

10

Scale 1:50

DRAINAGE NOTES:

- On commencement of work all existing manholes to be lifted. Existing gas pipes are to be traced to their source and where necessary drain runs to be temporarily removed.
- All redundant manholes and drain runs to be grubbed up and dead pipe runs permanently sealed with concrete.
- New installation of services are to make use of existing connections to underground sewers and water mains. Refer to M&E Consultant information for details on below ground drainage.
- Existing line runs which need to be permanently maintained have to be checked and repaired where necessary.
- For any new drainage runs the Contractor is to establish the location and invert of the existing foul sewer pipe running within the building.
- All existing water and foul downpipes are to be replaced for new foul iron downpipes and new water pipes to be per M&E Consultants details and all new foul iron pipes are to be in UPVC.
- All downpipes (both RWH & S&W) are to be provided with an inline screw capped rodding access point 150mm above the finished floor level.
- For all new water and foul runs, 100mm dia. rigid PVC, clad pipes with 12mm plywood board on 50 x 25mm x 5mm timber casing. Provide an access panel into the boarding.
- All floor pan/catchers, draining into gullyways 3 & 4, unless else were indicated, are to be replaced with 100mm dia. rigid PVC, clad pipes with 12mm plywood board on 50 x 25mm x 5mm timber casing. Provide an access panel into the boarding.
- Existing back boxes, where back boxes have previously been removed, new boxes are to be formed to match the original detail.
- The Contractor is to phase the works to replace existing S&W & RWH throughout the building in a phased manner, so that the building is able to continue to operate at any one time. At no point throughout the works should any one floor be without one of the two facilities (either adjacent gullyways 3 & 4) in operational use.
- Existing water and foul runs to be taken up through roof, terminate in new section gullyways and RWH and S&W to be taken up through roof, terminate in new section gullyways and RWH. All new runs to be fitted with a draining gullyways. Flushing to be provided at the top of the floor penetration.

Existing parapet wall (to both lightwells) to be carefully broken out to expose steel and treat for Regent Street disease. New up stand to be rebuilt in concrete to a min. height of 150mm from the existing roof deck @ lower roof level. Refer to Structural Engineers details. Top edge of upstands is to be laid at a pitch to suit the required gradient of the glass roof (3° to be confirmed).

All glazed brick walls to upper walls are to be lined and the finish painted in a muted palette (fbc).
Cycliner Universal metal framed wall lining system or similar to be installed in accordance with manufacturers specification. Clad with 1 layer of 12.5mm Gyproc Wallboard TEN plasterboard with a density of 10kg/m² and skim coat ready to receive paint finish.

Secondary structure providing additional support to primary SHS above to be tension wire and vertical upstand system as per the Structural Engineers details. To be formed using 48.3mm $\varnothing$ upright CHS's. 12mm horizontal tension rods between uprights and 12mm diagonal tension rods between uprights and junctions with perimeter wall.

To prevent summertime over heating and risk of condensation, to UKs of glass: powder coated aluminium (colour to match proposed wall finish); ventilation grilles have been inductively shown at high level within the upper section perimeter walls (both lightwells) to promote better air flow across the glass. Where possible new grilles are to be situated within reduced openings of former windows to be blocked up. If it is decided by the client upon completion that the natural ventilation is to be blocked up, it is expected that the client will be responsible for the cost of the work. The Mechanical Engineer and Architect in attendance, The Mechanical Engineers details is to take precedent in all instances.

New Lodge Room 20 is to borrow natural top light from adjoining Ante rooms. Thermal black out blinds are to be installed at head of all windows within space. Architect is to approve blinds and housing to be used. Windows are to be fixed in closed position and are to receive new clips to new anti room side to accommodate the increased thickness of the wall once lined.

Typical floor build up to New Anti Rooms [RT.04 & 13] - 85mm Celotex GA4000 insulation to be laid on structural slab and covered in 65mm concrete screed ready to receive new floor finish. New vinyl flooring to match that of the Corridor and Lodge room 20. Contractor to ensure FFL is flush with existing and that there is a smooth transition between new and existing spaces.

Load bearing wall supporting steels to floor above to be built off flat roof structure below. Refer to Structural Engineers details. No. 50 is to be maintained within the wall to gain access the rear of high level windows in Lodge Room 10.

All steelwork supporting upper floors to be fire protected. Typically intumescent paint system can be applied in accordance with the manufacturers instructions.

GENERAL KEY:

Existing walls / partitions. Please note the building is Grade II* listed any intervention works to historic fabric should be kept to a minimum and under the guidance of the Architect. Any intervention to existing fabric the Contractor deems necessary to carry out the prescribed works, that are not outlined on the tender information provided, they are to notify the Architect in the first instance.

 indicative of 100mm dense concrete block to close off redundant SO of windows/doors. Existing window frame to be proven out. The outer face of blockwork is to be recessed sufficiently to avoid the curve detail to the top of the cl. Internal wall finishes to be 12.5mm thick Wallboard with nominal 23.5mm fibre cement coat, on 10mm adhesive adbs at close centres, provide 10mm plywood grounds behind plasterboard in locations of fixtures and fittings for secure fixing through, to receive decorative finish.

New partition constructed of nominal 38 x 89mm vertical studs at 400mm c/c with continuous head and sole plates and 2 intermediate rows of roddings. The first 50mm Rockwool Flex insulation with a density of 10kg/m³ between the studs and clad each face with 1 layer of 12.5mm Gyproc Wallboard 1EN plasterboard with a density of 10kg/m³ and 5mm cold. Within the WC's plasterboard claddings to studs against a 500g Visqueen or equal vapour barrier.

50 x 50mm timber stud used to box out/conceal downpipes and to form frame for dry lining existing windows within toilets. In the latter instance install 50mm Rockwool Flexi insulation with a density of 10kg/m³ between the studs and clad with 12mm plywood board ready to receive paint finish.

Gypliner IWL 921 90 Independent wall lining system or similar to be installed in accordance with manufacturer specification. Channels are to be fixed at head and base. For heights above 4200mm Gypliner deep flange floor and ceiling channels are to be used. To be clad with 2 layers of 15mm Gyproc wall board and skim coat. Existing mouldings: timber skirtings, cornices etc are all to be replicated on both levels of new partition wall.

Gypliner. Universal metal framed wall lining system, as similar to be installed in accordance with manufacturers specification. Clad with 1 layer of 12.5mm Gyproc Wallboard 1EN plasterboard with a density of 10kg/m³ and a seam coat ready to receive paint finish. Contractor is to make good all junctions with existing finishes and replicate mouldings, skirtings and cornices throughout. Off stand from the wall vary dependent on location of services and underliners in the existing wall surface.

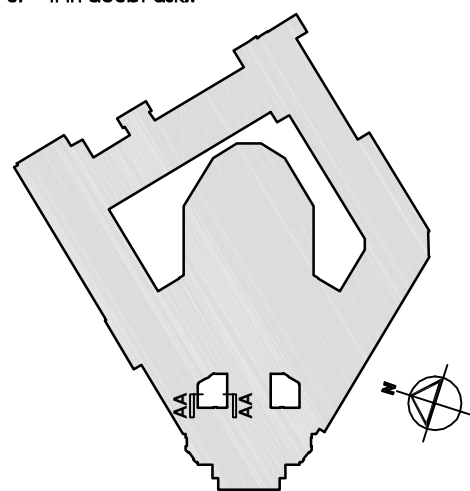
Existing glazed brickwork to remain exposed.

Existing window to be fixed closed.

GENERAL NOTES:

- All drawings are to be read in conjunction with Structural and M/E Engineers Information.
- All dimensions given are between blockwork.
- All new and existing finishes (unless otherwise indicated) are to be made good on a 'like for like' basis with surrounding fabric. Contractor is to make an allowance for wear and tear.
- For the setting out and profile of the structural slab refer to the Structural Engineers details.
- For the setting out of all holes for new drainage/electrical/ventilation system refer to the relevant drawings.
- Structural slab level (+sl) is to be set typically 150-200mm below existing floor finish at each level.
- The Contractor is responsible for checking all dimensions and levels on site prior to commencement. Any discrepancies to be reported to the Architect. If in doubt ask before proceeding.
- The Contractor's responsibility to ensure adequate protection is provided to all surrounding finishes throughout the duration of the works.
- All work/instalations to relevant British Standards and codes of practice.
- All materials to be used in strict accordance with manufacturers instructions.
- Contractor is to make allowance for integrating new areas into buildings current finishes and structure to a like with Building Control Inspector / Fire Officer regarding requirements.
- Between 8 and 90 minutes fire protection is to be provided to all walls and floor depending on its level above ground. Refer to the Building Regulation Consultants information. Any holes made in the structural slab for services are to receive fire colours & baffles.
- Contractor to confirm with Client prior to disposal, that they do not wish to retain any redundant windows, fixtures and fittings etc.

General Notes:-



C1	13.12.12	CB	RD
	Construction Issue		
Rev:	Date:	Dr:	Ch:

CONSTRUCTION

Job No. 1510.01		Date. 06.12
Dwg No. WD.020		Rev. C1
Scale. 1.50 @A1	Drawn by. CB	Checked by. RD

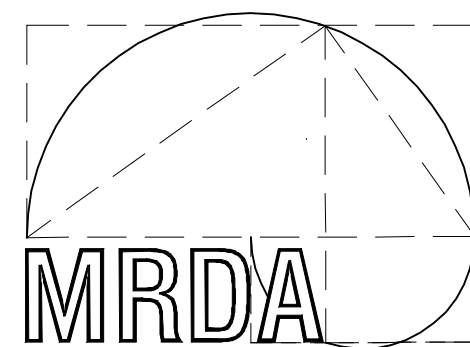
Client / Organisation.

Freemasons

Project.
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Dwg Title:

Phase 1 - Section AA



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