

revisions

rev	by	date	comment
A	DB	09.09.13	Notes highlighted for Network Rail works

(Notes: Where applicable)			
1.	All plastering to Walls, Power Mains and Columns to be to Designers Approval. MFC to Provide Sample Panel for Approval.		
2.	CGSSA (Capacitor) to be provided with Stainless Steel Clad Shields with 10mm Min to Bottom Walls.		
3.	All Exposed Pipework within Public Areas is to be Chrome finished.		
4.	Waste Pipes to Kitchen Equipment to be Copper.		
5.	All Subwork Walls Abutting Party Walls to Have First Stud Fixed to Party Wall with Proprietary Plasterboard Fixings to Manufacturers Details.		
6.	All Waste from Kitchen/Servent Areas to Pass Through Above Ground Grease Traps Prior to Discharging into Below Ground Drainage System.		
7.	All Cavity Barriers within Ceiling to be Taken Full Height to Underside of Structure and Recessed as Necessary.		

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REALISING CREATIVE ENVIRONMENTS

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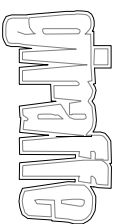
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Project
Giraffe Stop
Kings Cross Kiosk

Proposed Builders Works

drawn	check
AD&CB	--
scale	date
1:50	02.09.13
@ A1	
project/dwg no.	

2908/200 A

Building Specification

General
1. All Drawing to be read in conjunction with Structural Engineers details and any relevant sub-contractors details. All works to comply with current Building Regulations and British Standards Codes of Practice.

2. The Main Contractor and Sub-Contractors where applicable will be responsible for checking all dimensions on site & reporting any discrepancies to the relevant contractor.
3. All new timber to be pressure impregnated with preservative prior to delivery to site. Where subsequent cutting & bonding is necessary all exposed ends are to be coated with preservative.

4. Allow 2000mm clearance below all new beams.
5. All glazing to be laminated & tempered safety glasses to BS 6206: 1981, and comply with current Building Regulations.

6. If laminated float glass is used below 800mm above FFL, it is to be of minimum 10mm thickness. If laminated float glass is used below 800mm either side of a door & 1500mm above FFL to be min 10mm thick.

Demolition (if applicable)

1. The demolition of all structural elements is to be undertaken in accordance with the structural engineers specification. Carefully removed and the contractor is to provide all necessary temporary means of support to retained works and ensure safe working conditions.

3. Main contractor to provide suitable protection to existing retained structures and ensure that no damage is caused to existing structures and to disturbed areas matching existing surface finishes as necessary to Designers Approval.

4. All redundant plumbing and wastes are to be carefully removed, concrete

Doors (if applicable)

1. ● Doors indicated on the drawing with a solid circle are to be 1hour fire resisting (60/60) rating to BS 476 Part 8 & Part 3 and fitted with overhead closers. Frames to have 25mm solid rebates. Close out thresholds to all frames.

2. ● Doors indicated on the drawing with a half solid circle are to be 1/2 hour fire resisting (30/30) rating to BS 476 Part 8 & Part 3 and fitted with overhead door closers. Frames to have 13mm rebates turned from 50mm x 60mm profile. Close out thresholds to all frames.

3. All fire doors to be fitted with cold smoke seals & incompressible brush strips. Double doors to be fitted with automatic brush strips fixed to retaining sills.

4. All fire exit doors to have graphical or unlit means of escape signage in accordance with the authority's requirements.

5. All final exit doors to be fitted with panic bar/handle bars capable of being operated without a key.

Stairwork (if applicable)

1. All structural stairwork & include to be installed strictly in accordance with the structural engineers details.

2. Where stairwork is to be clad with boarding, exposed faces are to receive 200 layers of 12.5mm thick Gyproc fireline board fixed batten joined & taped onto 38x25 s.w. noggin sills to provide min 1hrs fire protection in accordance with BS 476 unless otherwise specified by the designer or designer.

3. Where surfaces of the steel are left exposed they are to be treated with Mulsine 550 or similar approved incombustible paint to provide fire protection subject to the approval of the UA Building Inspector.

Drainage & Plumbing

ALL SOIL AND WASTE DRAINAGE PASSING THROUGH NEIGHBOURING BUILDINGS TO BE CASED IN CONFORMANCE WITH BS5572:1978 AND BS5930:1991.

1. Where applicable all waste drainage to be Teran 200' webbed UPVC waste system, all soil drainage to be Teran 100' webbed UPVC soil in accordance with BS 5242 & BS 4514.

2. All waste pipes to be in the following sizes:

(a) WC drainage to be 100mm dia, swept in direction of flow, with 50mm depth of seal.

(2) Sinks to be 40mm dia, with 75mm deep seal traps.

(3) Wash hand basins to be 32mm dia, with 75mm deep seal traps.

(4) Wash hand basins to be 32mm dia, with 75mm deep seal traps.

(5) Urinals to be 40mm dia, with 75mm deep seal traps.

(6) All waste from kitchen to be fitted with deep seal traps and wastes in accordance with manufacturer's instructions.

(7) All waste from shower to be fitted with removable access covers & Hunter / Noxoneur relief valves.

3. New FFDs to be Polyprop Teran 100mm dia UPVC FFD all to be installed in accordance with manufacturers instructions including all gully bedding and bedding to BS 5935:Pt 6. All drains passing through walls to be lined over; shallow drains - less than 600mm deep - should be protected by a 75mm cushioning layer of granular material and a concrete slab over.

4. New manholes to be polyprop Teran PCU inspection chambers with rust concrete surround and Class B C/C cover and frame - all to be installed to manufacturer's recommendations.

5. All drains are subject to the approval of the UA Building Inspector

Ventilation (if applicable)

1. All new internal rooms to have mechanical ventilation to standards as stated on Mechanical & Electrical consultants drawings & as indicated below.

(a) Bathroom/showers - capable of extracting min. 15 litres per second intermittently.
(b) Toilets - 10 air changes per hour with 15 min. overrun ducted to outside.
(c) Kitchen - minimum 40 air changes per hour or as requested by Building Inspector & Environmental Health Officer.
(d) Lobby areas to toilets to have fresh air ducted to those areas via ducted supply & return air pipes with grilles & control to external termination.

2. All ducts containing services passing through compartment walls/floors to be constructed using either:

(a) 200 layers 12.5mm thick plasterboard & skim finish on 38x98mm batten, or
(b) 90mm Stainless steel at corners to 400mm x 40 barriers with 9mm Spigulux tiles covering joints internally to give 1 hour fire protection.

3. Ducts to be sealed with mineral wool & wrapped tightly around pipes as they pass through wall/floors at a fire stop.

4. All air handling & service ducts to be fitted with the dampers & fire stopped & required using compressed mineral to 1 hour fire protection to suit the resistance of wall duct & floor.
5. All supply & air extract grilles in fire resisting ceilings to be fitted with fire dampers to 1 hour fire resistance.

Floors

1. All new timbers to be pressure impregnated prior to delivery. Where timber is used in contact with concrete, all exposed ends are to be treated with Protin or similar approved

2. Screed to retail and store spaces nominal thickness 260mm by Network Rail with 20mm inlays where allowance refer to floor finishes drawing.

Ceilings (if applicable)

1. All new ceilings to be Gyproc MF system unless noted otherwise.

2. All fire ceilings to be Gyproc MF suspended ceiling system with 1200mm x 600mm tiles and batten to manufacturers specification. Unrated ceilings to be as above using 12.2mm thick Wallboard.

3. Typical MF specifications:
(a) Gyproc MF64 (medium density) channel fixed to perimeter wall @ 600mm centres to the specified ceiling level. MF12 (soft) cleats fixed to existing structure above @ 1200mm c/s to form a 1200x1200mm grid. MF7 primary channels forming primary ceiling grid fixed @ 1200mm c/s to ceiling sections forming a secondary grid clip fixed @ 450mm c/s to MF7 channels.

Plasterboard screw fixed to MF5 sections to form ceiling lining with staggered screw fixings @ 200mm c/s in heads of boards at 9150mm c/s at board edges.

Full Gyproc MF suspended ceiling specification refer to The White Book by British Gypsum.

Internal Finishes:

Surfaces of walls & ceilings in all public areas to have finish fixed to class 1 standard of surface finish (see finish schedule) where class 0 wall finish is required. In all areas of timber cladding (see finishes dwg.) use approved timber treatment such as Afbu or Inculder applied strictly in accordance with manufacturer's instructions over completely stained timber or similar.

Timber cladding to be fixed directly to the wall without battens.

BUILDERS WORKS KEY

Existing blockwork by Network Rail

Stud partitions to be 70 thick, metal studs with 12mm plywood & 12.5 plasterboard both sides with skinned finish. Overall wall thickness 120mm.

FPD05 (see spec notes for full description)

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New 100mm diameter soil stack to be installed by Network Rail

Existing soil stack location by Network Rail

denotes proposed above ground upvc drainage runs by Tenant

denotes existing below FFL drainage runs by Network Rail

Suggested road water fed pipework routes at high level (TBC on site)

Builders Works Plan

Scale 1:50

