICATION

In accordance with council policy, pre-notification letters were sent on March 16, 2018 and a Development Proposal sign has been placed on the property. To date, staff have not received any inquiries with respect to this proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Proposed CD By-law
Appendix IV.	Proposed Floor Plan

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on C-5)

Required Development Data	Minimum Required / Maximum Allowed	Existing
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	N/A	667 m ² (7,180 ft ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	27%
Paved & Hard Surfaced Areas		
Total Site Coverage		27%
SETBACKS (in metres)		
North	7.5m	1.8 m (Approved via DVP 7907-0392-00)
South	7.5m	1.8 m (Approved via DVP 7907-0392-00)
East	7.5m	7.5 m
West	7.5m	15.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	8.5 m
Accessory	4 m	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial		
Retail		
Office	333.5 m ²	333.27 m ²
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA		490.22 m ²

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Existing
DENSITY		
# of units/ha /# units/acre (gross)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	0.5	0.5
FAR (net)	N/A	N/A
AMENITY SPACE (area in square metres)		
Indoor	N/A	N/A
Outdoor	N/A	N/A
PARKING (number of stalls)		
Commercial		8
Industrial	N/A	N/A
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed	N/A	N/A
3-Bed	N/A	N/A
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	4	8
Number of accessible stalls	0	1
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	0
Size of Tandem Parking Spaces width/length	N/A	0

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: NEIGHBOURHOOD COMMERCIAL ZONE (C-5)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-708-197
Lot 12 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9635 - 137 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes, and includes a *care facility*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 493 square metres [5,300 sq.ft.]:

(a) *Retail stores* excluding the following:

- i. *adult entertainment stores*;
- ii. *auction houses*; and

- iii. *secondhand stores and pawnshops.*
 - (b) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops.
 - (c) *Eating establishments* excluding *drive-through restaurants*;
 - (d) *Neighbourhood pub*;
 - (e) Office uses excluding the following:
 - i. *social escort services; and*
 - ii. *methadone clinics.*
 - (f) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (g) *Indoor recreational facilities*;
 - (h) *Care facility*, limited to a maximum of 8 *sleeping units*;
 - (i) *Community services*; and
 - (j) *Child care centres.*
2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
- (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback		
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Buildings, Accessory Buildings and Structures</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m [6 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking and Loading/Unloading

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* is permitted, subject to the following:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required parking spaces may be provided as *tandem parking*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
650 sq.m. [7,000 sq. ft.]	18 metres [59 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the C-5 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the C-5 Zone in City Centre.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *care facilities* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
13. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

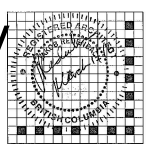
PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

APPENDIX IV



JAK REDENBACH • ARCHITECT
 MEMBER OF THE ARCHITECTURAL INSTITUTE OF BRITISH COLUMBIA
 3801 Westport Ave., North Vancouver, B.C. Canada V7S 2R1
 email: jredenbach@jac.bc.ca Phone: 604-966-6885

CONSULTANTS :
DOCUMENTANTS :
L.R. DESIGNER LTD.
 15764 - 152nd Ave., Surrey, B.C. Canada V4V 2V3
 www.lrdesigner.com
 email: lrdesign@lrdesign.com Phone: (604) 727-1530

DRAWING ISSUE:
FOR BUILDING PERMIT APPLICATION

This drawing must not be scaled. The contractor is to verify all levels, datum and dimensions prior to commencement of work. All discrepancies are to be reported to the architect for clarification prior to proceeding. These approved plans are the property of Jak Redenbach / Architect. Reproduction is prohibited.

REVISIONS

No.	Rev. Description	Date
1	PRELIMINARY	15-03-2013
2	BUILDING PERMIT APPLICATION	15-03-2014
3	R.P. ADJUSTMENT	01-03-2015

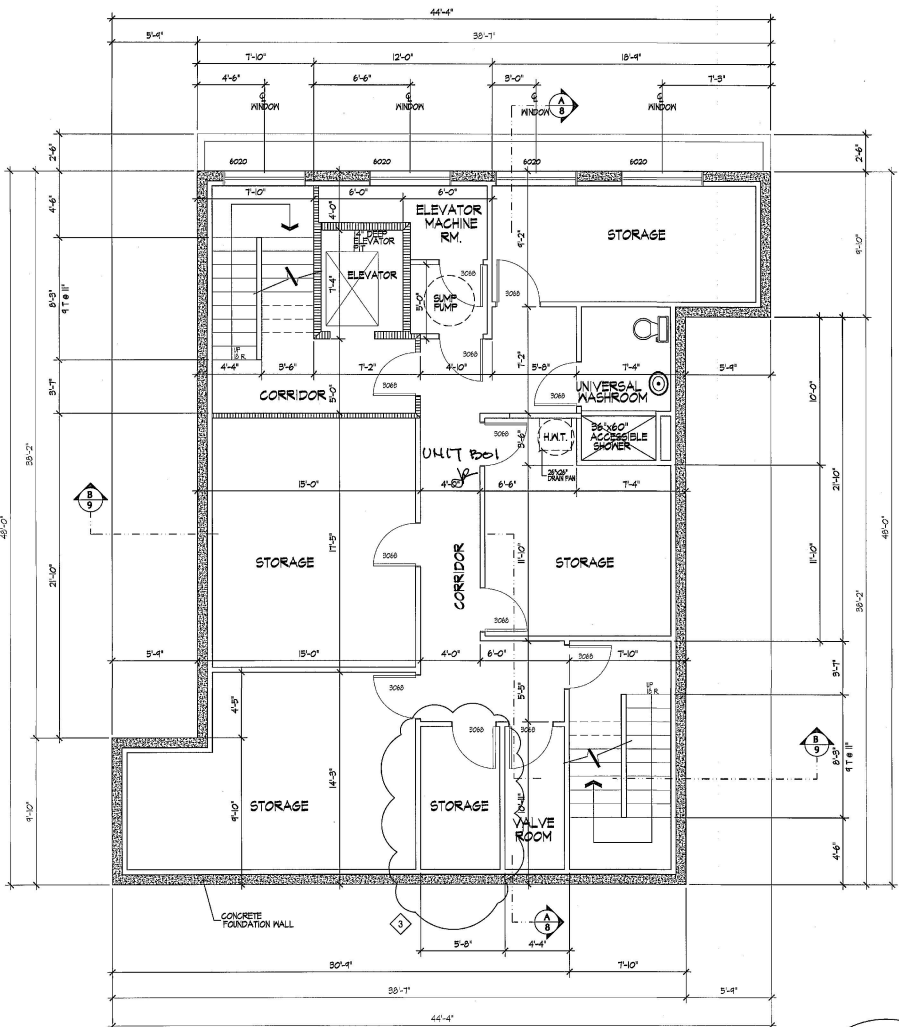
OWNER
CITYQUEST DEVELOPMENTS LTD.
 SURREY, BC

PROJECT
MEDICAL OFFICE BUILDING
 9635 - 137th STREET
 SURREY, BC

DRAWING TITLE
BASEMENT FLOOR PLAN & MAIN FLOOR PLAN

DRAWN BY : L. Riviss
CHECKED BY : Jak
PROJECT # : JR/A 13.082
DATE : DEC. 2013
SCALE : 1/4"=1'-0"

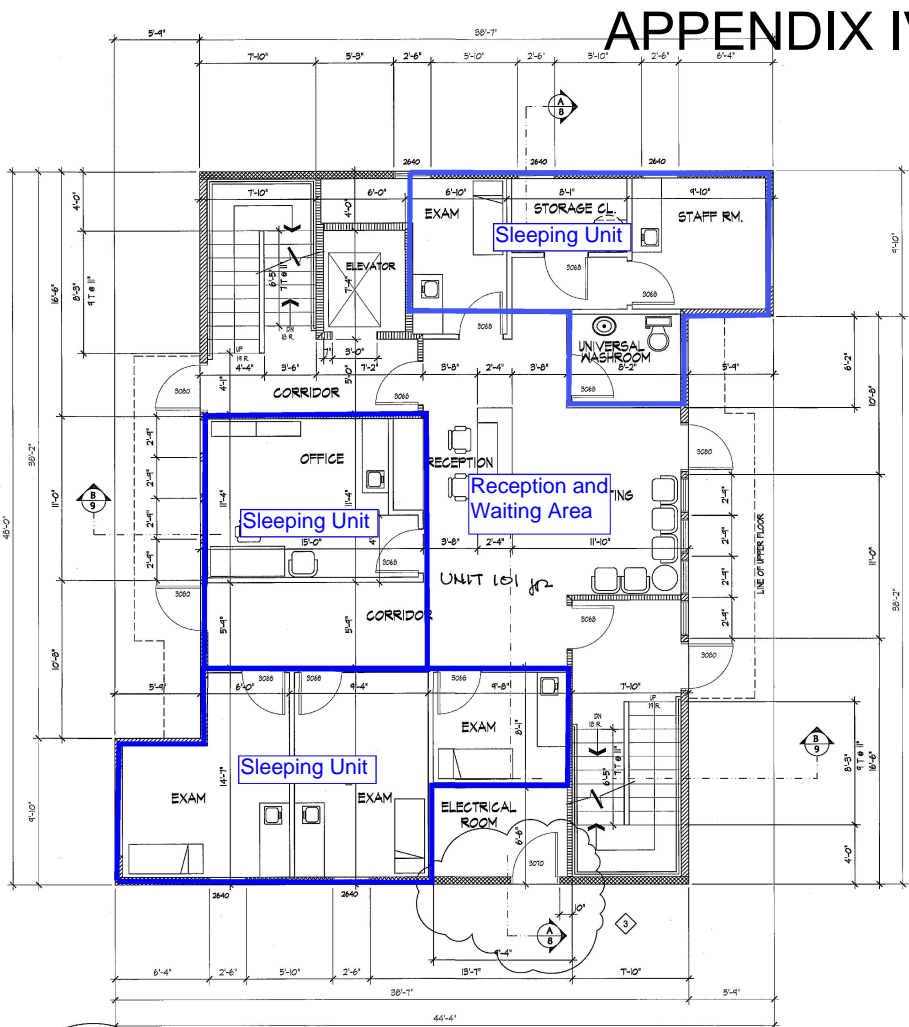
DRAWING NUMBER



NOTE:
 PROVIDE SHOP DRAWINGS FOR ELEVATOR
 PRIOR TO CONSTRUCTION OF SHAFT WALLS
 AND ELEVATOR FIT

UNIT 101
BASEMENT FLOOR PLAN
 SCALE = 1/4"=1'-0"

AREA = 1689.50 Sq. Ft. (156.96 Sq. Mts.)



UNIT 101
MAIN FLOOR PLAN
 SCALE = 1/4"=1'-0"

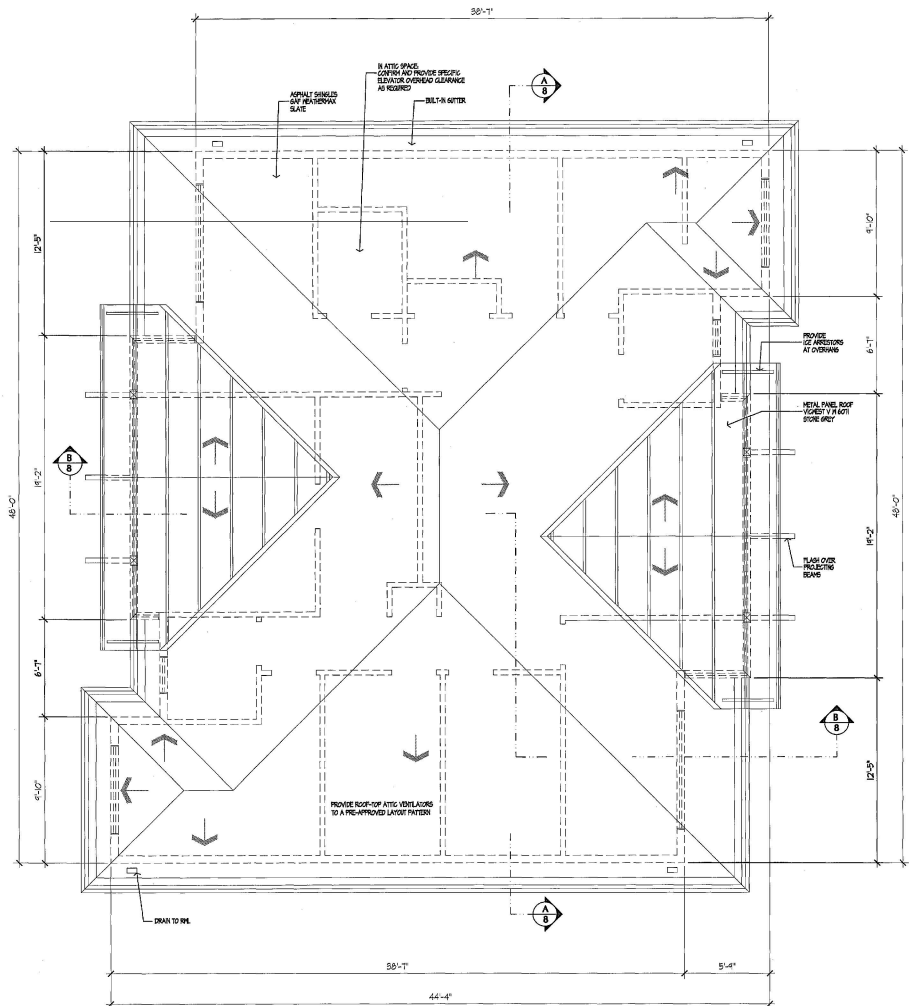
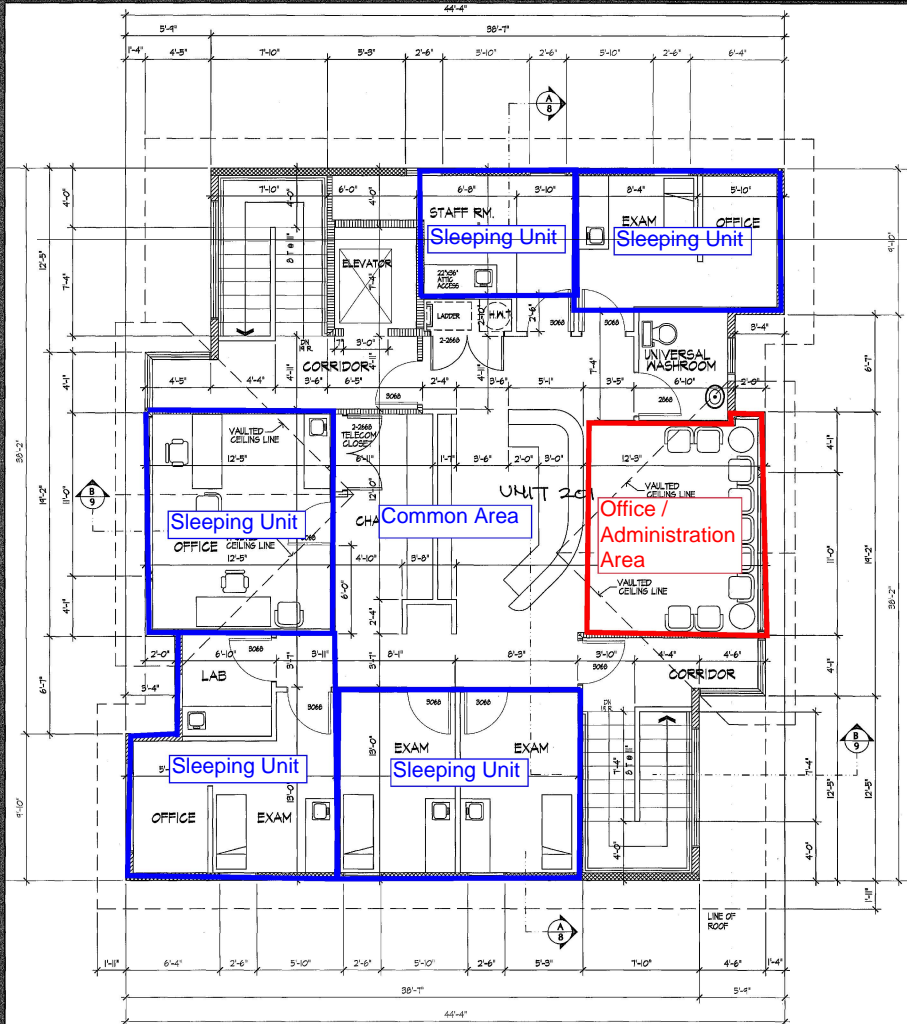
AREA = 1689.50 Sq. Ft. (156.96 Sq. Mts.)

WALL LEGEND

- TYPICAL NORTH & SOUTH EXTERIOR WALL: 1 HOUR F.R.R.**
 CODE EN1: 5/8" TYPE X GYPSUM SHEATHING, 5/8" GYPSUM BOARD ON INTERIOR SIDE
 ON 2"x6" STUDS @ 16" O/C. WITH CAVITY FILLED WITH ABSORPTIVE MATERIAL
 NOTE: NON-COMBUSTIBLE EXTERIOR CLADDING
 SEE BUILDING SECTION FOR EN1 DESCRIPTION
- TYPICAL EAST & WEST EXTERIOR WALL: 3/4 HOUR F.R.R.**
 CODE EN10: 1/2" TYPE X GYPSUM SHEATHING, 1/2" GYPSUM BOARD ON INTERIOR SIDE
 ON 2"x6" STUDS @ 16" O/C. WITH CAVITY FILLED WITH ABSORPTIVE MATERIAL
 SEE BUILDING SECTION FOR EN10 DESCRIPTION
- TYPICAL INTERIOR 45 MINUTE WALLS F.R.R.**
 CODE M10: 1/2" TYPE X GYPSUM BOARD ON EACH SIDE
 ON 2"x4" STUDS @ 16" O/C. INCLUDING ELEVATOR SHAFT IN 2"x6" STUDS
- TYPICAL INTERIOR UNRATED WALL**
 CODE M1: 1/2" GYPSUM BOARD ON EACH SIDE
 ON 2"x4" STUDS @ 16" O/C.



RECEIVED
 APR 06 2015



JAK REDENBACH ARCHITECT
 MEMBER OF THE ARCHITECTURAL ASSOCIATION OF BRITISH COLUMBIA
 3807 Howard Ave. North Vancouver, B.C. Canada V8H 1Z1
 www.jakrednbach.ca
 email: jak@jakrednbach.ca Phone: (604) 984-8886

CONSULTANTS:
 DOCUMENTATION
L.R. DESIGNERS LTD.
 17764 - 22nd Ave. Surrey, B.C. Canada V4N 2E3
 www.lrdesigners.ca
 email: info@lrdesigners.ca Phone: (604) 727-5300

DRAWING ISSUE:
 FOR BUILDING PERMIT APPLICATION

This drawing must not be sealed. The contractor is to verify all levels, datum, and dimensions prior to commencement of work. All discrepancies are to be reported to the Architect for clarification prior to proceeding. These copyright plans are the property of Jak Rednbach / Architect. Reproduction is prohibited.

REVISIONS

No.	Rev. Description	Date
1	PRELIMINARY	15-12-2013
2	BUILDING PERMIT APPLICATION	05-09-2014
3	R.F. ADJUSTMENT	05-09-2014

OWNER
CITYQUEST DEVELOPMENTS LTD.
 SURREY, BC

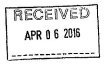
PROJECT
MEDICAL OFFICE BUILDING
 9635 - 137th STREET
 SURREY, BC

DRAWING TITLE
UPPER FLOOR PLAN & ROOF PLAN

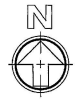
DRAWN BY L. Rivas
CHECKED BY Jak
PROJECT # JRIA: 13.082
DATE DEC. 2013
SCALE 1/4"=1'-0"

DRAWING NUMBER

A4 OF **9**



UNIT 201 of
UPPER FLOOR PLAN
 SCALE = 1/4"=1'-0"
 AREA = 1,893.00 SF. (175.86 Sq. Mts.)



WALL LEGEND

- TYPICAL NORTH & SOUTH EXTERIOR WALL: 1 HOUR F.R.R. CODE EN10: 5/8" TYPE X GYPSUM SHEATHING, 5/8" GYPSUM BOARD ON INTERIOR SIDE ON 2"x6" STUDS @ 16" O.C. WITH CAVITY FILLED WITH ABSORPTIVE MATERIAL. NOTE: NON-COMBUSTIBLE EXTERIOR GLADDING. SEE BUILDING SECTION FOR EN10 DESCRIPTION.
- TYPICAL EAST & WEST EXTERIOR WALL: 3/4 HOUR F.R.R. TYPE X J02. CODE EN10: 1/2" TYPE X GYPSUM SHEATHING, 1/2" GYPSUM BOARD ON INTERIOR SIDE ON 2"x6" STUDS @ 16" O.C. WITH CAVITY FILLED WITH ABSORPTIVE MATERIAL. SEE BUILDING SECTION FOR EN10 DESCRIPTION.
- TYPICAL INTERIOR 45 MINUTE WALLS F.R.R. CODE N10: 1/2" TYPE X GYPSUM BOARD ON EACH SIDE ON 2"x4" STUDS @ 16" O.C. INCLUDING ELEVATOR SHAFT IN 2"x6" STUDS.
- TYPICAL INTERIOR UN-RATED WALL. CODE N1: 1/2" GYPSUM BOARD ON EACH SIDE ON 2"x4" STUDS @ 16" O.C.

ROOF PLAN
 SCALE = 1/4"=1'-0"

