

Architecture Masterplanning Interiors Graphics

1 Monksell Square, London, EC2Y 5BL, United Kingdom

Tel: +44 (0) 20 7726 8999 Fax: +44 (0) 20 7776 3900

Benoy

Victoria Square, Woking

Job No: 3540

Document Title: Unframed isolated trims/ skirtings/ sundry items (For MC and D&B Packages)

Document Ref: BNY-SA-99-XX-A-P20

- Revision: F00
- Status: For Tender – Joinery Packages
- Date: 06/09/19

REVISIONS				
Rev No.	Date	Revision	Drawn by	Checked
F00	06.09.19	As noted overleaf	MM	VC

P20
Unframed isolated trims/ skirtings/ sundry items
Revision F00

Section Revision History

No.	Purpose	
E00	FOR CO-ORDINATION	23rd Oct 2017
E01	FOR TENDER	15th Nov 2018
E02	FOR TENDER - JOINERY PACKAGES	8th Feb 2019
E03	FOR COORDINATION	5th Jun 2019
F00	FOR CONSTRUCTION	5th Sep 2019

P20 Unframed isolated trims/ skirtings/ sundry items

To be read with Preliminaries/ General conditions

10 SCOPE

NOTE: FOR ALL UNFRAMED ISOLATED TRIMS, SKIRTINGS & SUNDRY ITEMS SEE THE FOLLOWING RELEVANT BENOY DRAWINGS:

MANAGEMENT CONTRACT

- BENOY SERIES 10 GENERAL DETAILS
- BENOY SERIES 30 GENERAL INTERNAL DETAILS - T1, T2 & MA
- BENOY SERIES 42 INTERNAL WALL FINISHES - RESIDENTIAL SKIRTING TYPE LOCATIONS, BENOY DOCUMENT NO. BNY-MA-(42)-AL01
- BENOY SERIES 43 INTERNAL FLOOR FINISHES
- BENOY SERIES 70 GENERAL PERMANENT FITTINGS - T1, T2 & MA
- BENOY FINISHES SCHEDULE BNY-PA-40-AL01
- BENOY FINISHES SCHEDULE BNY-APT-40-AL01

OVERALL PLASTERBOARD PARTITION SCHEDULE FOR BOTH CONTRACTS ON DRAWINGS BNY-MA-(30)-0005; BNY-MA-(30)-0006 & BNY-MA-(30)-0007

55 SELECT FROM THE FOLLOWING

- Manufacturers: Submit proposals. Note: Some manufacturers must be used as their products are required to match the approved bathroom pods

Unilin
Headquarters:
Ingelmunstersteenweg 229
8780 Oostrozebeke
Belgium
Tel: +32 56 66 70 21.

98 GENERAL PERFORMANCE REQUIREMENTS

- As section Z99.

- 110A MEDIUM DENSITY FIBREBOARD TYPE 1 (FINISHES SCHEDULE CODE MS-11) SKIRTINGS FOR RESIDENTIAL T1 & T2 COMMUNAL AREAS AS PER BENOY DRAWING BNY-MA-(10)-AL08
- Manufacturer: Contractor's choice.
 - Product Reference Contractor's choice
 - Standard: To BS EN 622-5.
 - Type: MDF.HLS.
 - Formaldehyde class: To BS EN 622-1, Class E1.
 - Fire rating: Class 0 as defined in Building Regulations.
 - Profile: as detailed on drawings - Type 1 Square.
 - Finished size: as detailed on drawings.
 - Finish as delivered: Prepared and factory primed, as section M60 for painted items; sanded for framing sections.
 - Fixing: architraves & skirtings - plug, screwed and pelleted at 500mm centres; framing as detailed on drawing.
 - Accessories: MS-36 - Brushed Stainless steel edge trim by QIC Trims - Type & Size: D-D12. See Benoy drawings for location - BNY-MA-(10)-AL08
- 110B MEDIUM DENSITY FIBREBOARD TYPE 2 (FINISHES SCHEDULE CODE MS-12 & AMS-12) SKIRTINGS RESIDENTIAL T1 & T2 APARTMENTS & PUBLIC AREAS AS PER BENOY DRAWING BNY-MA-(10)-AL08
- Manufacturer: Contractor's choice.
 - Product Reference Contractor's choice
 - Standard: To BS EN 622-5.
 - Type: MDF.HLS.
 - Formaldehyde class: To BS EN 622-1, Class E1.
 - Fire rating: Class 0 as defined in Building Regulations.
 - Profile: as detailed on drawings - Type 2 Pencil Round .
 - Finished size: as detailed on drawings.
 - Finish as delivered: Prepared and factory primed, as section M60 for painted items; sanded for framing sections.
 - Fixing: architraves & skirtings - plug, screwed and pelleted at 500mm centres; framing as detailed on drawing.
- 120 HARDWOOD ARCHITRAVES TO HARDWOOD VENEERED DOORS
- Quality of wood and fixing: To BS 1186-3.
 - Species: to match door frame, as Interior Finishes Schedule BNY-PA-40-AL01 & BNY-APT-40-AL01.
 - Class: CSH.
 - Moisture content at time of fixing: 9 -13%.
 - Preservative treatment: Water based microemulsion as section Z12, service life 60 years.
 - Fire rating: Class 0 as defined in Building Regulations.
 - Profile: Pencil rounded edges.
 - Finished size: 19 x 70 mm.
 - Finish as delivered: One coat clear finish, as section M60.
 - Fixing: Plugged, screwed and pelleted at 500mm centres.

- 120A HARDWOOD PORTAL WALL OPENING TIMBER TRIMMER DETAIL - RESIDENTIAL T1 & T2 GROUND FLOOR ENTRANCES AS PER BENOY DRAWING BNY-MA-(10)-0004
- Quality of wood and fixing: To BS 1186-3.
 - Species: American White Oak to receive stain to match Laminate finish - Lingapal as Section K13 .
 - Class: CSH.
 - Moisture content at time of fixing: 9 -13%.
 - Preservative treatment: Water based microemulsion as section Z12, service life 60 years.
 - Fire rating: Class 0 as defined in Building Regulations.
 - Profile: As drawing BNY-MA-(10)-0004.
 - Finished size: As drawing BNY-MA-(10)-0004.
 - Finish as delivered: One coat clear finish on top of stain, as section M60, clause M60/160. Stain for Oak to match Formica laminate as Section K13, K13/110A and Finishes Schedule Code WF-08 - Benoy Document BNY-PA-(40)-AL01. Samples of finished stained trimmer to match timber laminate K13/110A must be submitted to Benoy for approval..
 - Fixing: Plugged, screwed and pelleted at 500mm centres and as per drawing BNY-MA-(10)-0004.
 - Accessories: MS-34 - Brushed Stainless steel edge trim by QIC Trims - Type & Size: RD-RD15. See Benoy drawings for location - BNY-MA-(10)-0004
- 120B HARDWOOD NOSING EDGES TO DESK TOP & TV UNIT SHELVES - RESIDENTIAL T1 & T2 GROUND FLOOR ENTRANCES AS PER BENOY DRAWINGS SERIES 70 PERMANENT FITTINGS
- Quality of wood and fixing: To BS 1186-3.
 - Species: European oak.
 - Class: CSH.
 - Moisture content at time of fixing: 9 -13%.
 - Preservative treatment: Water based microemulsion as section Z12, service life 60 years.
 - Fire rating: Class 0 as defined in Building Regulations.
 - Profile: Various - AS PER BENOY DRAWINGS SERIES 70 PERMANENT FITTINGS.
 - Finished size: Various - AS PER BENOY DRAWINGS SERIES 70 PERMANENT FITTINGS.
 - Finish as delivered: Sanded.
 - Fixing: Adhesive as section Z20.
- 170A PROPRIETARY PVC WALL GUARD - BOH CORRIDORS
- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
 - Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ. Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: WGS125F Wall Guard.
 - Cover: PVC-u.
 - Inner Bumper: PVC-u.
 - Retainer: Aluminium - continuous or 50mm fixing clips
 - Accessories: WGS1251 End Cap.
 - Height: 125mm
 - Depth: 25mm
 - Length: 4.0m
 - Colour: TBC
 - Fixing: Mechanical (screw) fix – as per manufacturer's instructions.
 - Jointing: Not applicable.

170B PROPRIETARY PVC WALL GUARD - BOH CORRIDORS

- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
- Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ.
Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: WGS200F Wall Guard.
- Cover: PVC-u.
- Inner Bumper: PVC-u.
- Retainer: Aluminium - continuous or 50mm fixing clips
- Accessories: WGS2001 End Cap.
- Height: 200mm
- Depth: 25mm
- Length: 4.0m
- Colour: TBC
- Fixing: Mechanical (screw) fix – as per manufacturer's instructions.
 - Jointing: Not applicable.

170C PROPRIETARY RUBBER WALL GUARD - BOH CORRIDORS & BIN STORE AREAS

- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
- Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ.
Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: WGR150E E-Fender Wall Guard.
- Material: Heavy Duty Rubber.
- Accessories: None
- Height: 150mm
- Depth: 30mm
- Length: 3.0m
- Colour: Black
- Fixing: Mechanical (screw) fix – as per manufacturer's instructions.
 - Jointing: Not applicable.

171A PROPRIETARY STANDARD PVC CORNER GUARD - BOH CORRIDORS

- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
- Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ.
Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: Standard PVC-u Corner Guards – CGS5090T Corner Guard– 50mm wing, 90° angle, supplied with tape.
- Material: PVC-u – through-coloured and textured.
- Accessories: None
- Length: 1.0m
- Colour: TBC
- Fixing: Tape.
 - Jointing: Not applicable.

- 171B PROPRIETARY ADJUSTABLE ANGLE PVC CORNER GUARD - BOH CORRIDORS
- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
 - Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ. Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: Standard PVC-u Corner Guards – CGFLX60T – supplied with tape.
 - Material: PVC-u with PVC co-extruded apex and wing tips.
 - Accessories: None
 - Angle: Variable to suit
 - Wing Size: 60mm
 - Length: 1.0m
 - Colour: TBC
 - Fixing: Tape.
 - Jointing: Not applicable.
- 171C PROPRIETARY RUBBER CORNER GUARD - BOH CORRIDORS & BIN STORE AREAS
- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
 - Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ. Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: CGR119 Corner Guard.
 - Material: Heavy Duty Rubber.
 - Accessories: None
 - Wing Size: 100mm X 100mm
 - Length: 3.0m
 - Colour: Black
 - Fixing: Mechanical (screw) or adhesive fix – as per manufacturers instructions.
 - Jointing: Not applicable.
- 172 PROPRIETARY WALL PROTECTION HANDRAILS - ACCESS LOBBY & MOBILITY SCOOTER STORE
- DRAWINGS REFERENCE: BNY-MA(34)0050, BNY-MA(34)0051, BNY-MA(34)0052, BNY-MA(34)0053, BNY-MA(34)0054, BNY-MA(34)0055, BNY-MA(34)0055, BNY-MA(34)0056, BNY-MA(34)0057, BNY-MA(34)0058
 - Manufacturer: Gradus Wall Protection, Park Green, Macclesfield, Cheshire, SK11 7LZ. Tel: 01625 428922 - Website: www.gradus.com - Email: sales@gradus.com. Or Equal Approved
 - Product reference: SHR40P Handrail.
 - Cover: PVC-u.
 - Retainer: Aluminium
 - Accessories: PVC-u – SHR402P Universal Corner, SHR404P Universal Return, SHR408P Variable Angle, SHR406P End Stop
Aluminium - SHR403 Mounting Bracket
 - Grip Diameter: 40mm
 - Height: 100mm
 - Depth: 90mm
 - Length: 4.0m
 - Colour: TBC
 - Fixing: Mechanical (screw) fix – as per manufacturers instructions.
 - Jointing: Not applicable.

200 MEDIUM DENSITY FIBREBOARD GENERAL USE AS DETAILED ON DRAWINGS
BATHROOM & KITCHEN AREAS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To BS EN 622-5.
 - Type: MDF.HLS.
 - Formaldehyde class: To BS EN 622-1, Class E1.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
Edges: as detailed on drawings.
- Finish: as detailed on drawings.
- Recycled content: 60% (minimum) to BS EN ISO 14021.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

200A MEDIUM DENSITY FIBREBOARD GENERAL USE AS DETAILED ON DRAWINGS -
LOAD BEARING/PATRESSING

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To BS EN 622-5.
 - Type: MDF.LA.
 - Formaldehyde class: To BS EN 622-1, Class E1.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
Edges: as detailed on drawings.
- Finish: as detailed on drawings.
- Recycled content: 60% (minimum) to BS EN ISO 14021.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

200B MEDIUM DENSITY FIBREBOARD GENERAL USE AS DETAILED ON DRAWINGS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To BS EN 622-5.
 - Type: MDF.
 - Formaldehyde class: To BS EN 622-1, Class E1.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
Edges: as detailed on drawings.
- Finish: as detailed on drawings.
- Recycled content: Submit proposals.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

220 LIGHTWEIGHT WOOD PANEL WITH PLASTIC HONEYCOMB CORE GENERAL USE AS
DETAILED ON DRAWINGS

- Manufacturer: EconCore or equal approved.
 - Product reference: Submit proposals.
- Standard: To BS EN 622-5.
 - Type: MDF skins on a PP ThermHex Core.
 - Formaldehyde class: To BS EN 622-1, Class E1.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
Edges: as detailed on drawings.
- Finish: as detailed on drawings.
- Recycled content: Submit proposals.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

240 PLYWOOD GENERAL USE AS DETAILED ON DRAWINGS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Face ply species: Contractor's choice.
- Appearance class to BS EN 635: Class E/I.
- Bond quality to BS EN 314-2: Class 3.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
- Edges: as detailed on drawings.
- Finish: Prepared and primed as section M60 .
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

240A PLYWOOD - WPB PLYWOOD GENERAL USE AS DETAILED ON DRAWINGS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Face ply species: Contractor's choice.
- Appearance class to BS EN 635: Class E/I.
- Bond quality to BS EN 314-2: Class 3.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
- Edges: as detailed on drawings.
- Finish: Prepared and primed as section M60.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

250 PARTICLEBOARD GENERAL USE AS DETAILED ON DRAWINGS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To BS EN 312.
 - Type: P5.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: As drawing BNY-MA-(43)-AL01.
- Edges: As drawing BNY-MA-(43)-AL01.
- Finish: Sealed.
- Recycled content: 65% (minimum) to BS EN ISO 14021.
- Support/ Fixing: As drawing BNY-MA-(43)-AL01.

250A PARTICLEBOARD GENERAL USE AS DETAILED ON DRAWINGS - RESIDENTIAL TOWERS T1 & T2 IN-SITU BATHROOMS

- Manufacturer: Unilin to suit specialist Bathroom Pod Sub-contractor details.
 - Product reference: Product: Hydrolis to specialist Pod sub-contractor details.
- Standard: To BS EN 312.
 - Type: P5.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: As specialist Pod sub-contractor details.
- Edges: As specialist Pod sub-contractor details.
- Finish: Sealed.
- Recycled content: 65% (minimum) to BS EN ISO 14021.
- Support/ Fixing: As specialist Pod sub-contractor details.

250B PARTICLEBOARD GENERAL USE AS DETAILED ON DRAWINGS

- Manufacturer: Contractor's choice.
 - Product reference: Contractor's choice.
- Standard: To BS EN 312.
 - Type: P1.
- Fire rating: Class 0 as defined in Building Regulations.
- Thickness: as detailed on drawings.
- Edges: as detailed on drawings.
- Finish: Sealed.
- Recycled content: 65% (minimum) to BS EN ISO 14021.
- Support/ Fixing: As recommended by Contractor to suit application of boarding.

EXECUTION**510 INSTALLATION GENERALLY**

- Joinery workmanship: As section Z10.
- Metal workmanship: As section Z11.
- Methods of fixing and fasteners: As section Z20 where not specified.
- Straight runs: To be in one piece, or in long lengths with as few joints as possible.
- Running joints: Location and method of forming to be agreed where not detailed.
- Joints at angles: Mitre, unless shown otherwise.
- Position and level: To be agreed where not detailed.

600 CONTROL SAMPLES

- To provide control samples on site. Submit control samples for skirtings, hardwood trimmers for colour, staining, paint and joint type to be approved by Architect. Keep approved samples in good, clean condition as reference for quality of all skirtings and trimming installations.

END OF SECTION P20