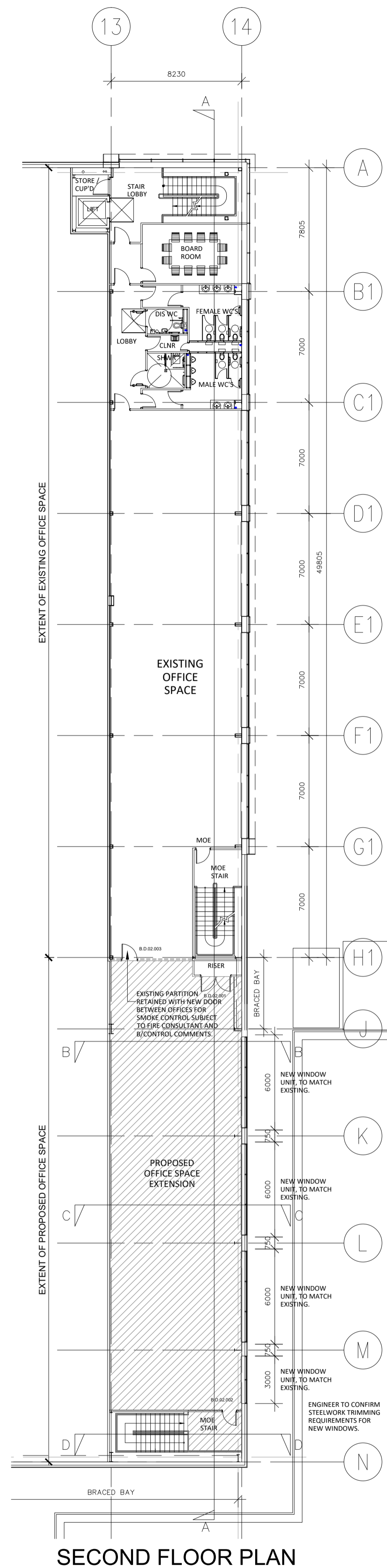
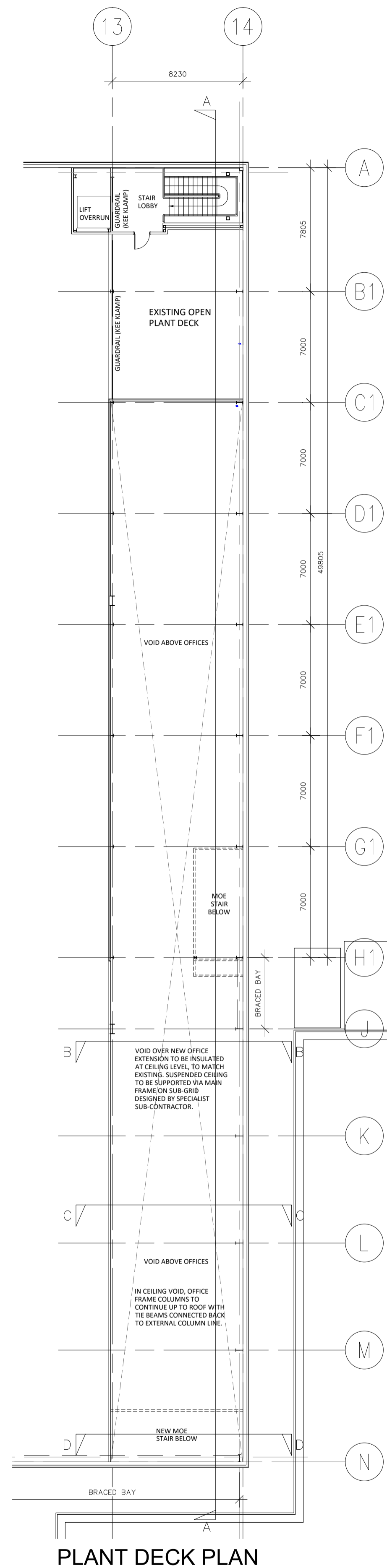


FIRST FLOOR PLAN



SECOND FLOOR PLAN



PLANT DECK PLAN

INTERNAL WALLS:
 INTERNAL CORE WALLS TO BE STUD PARTITIONS WITH HIGH DENSITY BOARD SUCH AS LAPLAME MEGACORE OR SIMILAR.
 COMPARTMENT WALLS BETWEEN THE OFFICE AND WAREHOUSE TO BE COMPOSITE PANEL OR JUMBO STUD WALLING WITH PAINT FINISH OR IN WHITENAIL 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 INTUMESCING PAINT OR PROPRIETARY FIRE LINING BOARD, APPLIED TO ACCORD WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS. INTUMESCING PAINT WILL BE SELF-COLOURED 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

DOORS & INTERNAL JOINERY:
 INTERNAL DOORS THROUGH GROUND AND FIRST FLOOR OFFICES WILL BE SOLID CORE FLUSH DOORS WITH NON-TROPICAL HARDWOOD VENEERS. FRAMES TO BE SOFTWOOD AND ARCHITRAVES 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 550mm x 750mm IN ACCORDANCE WITH BS 8300.

INTERNAL CILL BOARDS TO BE: MDF, PRIMED, UNDERCOATED AND FINISHED WITH TWO FULL COATS OF GLOSS PAINT. 18 x 100mm x 25mm MDF SPLINED 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.

EXISTING WAREHOUSE FLOOR SLAB:
 WAREHOUSE FLOOR SLAB MESH REINFORCED GROND BEARING WITH A POWER FLOAT FINISH TO STRUCTURAL ENGINEERS DETAILS.
 (NOTE: GENERAL CONSTRUCTION PRINCIPLES 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 IN-SITU CONCRETE ON METAL DECKING (HOLORIB OR EQUAL APPROVED).
 AREAS NOT SPECIFIED WITH A RAISED FLOOR WILL HAVE A MINIMUM 65mm THICK FINE CONCRETE SCREED LAID OVER THE FLOOR AND INCLUDE A LAYER OF 80g STRUCTURAL FABRIC REINFORCEMENT. THE TOP SURFACE OF THE SCREED WILL BE TROWELLED TO RECEIVE FLOOR FINISHES. (NOTE: NO RAISED ACCESS FLOOR REQUIREMENT TO THE GROUND FLOOR).

STAIRCASES:
 STAIRCASES TO BE PRE-CAST CONCRETE OR STEEL AS PER SPECIALIST DETAILS.
 BALUSTRADES TO MOE STAIRCASES WILL BE FORMED IN CIRCULAR BRUSHED STAINLESS STEEL HOLLOW SECTION, TO MATCH EXISTING.
 STAIR TREADS AND RISERS TO BE FINISHED WITH CARPET TILES AND APPROPRIATE CONTRASTING NOSINGS, TO MATCH EXISTING.

SERVICES:
 ABOVE GROUND FOUL DRAINAGE INSTALLED TO SERVE ALL SANITARY APPLIANCES AND SHALL CONNECT INTO EXISTING FOUL DRAINAGE STACKS.
 DRAINAGE PROVISION WILL BE REQUIRED FOR ANY AC UNITS INSTALLED ON PLANT DECK, VIA GRAVITY DRAINAGE & PUMPED WHERE NECESSARY.

VENTILATION:
 NATURAL VENTILATION IS TO BE INSTALLED TO CORE CIRCULATION AREAS WHERE POSSIBLE (CLIENT TO CONFIRM).



NOTES

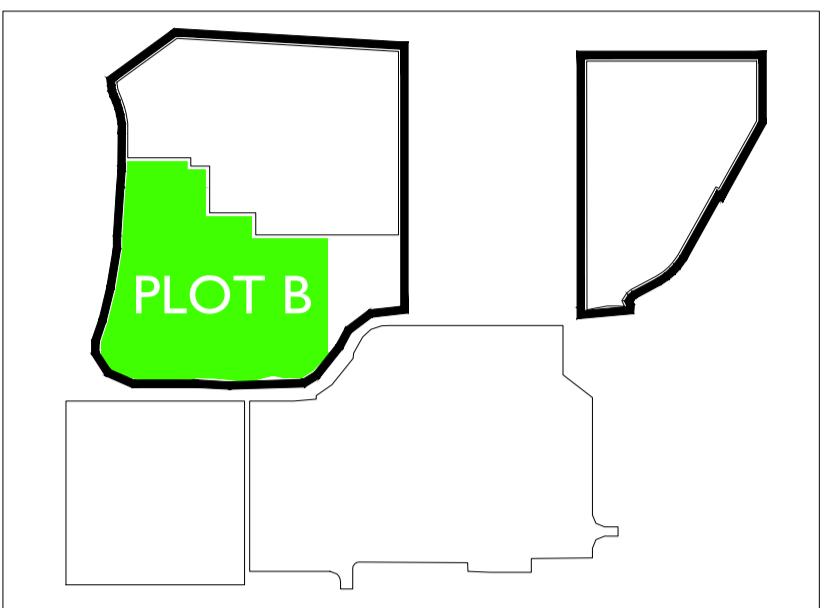
This drawing to be read in accordance with the specification/Bills of Quantities and related drawings.

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.



LOCATION PLAN - NTS

LEGEND:
 B BOLLARD
 MOE MEANS OF ESCAPE (PERSONNEL FIRE EXIT DOOR)

NOTE:
 REFER TO DRAWINGS 8396 / 201-203 FOR PROPOSED SECTIONS.
 ANY SETTING OUT DISCREPANCIES TO BE IMMEDIATELY NOTIFIED TO THE ARCHITECT FOR CHECKING.
 LIGHTING & VENTILATION SCHEMES (INC. SERVICE DUCTS) IN ACCORDANCE WITH SERVICE ENGINEERS DETAILS.
 OFFSET TO STEELS, WHERE REQUIRED, SHOWN NOMINAL BASED UPON CONSTANT "WEIGHT" SIZE. REFER TO STRUCTURAL ENGINEER DETAILS FOR EXACT OFFSET DIMENSIONS REQUIRED.
 STEELWORK SIZES & CROSS-BRACING LOCATIONS AS PER DETAILS BY STEELWORK CONTRACTOR.

NEW UPPER FLOOR AREAS FORMED COMPRISING NEW EXTENDED SLAB CONSTRUCTION AND ASSOCIATED STEELWORK, WHERE NOTED, ALL TO BE ENG. DESIGN & SPEC. - SEE OPPOSITE FOR DETAILS.

FOR TENDER			
REV	DATE	NOTE	BY



Project
**ICON HARLOW
 THIRD AVENUE
 HARLOW**

Title
**BUILDING B
 PROPOSED GA PLANS
 FIRST, SECOND & PLANT**

Scale	Date
1:200 @ A1	FEB 2021
Drawn	Checked
KW	AG
Drawing Number	Revision
8396/102	-

Saunders
 Architecture + Urban Design