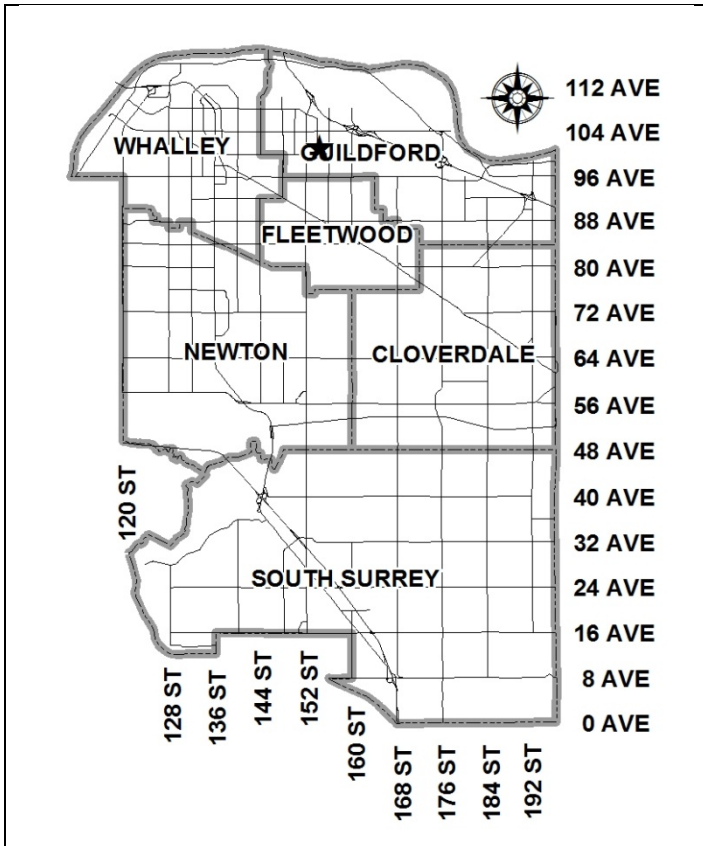


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0244-00

Planning Report Date: January 13, 2014



PROPOSAL:

- **Liquor License Amendment**

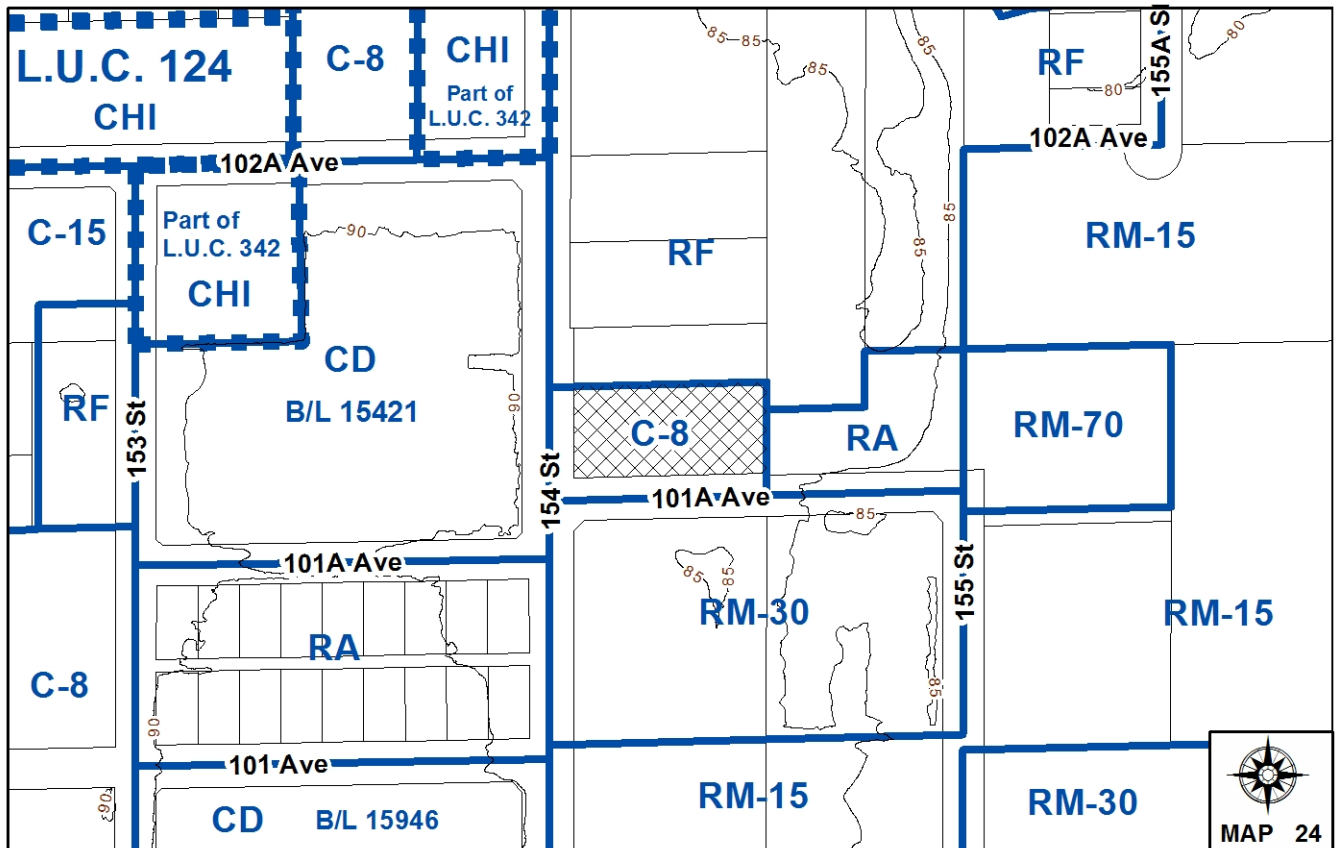
in order to permit an increase to the indoor person capacity from 98 to 159.

LOCATION: 10176 - 154 Street

OWNER: Rix Property Holdings Ltd.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

- Approval of the proposed liquor license amendment to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The RCMP, By-laws & Licensing Services Section, Parks, Recreation and Culture Department, and Surrey School District No. 36 have indicated no concerns with the proposal.
- The applicant has agreed to enter into a Good Neighbour Agreement to assist in mitigating any impact the liquor primary license may have on the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that Council approve the following proposed liquor primary liquor license amendment to proceed to Public Notification:

- (a) to permit an increase of the indoor person capacity from 98 to 159 for the Guildford Station Pub.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

School District: No objection.

Parks, Recreation & Culture: No comments.

Surrey RCMP: No concerns.

Surrey By-laws & Licensing Services Section: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Guildford Station Pub and Cold Beer and Wine Store

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Guildford Heights Park	Multiple Residential	RF
East:	Guildford Heights Park	Multiple Residential	RF and RA
South (Across 101A Avenue):	Townhouses	Multiple Residential	RM-30
West (Across 154 Street):	4-storey apartment	Town Centre	CD (By-law 15421)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site at 10176 – 154 Street in Guildford, is designated Commercial under the Official Community Plan and is zoned Community Commercial Zone (C-8) which allows neighborhood pubs (liquor primary establishments) and liquor stores.

- The subject site contains the existing Guildford Station Pub, and Cold Beer and Wine Store, as shown in Appendix II, which has operated on the site since 1992.
- The original seating capacity for the Guildford Station Pub was for 65 patrons. In 2001, there were modifications to the liquor license regulations which increased the indoor person capacity to 98 (Corporate Report No. L005, dated November 5, 2001).
- In 2005, the owner requested a Liquor Primary License amendment (Development Application No. 7905-0072-00) to extend the hours of operation, as follows:
 - Sunday through Wednesday: from the previous hours of 11:00 a.m. to 12:00 a.m. Sunday and 10:00 a.m. to 12:00 a.m. Monday through Wednesday to the current hours of 11:00 a.m. to 1:00 a.m.; and
 - Thursday through Saturday: from the previous hours of 10:00 a.m. to 12:00 a.m. Thursday and 11:00 a.m. to 1:00 a.m. Friday and Saturday to the current hours of 11:00 a.m. to 2:00 a.m.
- The request for extended hours of operation was subsequently supported by Council and approved by the Liquor Control and Licensing Branch (LCLB).

Current Proposal

- The owner of Guildford Station Pub has applied to the Liquor Control and Licensing Branch (LCLB) of the Provincial government for a Liquor Primary License Amendment that would allow an increase in the indoor person capacity from 98 to 159.
- The increase in seating capacity is proposed within the existing second floor of the building, which currently is utilized as a caretaker's suite, office, and storage space.
- The applicant intends to better utilise the space available on the second floor by converting a portion of the space to additional seating.
- Approximately 92 sq.m. (988 sq.ft.) of the existing second floor, which includes a caretaker's suite, is proposed to be converted into pub seating, which includes a wait staff station and new storage area. A new office area and new janitorial area are also proposed as part of the renovations. Two of the existing offices on the second floor are proposed to remain unchanged.
- Public access to the second floor pub space will be from a separate entrance at the exterior of the building. Service staff will have access from the first floor kitchen to the second floor pub space from a secondary service staircase.
- The applicant advises that the separate entrance will clearly be denoted as a 'special event entrance' to avoid confusion. In addition, this space would be open to the general public as overflow seating at peak times. Only at this time would the patrons be escorted to the secondary entrance by going outside. It is not designed or intended to be exclusive, or optional, dining space within the pub. It will serve as overflow seating only, or for private events.

Liquor Licensing Approval Procedure

- The Liquor Control and Licensing Branch (LCLB) requires that the applicant secure local government endorsement before a liquor primary amendment application can be considered for approval by the LCLB.
- The LCLB requires that Council comment on how the site satisfies a specified list of criteria to ensure that adequate consideration has been given to the application by the local government. The analysis of the criteria for this site is provided as follows:

Potential for noise if the application is approved:

- The Guildford Station Pub currently has the following operating hours:

Sunday-Wednesday	11:00 am-1:00 am
Thursday-Saturday	11:00 am-2:00 am
- Correspondence received as a result of pre-notification expresses concern about noise affecting nearby residents. While the number of occupants may increase, the hours of operation are not proposed to change.
- The increased seating capacity will be accommodated within the existing building. There is no proposed expansion to the outdoor patio.
- Access to the expanded pub area will be from a separate entrance to the east of the current entrance, on the south side of the building.
- The proposed increase in occupancy is not anticipated to cause a significant increase in noise than is currently generated by the operation of the facility.

The impact on the community if the application is approved:

- The premises has operated as a neighbourhood pub at this location for over twenty years.
- The RCMP and the By-laws and Licensing Services Section have indicated no concerns with the proposal.
- However, correspondence received as a result of pre-notification expresses concern about noise and vandalism affecting nearby residents.
- In accordance with Good Neighbour Agreement Policy No. M-25, and in order to promote Surrey as a vibrant, safe and attractive community, the City requires that proprietors of liquor establishments sign a Good Neighbour Agreement to allow proprietors a more formal and defined role in the prevention of, as well as a response to, negative issues that may arise from the operation of their business.
- Should LCLB approve the proposed capacity increase, the applicant will be required to enter into a Good Neighbour Agreement through the subsequent business license application, to ensure minimal impact on the surrounding community.

PRE-NOTIFICATION

Pre-notification letters were sent on December 19, 2013 to area residents and residents' associations. Staff received 6 responses from neighbouring residents with the following comments (*staff comments in italics*):

- Two callers were curious to know whether there would be an expansion to the building, otherwise expressed no concerns.

(Staff advised that the expansion would occur within the underutilized space on the second floor. Only minor renovations may take place on the exterior of the building.)

- Some the residents expressed concern that there is already loud noise originating from the subject site, in particular at night when the pub closes and loud vehicles such as motorcycles are starting up. There is concern that increasing the occupancy will make matters worse.

(While the indoor person capacity is proposed to increase from 98 to 159, the hours of operation will remain the same, and there is no expansion proposed for the outdoor patio. Any increase in noise would likely occur when patrons are arriving to or leaving the site.)

- There are concerns about the proximity of the neighbourhood pub to Guildford Heights Park, including the potential for detrimental impacts on youth that use the park. There are concerns that as more pathways are built within the park, there will be more options for pub patrons to access the pub, and which could broaden the areas affected by noise and vandalism. The park, in some areas, serves as a physical barrier to residential developments.

(There are a number of existing pathways throughout the adjacent Guildford Heights Park. A new, east-west Greenway is proposed to connect 102 A Avenue through the centre of Guildford Heights Park to 155A Street, to the north of the parking lot and soccer field. There is not currently an anticipated timeline for the construction of this Greenway.)

- There are concerns that the pub patrons do not observe the traffic regulations and are doing illegal manoeuvres to access the site. One resident reported that they regularly observe vehicles driving into oncoming traffic in order to make a left turn from 101A Avenue eastbound to 154 Street northbound to access the pub site.

(The median along 154 Street was constructed to restrict left-turn movements from 101A Avenue to 154 Street northbound due to the proximity of the northern intersection at 101A Avenue. Under the scenario provided by the resident, drivers are conducting illegal left turns into oncoming traffic. Staff will monitor traffic safety at this intersection and if similar events continue to occur, staff will inform the RCMP for enforcement purposes.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. Site Plan and Building Plans

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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GUILDFORD STATION PUB

EXISTING BUILDING IMPROVEMENT STRATEGY

10178 - 154TH STREET
SURREY BC

- A 0.0 COVER
- A 0.10 SITE PLAN
- A 0.11 PARTIAL SITE PLAN
- A 0.12 PARTIAL SITE PLAN
- A 1.0 CRAWLSPACE FLOOR PLAN
- A 1.1 MAIN FLOOR PLAN
- A 1.2 SECOND FLOOR PLAN
- A 1.3 STAIR PLAN

- A 2.0 SECTION A-A
- A 2.1 STAIR SECTIONS

- A 3.0 DOOR SCHEDULE

LEGAL DESCRIPTION PLAN OF LOT 2 BLOCK 518 SECTION 28 REGION 1W PLAN # B5409 PID 013-050-348
--

CIVIC ADDRESS 10178 - 154TH STREET SURREY BC
--

PROJECT DATA	
ZONING	C-8
MAJOR OCCUPANCY	COMMERCIAL
SITE AREA	45,127.00 SQ. FT.

SITE DATA	
SITE AREA	45,127.00 SQ. FT.
PERMITTED COVERAGE (%)	22,563.50 SQ. FT.
EXISTING: PROPOSED:	
SITE COVERAGE	9,488.78 SQ. FT. 9,408.78 SQ. FT.

FLOOR AREAS:		
FLOOR AREAS:	EXISTING:	PROPOSED:
RESTAURANT		
CRAWLSPACE	4,815.20 SQ. FT.	4,815.20 SQ. FT.
MAIN	5,454.78 SQ. FT.	5,454.78 SQ. FT.
2ND	3,080.58 SQ. FT.	3,000.58 SQ. FT.
TOTAL	13,350.56 SQ. FT.	13,268.56 SQ. FT.
RETAIL		
CRAWLSPACE	0	0
MAIN	4,032.00 SQ. FT.	4,032.00 SQ. FT.
TOTAL	4,032.00 SQ. FT.	4,032.00 SQ. FT.
OVERALL TOTAL	17,382.56 SQ. FT.	17,301.56 SQ. FT.

WASHROOMS:			
	EXISTING:	REQUIRED:	PROPOSED:
MALE	3 + 1 STAFF	4	4 (3 + 1 STAFF)
FEMALE	2 + 1 STAFF	7	7 (8 + 1 STAFF)

* BASED ON CURRENT BC BUILDING CODE / OCCUPANCY

BCBC OCCUPANCY (RESTAURANT PATRONS):					
OCCUPANCY:	AREA:	BCBC SQ. FT. / PERSON:	ALLOWED (BCBC):	EXISTING (POSTED OCCUPANT LOAD OF 150 - INCLUDES STAFF):	PROPOSED:
DINING	MAIN	2,659.12 SQ. FT.	12.82 SQ. FT. / PP	208	137
	2ND	988.29 SQ. FT.	12.82 SQ. FT. / PP	78	45
TOTAL		3,647.41 SQ. FT.		282	182

* BASED ON CURRENT LIQUOR LICENSE AND INTERPOLATED LIQUOR LICENSE (SEE BELOW)

BCBC OCCUPANCY (RESTAURANT STAFF):					
OCCUPANCY:	AREA:	BCBC SQ. FT. / PERSON:	ALLOWED (BCBC):	EXISTING (POSTED OCCUPANT LOAD OF 150 - INCLUDES STAFF):	PROPOSED:
KITCHEN	MAIN	916.89 SQ. FT.	100.10 SQ. FT. / PP	9**	11
STORAGE	CRAWLSPACE	4,858.81 SQ. FT.	495.14 SQ. FT. / PP	9**	-
	MAIN	1,485.90 SQ. FT.	495.14 SQ. FT. / PP	3**	-
	2ND	167.84 SQ. FT.	495.14 SQ. FT. / PP	1**	-
TOTAL		6,312.43 SQ. FT.		13**	-
OFFICE	2ND	799.78 SQ. FT.	130.15 SQ. FT. / PP	6**	2
TOTAL		8,028.13 SQ. FT.		30**	13**

** BASED ON CURRENT BC BUILDING CODE
*** NUMBER OF STAFF AT ANY GIVEN SHIFT, AS PROVIDED BY CLIENT

BCBC OCCUPANCY (RESTAURANT TOTAL):				
OCCUPANCY:	AREA:	ALLOWED (BCBC):	EXISTING (POSTED OCCUPANT LOAD OF 150 - INCLUDES STAFF):	PROPOSED:
PATRONS	3,647.41 SQ. FT.	282**	137	150*
STAFF	8,028.13 SQ. FT.	30**	13**	13**
TOTAL	11,675.53 SQ. FT.	312**	150	163*

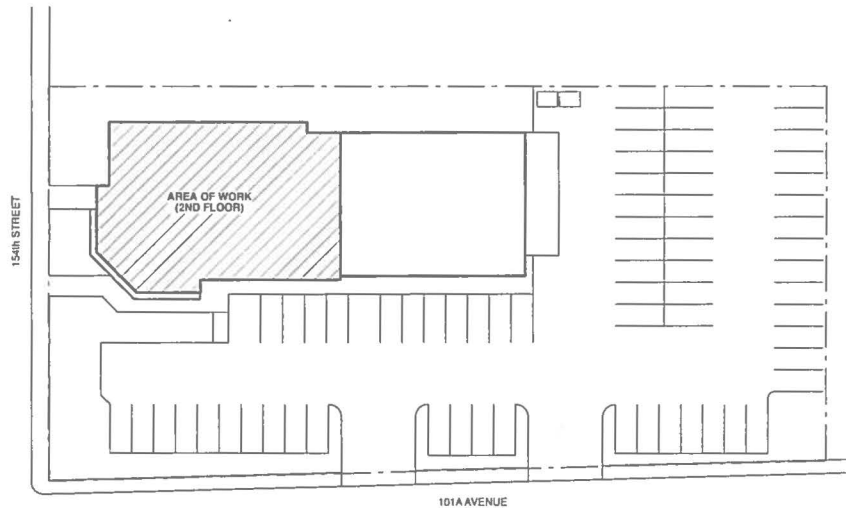
* BASED ON CURRENT LIQUOR LICENSE AND INTERPOLATED LIQUOR LICENSE (SEE BELOW)
** BASED ON CURRENT BC BUILDING CODE
*** NUMBER OF STAFF AT ANY GIVEN SHIFT, AS PROVIDED BY CLIENT

LCLB OCCUPANCY (RESTAURANT):				
OCCUPANCY:	4 SEATS:	ALLOWED:	EXISTING:	PROPOSED:
DINING (MAIN)	PUB	88	88	88
	PATH	20	20	20
TOTAL		118	118	118
DINING (2ND)	PUB			45*
TOTAL				163*

* INTERPOLATED LCLB OCCUPANCY BASED ON EXISTING AREA TO SEAT RATIOS

PARKING CALCULATIONS:				
AREA:	EXISTING:	REQUIRED:	PROPOSED:	
RETAIL	4,032.00 SQ. FT.	11	11*	11
RESTAURANT				
MAIN	5,080.91 SQ. FT.	47	47**	47
2ND - PUB	988.29 SQ. FT.	10	9***	10
2ND - OFFICE	799.78 SQ. FT.	2	1***	2
2ND - STORAGE	167.84 SQ. FT.	0	0***	0
TOTAL RESTAURANT	7,816.82 SQ. FT.	59	57	59
TOTAL BUILDING	17,301.56 SQ. FT.	70	68	70
TOTAL FOR USABLE FLOOR AREA	11,848.82 SQ. FT.	70	68	70

* 2013 SURREY ZONING BY LAW PARKING CALCULATION = 3 STALLS PER 1,878 SQ. FT.
** 2013 SURREY ZONING BY LAW PARKING CALCULATION = 10 STALLS PER 1,878 SQ. FT.
*** 2013 SURREY ZONING BY LAW PARKING CALCULATION = 2 STALLS PER 1,878 SQ. FT.



EXISTING SITE
KEY PLAN

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Scale: As Shown

ZACHARCOYUSTIN
ARCHITECTS INCORPORATED

601 - 525 Seymour Street
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PROJECT

GUILDFORD STATION PUB

10178 154TH STREET
SURREY BC

Date: Revised:
04/18/2013 CLIENT REVIEW
04/09/2013 CLIENT REVIEW
05/08/2013 CLIENT REVIEW
02/27/2013 BUILDING PERMIT
11/01/2013 LCLB APPLICATION

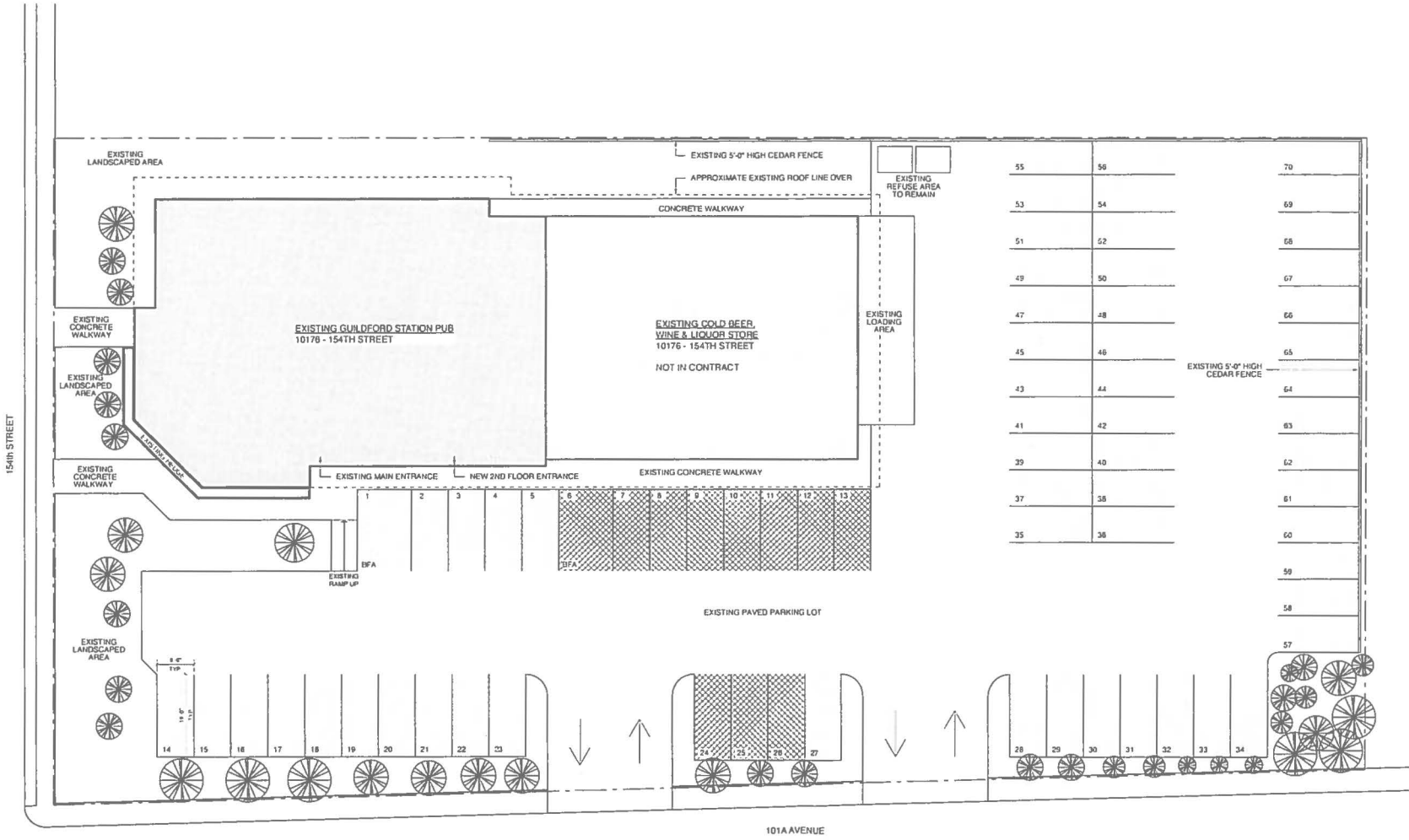
Date: FEBRUARY 2013
Scale: N 1/8
Drawn By: JH
Checked By: ZYH

Drawing No:
PROJECT SUMMARY

Project No: Drawing No:
13.004 A 0.0
Format: Professional Format
Date: 13 Feb 2013 10:16:11 AM



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55	56	70
53	54	69
51	52	68
49	50	67
47	48	66
45	46	65
43	44	64
41	42	63
39	40	62
37	38	61
35	36	60
		59
		58
		57

Date: No: Revision:

ZACHARKOYUSTIN
 ARCHITECTS INCORPORATED

601, 525 Seymour Street
 Vancouver, Canada V6B 3H7
 +1 604 688 8814

PROJECT:

GUILDFORD STATION PUB

10176 154TH STREET
 SURREY BC

Date	Revised
04/15/2013	CLIENT REVIEW
04/09/2013	CLIENT REVIEW
06/08/2013	CLIENT REVIEW
09/27/2013	BUILDING PERMIT
11/01/2013	L.C.B. APPLICATION

Date: FEBRUARY 2013
 Name: 332P-01
 Drawn By: JR
 Checked By: ZYK

Site Plan

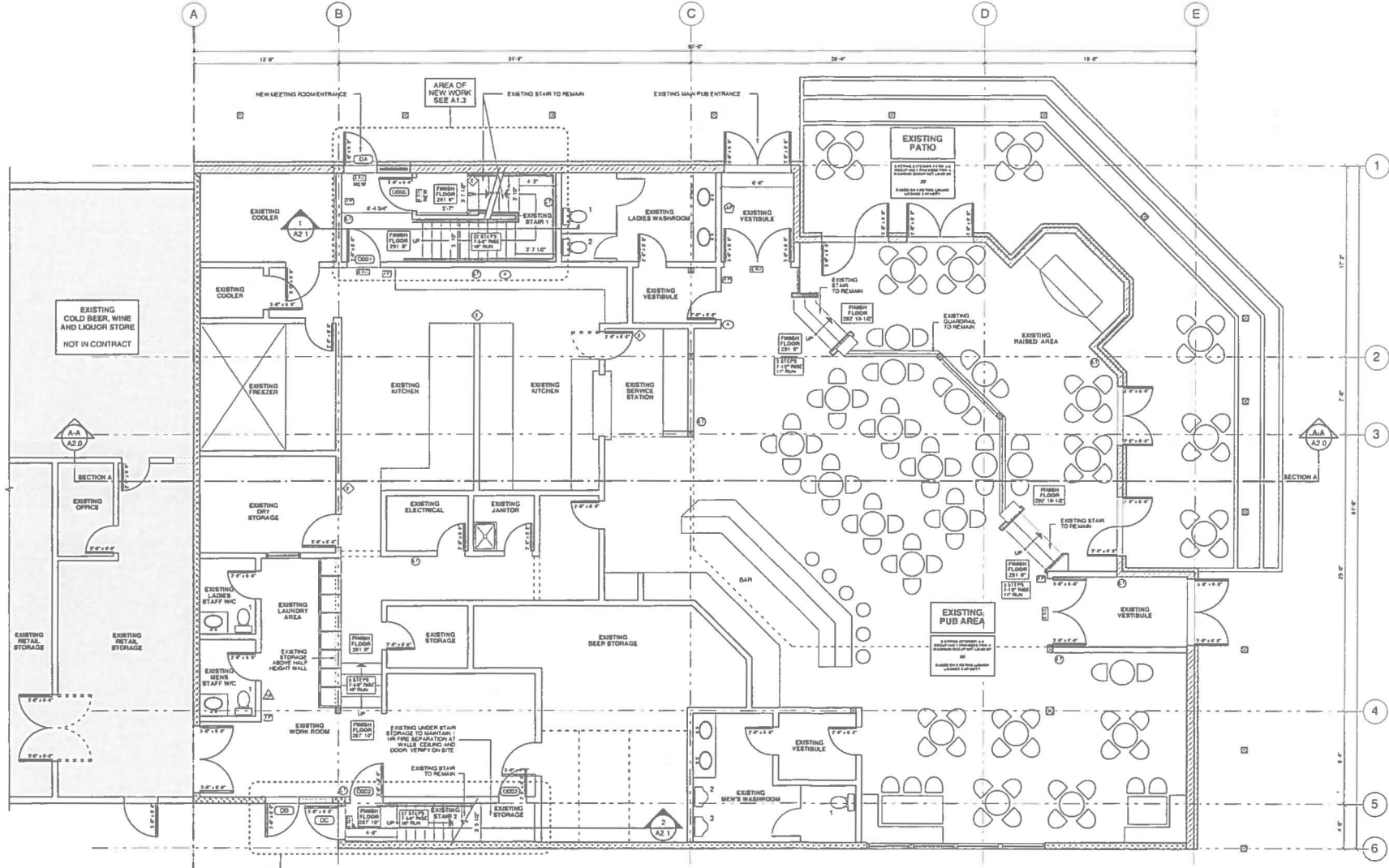


Project No: 13.004
 Drawing No: A 0.10
 Licensee: Paul Henderson Architects
 270 - 1,600 West Hill Street, Suite 100, Vancouver, BC V6L 1A1

LEGEND

- PROPERTY LINE
- EXISTING PUB
- EXISTING RETAIL STORE (N.I.C.)
- EXISTING PARKING ALLOTTED TO PUB (28 SPACES)
- EXISTING PARKING ALLOTTED TO LIQUOR STORE (11 SPACES)

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FIRE SAFETY LEGEND	
# OF STORES	2
SPRINKLED	YES
ALARM SYSTEM	YES
☒	FIRE PULL STATION
Ⓢ	EMERGENCY LIGHT
Ⓢ	FIRE EXIT
Ⓢ	FIRE ALARM
Ⓢ	FIRE SAFETY PLAN
Ⓢ	FIRE ALARM PANEL
Ⓢ	FIRE EXTINGUISHER

NOTE: EXISTING LAYOUT TO REMAIN. NO NEW WORK EXCEPT AT SECOND FLOOR EXITS AND EXIT DOORS NOTED

Date: No: Revision:

ZACHARKOYUSTIN
 ARCHITECTS INCORPORATED

601, 525 Seymour Street
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PROJECT

GUILDFORD STATION PUB

10176 154TH STREET
 SURREY, BC

Date	Revised
04/02/13	CLIENT REVIEW
04/02/13	CLIENT REVIEW
05/06/13	CLIENT REVIEW
08/18/13	FIRMER HEALTH REVIEW
07/10/13	FIRMER HEALTH REVIEW
08/07/13	BUILDING PERMIT
11/01/13	LCUB APPLICATION

Date: FEBRUARY 2013
 Size: 14" x 11"
 Drawn By: JR
 Checked By: ZYH

Drawing Title:
MAIN FLOOR PLAN

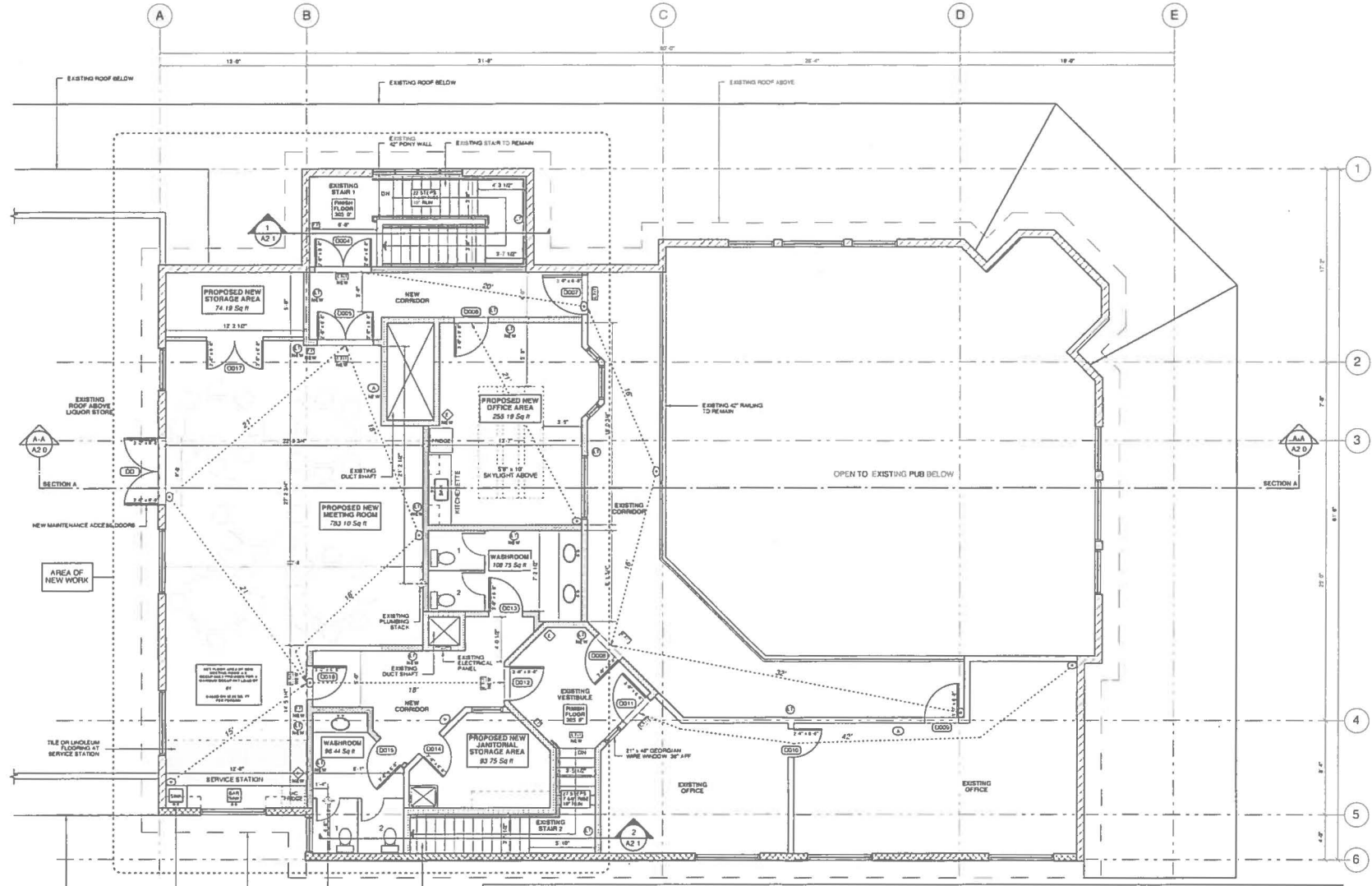
Project No: 13 004
 Drawing No: **A 1.1**

NOTE:
 EXISTING ASSEMBLIES TAKEN FROM BACH ASSOCIATES DESIGN GROUP DRAWINGS PERMIT #8884 LATHING 18, 1989 AND SURVEYING AIR CONDITIONING TO PLAN 71-V-1-C PUB BUILDING MAIN FLOOR PERMIT #7298 (SEPTEMBER 16, 1991)

WALL LEGEND- MAIN FLOOR					
1. [Pattern]	EXISTING EXTERIOR 1 HR RATED WALL ASSEMBLY #1	2. [Pattern]	NEW EXTERIOR 1 HR RATED WALL ASSEMBLY #1	3. [Pattern]	EXISTING EXTERIOR WALL ASSEMBLY #2
4. [Pattern]	NEW EXTERIOR WALL ASSEMBLY #2	5. [Pattern]	EXISTING TYPICAL INTERIOR PARTITION		

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FIRE SAFETY LEGEND	
# OF STORES	2 - DEPT
SPRINKLERED	YES
ALARM SYSTEM	YES
☐	FIRE PULL STATION
⊕	EMERGENCY LIGHT
⊞	FIRE EXIT
⊞	FIRE ALARM
⊞	FIRE SAFETY PLAN
⊞	FIRE ALARM PANEL
⊞	FIRE EXTINGUISHER
⊞	DISTANCE OF TRAVEL



Date: No: Revision:
ZACHARKO YUSTIN
 ARCHITECTS INCORPORATED
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 Vancouver, Canada V6B 3H7
 +1 604 688 8814

PROJECT
GUILDFORD STATION PUB
 10176 154TH STREET
 SURREY, BC

Date	Revised
04/18/2013	CLIENT REVIEW
04/02/2013	CLIENT REVIEW
05/08/2013	CLIENT REVIEW
06/19/2013	FRASER HEALTH REVIEW
07/10/2013	FRASER HEALTH REVIEW
05/27/2013	BUILDING PERMIT
11/01/2013	LCLB APPLICATION

Date: FEBRUARY 2013
 Scale: 1/4" = 1'
 Drawn By: JR
 Checked By: ZYAI

Drawing Title:
SECOND FLOOR PLAN

Project No: 13.004
 Drawing No: **A 1.2**

NOTE:
 EXISTING ASSEMBLIES TAKEN FROM SIMON ASSOCIATES DESIGN GROUP DRAWINGS PERMIT #2844 (APRIL 11, 1980) AND SIMON ASSOCIATES DESIGN GROUP DRAWINGS PERMIT #7290 (OCTOBER 7, 1991)

WALL LEGEND			
1. [Pattern]	EXISTING 1 HR RATED EXTERIOR WALL ASSEMBLY # 1 STUCCO FINISH ON METAL LATH BUILDING PAPER 3/4" PL WOOD 2" x 4" WOOD STUDS @ 16" O.C. 1" INSULATION VAPOUR BARRIER 5/8" TYPE 'X' GWB 5/8" TYPE 'X' GWB	5. [Pattern]	EXISTING 45 MIN RATED INTERIOR PARTITION 5/8" TYPE 'X' GWB 2" x 4" STEEL STUDS @ 16" O.C. 5/8" TYPE 'X' GWB
2. [Pattern]	NEW INTERIOR PARTITION 1/2" GWB PAINTED, TAPED AND FILLED 2" x 4" STEEL STUDS @ 16" O.C. 1/2" GWB PAINTED, TAPED AND FILLED	6. [Pattern]	NEW INTERIOR PARTITION 1/2" GWB PAINTED, TAPED AND FILLED 2" x 4" STEEL STUDS @ 16" O.C. 1/2" GWB PAINTED, TAPED AND FILLED
3. [Pattern]	EXISTING EXTERIOR WALL ASSEMBLY # 1 STUCCO FINISH ON METAL LATH BUILDING PAPER 3/4" PL WOOD 2" x 4" WOOD STUDS @ 16" O.C. 1" INSULATION VAPOUR BARRIER 5/8" TYPE 'X' GWB 5/8" TYPE 'X' GWB	7. [Pattern]	EXISTING 1 HR RATED INTERIOR PARTITION 5/8" TYPE 'X' GWB 2" ROWS 2" x 4" WOOD STUDS EACH @ 16" O.C. STAGGARD ON COMMON 2" x 4" PLATE 1/2" SHEET PAPER, EACH LEAF 5/8" TYPE 'X' GWB
4. [Pattern]	NEW 15 MIN RATED INTERIOR PARTITION 5/8" TYPE 'X' GWB PAINTED, TAPED AND FILLED 2" x 4" STEEL STUDS @ 16" O.C. 5/8" TYPE 'X' GWB PAINTED, TAPED AND FILLED	8. [Pattern]	EXISTING 45 MIN TYPICAL INTERIOR PARTITION 5/8" TYPE 'X' GWB 2" x 4" OR 2" x 4" STEEL STUDS @ 16" O.C. 5/8" TYPE 'X' GWB