



- CONSTRUCTION NOTES:
1. ALL NEW PARTITIONS SHALL EXTEND FULL HEIGHT TO UNDERSIDE OF EXISTING STRUCTURAL DECK UNLESS NOTED OTHERWISE.
  2. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR FACE OF CONCRETE BLOCK FOR NEW CONSTRUCTION AND FACE OF FINISH OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
  3. ALL SHOWN DIMENSIONS RELATING TO EXISTING CONSTRUCTION ARE TO BEFIELD VERIFIED BY THE G.C.
  4. WALL TYPES ARE ASSUMED TO BE CONTINUOUS BELOW AND ABOVE WINDOWS, AND ABOVE DOORS U.N.O.
  5. PROVIDE BLOCKING AS REQ'D TO SUPPORT AND FASTEN SURFACE MOUNTED FIXTURES, CABINETS, SHELVING, EQUIPMENT AND OTHER SURFACE MOUNTED DEVICES.
  6. ALL RATED WALLS TO EXTEND FULL HEIGHT TO UNDERSIDE OF EXISTING STRUCTURAL DECK UNLESS NOTED OTHERWISE.
  7. FIRE BLOCK ALL FIRE-RATED WALLS.
  8. FIRE STOP ALL PENETRATIONS & JOINTS THRU FIRE-RATED WALLS. PROVIDE MECHANICAL FIRE DAMPERS AT ALL OUTWORK PENETRATIONS. THIS INCLUDES ALL EXISTING PENETRATIONS AS REQUIRED.
  9. PROVIDE MINIMUM 4" (100mm) WALL RETURN AT HINGE SIDE OF DOOR UNLESS NOTED OTHERWISE.
  10. PROVIDE CEMENT BASED BACKER BOARD IN ALL WET LOCATIONS.
  11. PROVIDE FRP (FIBREGLASS REINFORCED PANEL) SURROUND TO 4'-0" (1200mm) AFF AT ALL JANITOR SINKS.
  12. PROVIDE ACOUSTICAL SEALANT AT PERIMETER OF ALL ACOUSTICALLY RATED WALLS (FILL GAP BETWEEN FLOOR & DOOR AND CEILING & OVERLAND AT DOOR & DOOR CORNERS).
  13. PROVIDE ACOUSTICAL SEALANT AT ALL ELECTRICAL BOXES AND SIMILAR PENETRATIONS IN ALL ACOUSTICALLY RATED WALLS AND CEILINGS.
  14. COORDINATE ALL ACCESS DOOR LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.
  15. ACCESS PANELS / COVER PLATES TO BE PROVIDED IN ALL WALLS TO ACCESS ALL VALVES CLEANOUTS & OTHER SERVICEABLE DEVICES.
  16. ALL GYPSUM BOARD FINISH TO HAVE LEVEL 4 FINISH TYPICAL, UNLESS NOTED OTHERWISE.
  17. PROVIDE MOISTURE TESTS ON ALL NEW CONCRETE SUBSTRATES PRIOR TO INSTALLING FINISHES. NEW FINISHES TO BE INSTALLED BASED ON MANUFACTURER'S RECOMMENDATIONS.
  18. IN ADDITION TO SPECIFIC REQUIREMENTS AS LISTED IN THE DOOR SCHEDULE, ENSURE ALL DOORS ARE EQUIPPED WITH DOOR STOPPS.
  19. UNLESS OTHERWISE EXPLICITLY NOTED, ALL NEW EQUIPMENT, PRODUCTS, DEVICES AND MATERIAL SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
  20. PROVIDE 19mm FIRE RETARDANT PLYWOOD AS BACKER FOR SERVICE ROOM EQUIPMENT PANELS (PAINTED).
  21. FURR AROUND ALL STRUCTURE EITHER PARALLEL OR PERPENDICULAR TO WALLS AS REQUIRED TO PROVIDE CONTINUITY OF GYPSUM BOARD.
  22. PATCH, MAKE GOOD ALL EXISTING WALLS & CEILINGS AFFECTED BY THE CONSTRUCTION.

- KEY NOTES:
- (THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE SUPPLIED & INSTALLED U.N.O. KEYED ITEMS ARE TO ASSIST IN CONVEYING CONSTRUCTION. WORK IS NOT LIMITED TO ITEMS TAGGED.)
- 01 NEW STEEL COLUMN ON CONCRETE PEDESTAL. REFER TO STRUCTURAL.
  - 02 NEW CIP CONCRETE CONSTRUCTION. FINISH TO MATCH THAT OF EXISTING CONSTRUCTION.
  - 03 NEW GLAZING PACKAGE, COMPLETE WITH EGRESS DOOR, GLAZING, FRAME AND ASSOCIATED HARDWARE TO BE FINISHED TO MATCH EXISTING.
  - 04 NEW OPERABLE DROP CURTAIN MOUNTED TO US OF STEEL CANOPY STRUCTURE. GUIDE TRACKS TO BE FASTENED TO NEW STEEL COLUMNS. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  - 05 NEW GLAZED GUARDRAIL TOP RAIL TO BE CONSTRUCTED TO ACCEPT DROP CURTAIN SILL GASKET SO AS TO FORM A WATER-TIGHT SEAL.
  - 06 NEW PLANTING AND IRRIGATION SYSTEM. CONTRACTOR TO ENSURE NATIVE, LOW MAINTENANCE PLANTING IS TO BE REINSTATED.
  - 07 NEW STEEL STUD FRAMED INFILL PARTITION.

LEGEND

- EXISTING AREA OUTSIDE OF PROJECT SCOPE
- NEW PARTITION WALL
- EXISTING PARTITION WALL

PATIO AREA

- 47.4 sqf EXISTING PATIO COVERAGE
- 785 sqf PROPOSED PATIO COVERAGE
- 1,239 sqf TOTAL PATIO COVERAGE

**MGBA**  
ARCHITECTURE + INTERIOR DESIGN  
SUITE 300 - 7 EAST SIXTH AVENUE  
VANCOUVER, BRITISH COLUMBIA, CANADA  
604.681.6205 info@mga.com www.mga.com

**BROWNS SOCIALHOUSE**  
RESTAURANT • BAR • SOCIALHUB

REV	DATE	DESCRIPTION	DR	RY
-	2022.12.19	ISSUED FOR REVIEW	AS	-
-	2022.12.19	ISSUED FOR REVIEW	AS	-
8	2022.08.08	REVISED FOR IP	AS	ME
A	2022.07.08	ISSUED FOR IP	AS	ME
-	2021.11.09	ISSUED FOR LANDSCAPE REVIEW	ME	ME
-	2021.03.09	ISSUED FOR BID REVIEW	ME	ME
REV	DATE	DESCRIPTION	DR	RY

DESIGNED AND PREPARED FOR THE PROJECT BY MGBA. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS, MATERIALS AND FINISHES WITH THE CONTRACTOR AND THE SITE AND EXISTING CONSTRUCTION. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL DIMENSIONS, MATERIALS AND FINISHES. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL DIMENSIONS, MATERIALS AND FINISHES. THE CONTRACTOR IS TO BE RESPONSIBLE FOR ALL DIMENSIONS, MATERIALS AND FINISHES.

PROJECT:  
**BROWNS SOCIALHOUSE**  
NEWPORT VILLAGE  
215 NEWPORT DRIVE,  
PORT MOODY, BC

SHEET TITLE:  
**GROUND LEVEL CONSTRUCTION PLAN**

PROJECT DATE:  
2022.12.14

PROJECT NO:  
21013

DRAWING NO:  
A102

REVISION:  
-