

INTERNAL WALLS:
INTERNAL CORE WALLS TO BE STUD PARTITIONS WITH HIGH DENSITY BOARD SUCH AS LAFARGE MEGACOR OR SIMILAR.

COMPARTMENT WALLS BETWEEN THE OFFICE AND WAREHOUSE TO BE COMPOSITE PANEL OR JUMBO STUD WALLING WITH PAINT FINISH OR IN WHITEWALL PANELLING. TO PROVIDE MINIMUM 1 HOUR FIRE RESISTANCE. ANY DOOR OR WINDOW OPENINGS WITHIN THE WALL TO MATCH FIRE PROTECTION.

WHERE FIRE PROTECTION IS NEEDED TO STEELS, THIS WILL BE ACHIEVED USING INTUMESCENT PAINT OR PROPRIETARY FIRE LINING BOARD, APPLIED TO ACCORD WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS. INTUMESCENT PAINT WILL BE SELF-CHECKED TO ACHIEVE THE NEAREST MATCH TO THE REMAINDER OF THE STEELWORK. THE PROPRIETARY FIRE LINING BOARD WILL BE PAINTED TO MATCH THE REMAINDER OF THE STEELWORK.

NOISE CRITERIA:
OFFICE & MAIN AREAS: NR38
TOILETS: NR40
CIRCULATION SPACE: NR40
STORES/CLEANERS: NR40
PLANT ROOM: NR65

DOORS & INTERNAL JOINERY:
INTERNAL DOORS THROUGH GROUND AND FIRST FLOOR OFFICES WILL BE SOLID CORE FLUSH DOORS WITH NON-TROPICAL HARDWOOD VENEER. FRAMES TO BE SOFTWOOD AND ARCHTRAVES TO BE MDF. PRIMED, UNDERCOATED AND FINISHED WITH TWO FULL COATS OF GLOSS PAINT. THE SOURCE OF ALL HARDWOODS TO BE INCORPORATED WITHIN THE WORKS IS TO BE DISCLOSED AND APPROVED.

WHERE REQUIRED BY THE BUILDING CONTROL OFFICER, DOORS WILL HAVE AN APPROPRIATE FIRE RATING AND TO BE FITTED WITH INTUMESCENT STRIPS, SMOKE SEALS, DOOR CLOSERS AND VISION PANELS OF SIZE 150MM X 750MM IN ACCORDANCE WITH BS 9100.

INTERNAL GILL BOARDS TO BE MDF, PRIMED, UNDERCOATED AND FINISHED WITH TWO FULL COATS OF GLOSS PAINT. EX: 100MM X 20MM MDF SPLAYED SKIRTINGS: PRIMED, UNDERCOATED AND FINISHED WITH TWO FULL COATS OF GLOSS PAINT. THE SOURCE OF ALL HARDWOODS TO BE INCORPORATED WITHIN THE WORKS IS TO BE DISCLOSED AND APPROVED.

WAREHOUSE FLOOR SLAB:
WAREHOUSE FLOOR SLAB TO BE MESH REINFORCED GROUND BEARING WITH A POWER FLOAT FINISH TO STRUCTURAL ENGINEERS DETAILS.

(NOTE: GENERAL CONSTRUCTION PRINCIPLES TO BE CARRIED THROUGH INTO GROUND FLOOR OFFICES)

OFFICE UPPER FLOOR CONSTRUCTION:
THE UPPER FLOOR OF THE OFFICE TO BE CONSTRUCTED IN PRESTRESSED CONCRETE FLOOR UNITS, OR INSITU CONCRETE ON METAL DECKING (INCLUDING OR EQUAL APPROVED).

AREAS NOT SPECIFIED WITH A BASED FLOOR WILL HAVE A MINIMUM 65MM THICK FINE CONCRETE SCREED LAID OVER THE FLOOR AND INCLUDE A LAYER OF D49 STRUCTURAL FABRIC REINFORCEMENT. THE TOP SURFACE OF THE SCREED WILL BE TROWELLED TO RECEIVE FLOOR FINISHES. (NOTE: NO BASED ACCESS FLOOR REQUIREMENT TO THE GROUND FLOOR)

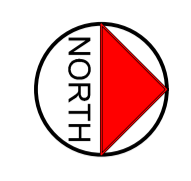
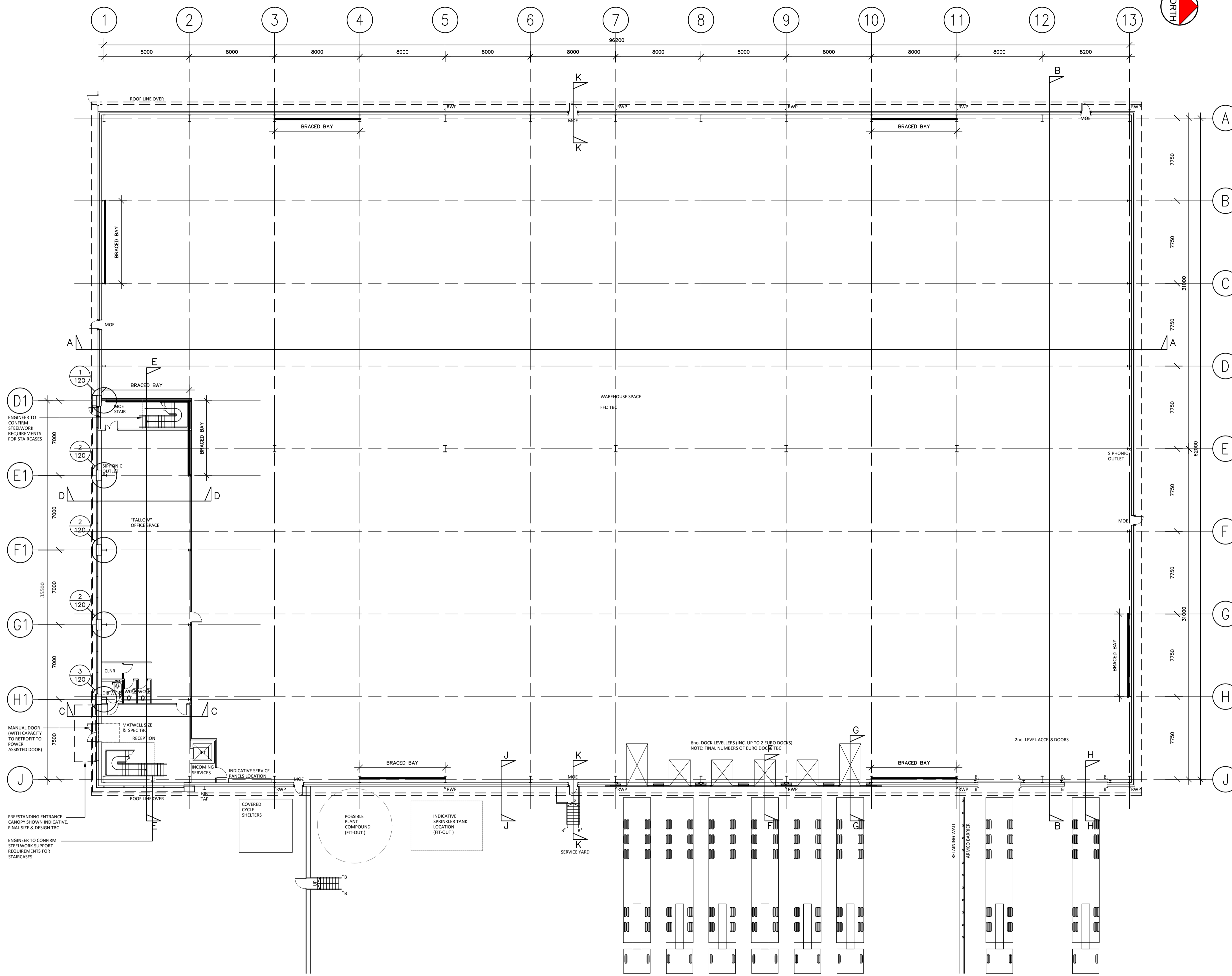
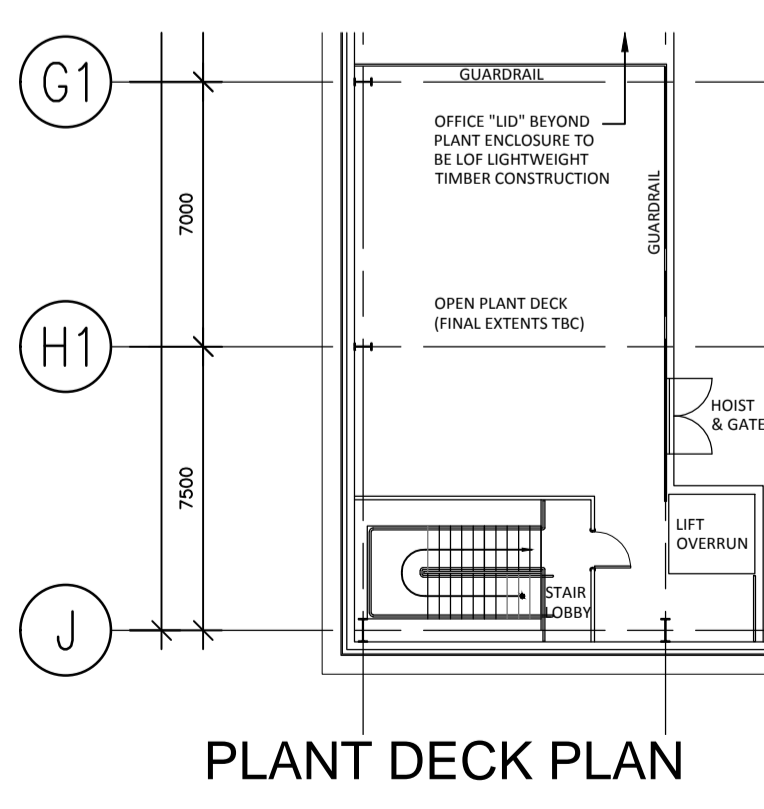
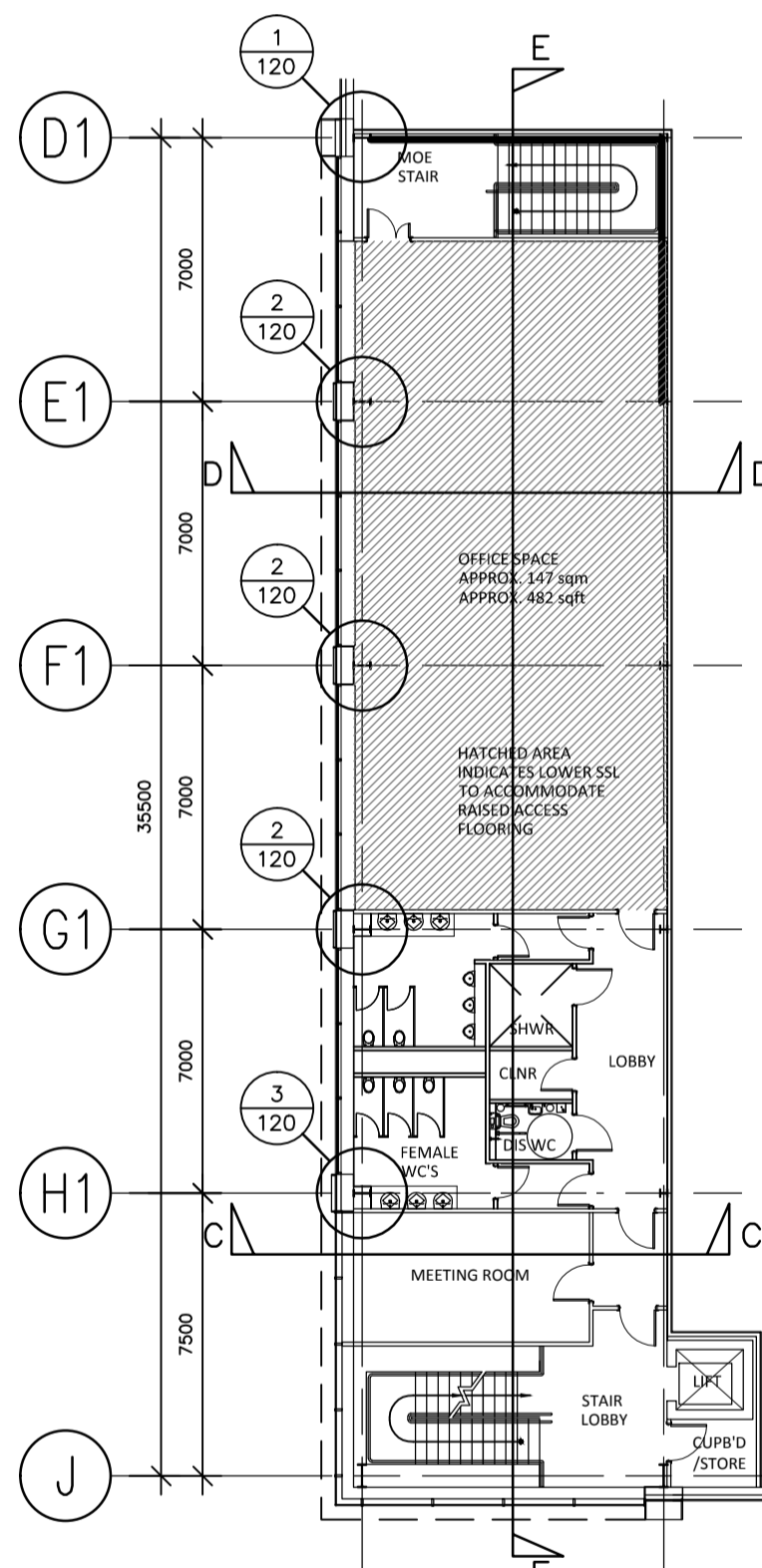
STAIRCASES:
STAIRCASES TO BE STEELWORK OR PRE-CAST CONCRETE (TBC).

BALLUSTRADES TO THE MAIN RECEPTION STAIR WILL BE FORMED IN CIRCULAR BRUSHED STAINLESS STEEL HOLLOW SECTION WITH MATCHING HANDRAILS.

BALLUSTRADES TO MCE STAIRCASES ARE TO BE POLYESTER POWDER COLOUR COATED, CIRCULAR STEEL SECTIONS, REFLECTING THE DESIGN OF THE MAIN STAIRCASE BALLUSTRADE AND HANDRAILS.

MAIN RECEPTION STAIR STRINGS TO BE CLAD IN SOFTWOOD, PRIMED, UNDERCOATED AND FINISHED WITH TWO FULL COATS OF GLOSS PAINT.

STAIR TREADS AND RISERS TO BE FINISHED WITH CARPET TILES AND APPROPRIATE CONTRASTING NOSING.



NOTES

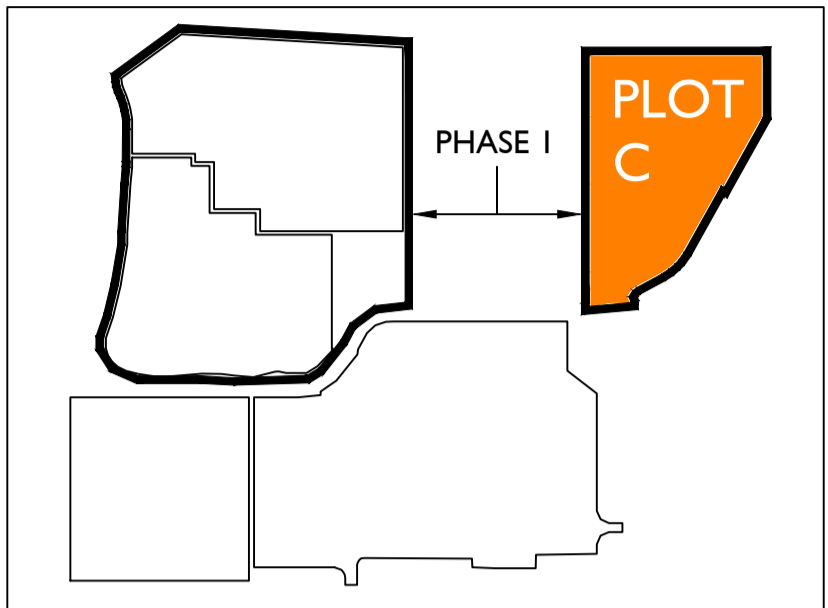
This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

No Dimensions to be scaled from this drawing. All stated dimensions to be verified on site and the Architect notified of any discrepancies.

Scale bar 100mm at 1:1

CONTRACTORS NOTE:
ALL DETAILS AND ELEMENTS TO BE CONSTRUCTED SHOULD COMPLY WITH LATEST REQUIREMENTS OF THE DEVELOPMENT AGREEMENT & BASE BUILD SPEC.

WHERE THERE APPEARS TO BE A DISCREPANCY BETWEEN THESE DETAILS (INCLUDING STATUTORY REQUIREMENTS) AND THE DOCUMENTS LISTED ABOVE, THE CONTRACTOR HAS A DUTY TO REPORT THESE DIFFERENCES BACK TO THE ARCHITECT FOR A RESOLUTION PRIOR TO THEIR IMPLEMENTATION.



REV	DATE	NOTE	BY
A	06.09.18	ISSUED FOR TENDER. TOILET PROVISION CHANGED BRACED BAYS & SERVICE PANELS ADDED, MOE DOOR LAYOUT ALTERED TO OPTIMISE ESCAPE STRATEGY, ANNOTATION ADDED	SH

FOR TENDER

PRELIMINARY

ICON INDUSTRIAL

Project
**ICON HARLOW
THIRD AVENUE
HARLOW**

Title
**PHASE 1
PLOT C
PROPOSED GA PLANS**

Scale 1:200 @ A1	Date AUG 2018
Drawn SH	Checked AG
Drawing Number 7987/101	Revision A

Saunders
Architecture + Urban Design