

Existing toilets to be removed and new installations made. Pans and fittings to be surface fixed against new metal stud wall and pipework to connect to foul drainage system. Disable WC fitted in accordance with Approved Doc Part M with 1000mm door clear width 900mm

New canopy to be created supported on steel columns in accordance with Structural Engineer's design and specification

New aluminium double glazed entrance Velfac 210 series curtain walling system

New cycle store enclosure to be erected in accordance with and taking precedence from external works dwgs.

New courtyard enclosure to be created with new external surface finishes. New gated fences erected in accordance with and taking precedence from external works dwgs.

Existing door to be removed and opening to be filled and made good with matching construction and materials. Brickwork jointed flush with flexible material and mastic seal at junctions of new and existing.

Existing stairs to be fully enclosed to create protected shaft in new metal 70mm stud partitioning with 2 layers 15mm plasterboard over with staggered taped joints in accordance with and take precedence from 160 series fire strategy dwgs

Floor over to have new hole cut through and edges strengthened by new concrete upstand ring beam in accordance with Structural Engineer's design and specification

New heating system installed in accordance with M&E Engineer's design and specification and enclosed in full length panelled enclosure

New cafe area to have glazed timber partitioning. Glazing to be above head height of seated patrons to ensure privacy.

Existing entrance area to be stripped out and new cafe area created. Services and equipment in accordance with and take precedence from dwgs 120 series. WDC to confirm final layout.

New solar shading over in accordance with Manufacturer's design and instructions fixed to structural frame in accordance with Structural Engineer's design and specification. refer to dwg 521185-S-35

Existing column to be boxed out and squared up to accommodate future servery installation

Existing disabled access ramp to be removed and area and hand rail made good. Contractor to fabricate extension to handrail to match existing material, finish and colour. Ref dwg. 521185-A-189

Issue with appropriate emergency door release mechanisms fitted as Escape route from dance studio.

New rendering to door head height to accommodate new signage for offices

New Western Red Cedar timber clad (to match cladding) double entrance doors

New structural steel columns in accordance with Structural Engineer's design and specification

New fin to contain structural steel columns. Fin to be rendered with coloured sand cement render

New automated aluminium sliding glazed double entrance doors and full height curtain walling system

New suspended concrete slab over supported on concrete columns in accordance with Structural Engineer's design and specification

Full height voids to form atrium to entrance

Fire rated shutter to close general public access when out of business hours

New fire panel cup'd formed in wall

New wall insulated render system ref M21

Full height recessed cup'd to accommodate roof RWP's RWP from roof to connect to existing surface water drainage system

Western Red cedar horizontal board timber cladding system

New plasterboard over metal stud walls

New fire rated timber door.

New toilets. Pans to be fixed against IPS system with hidden cisterns and pipework to connect to foul drainage system

New reception office and desk. ref dwg 521185-A-490

Existing inspection chambers to be provided with sealed channels and bolt down double sealed access inspection covers. Bolt down cover to be recessed to accommodate new finishes.

Install new butlers sink to each cleaners cup'd and connect to new SVP.

New disabled toilets. Pans and fittings to be fixed against wall system with hidden cisterns and pipework to connect to foul drainage system in accordance with Approved Doc Part M with 1000mm door clear width 900mm

Install new kitchen sink to each tea prep area and connect to new SVP. Existing fire rated service riser with acoustic insulation

New composite timber aluminium glazed double entrance doors with side panel. Ref door schedule 600 series

New full height windows. Refer to window schedule. Existing windows to be removed and areas made ready for new installations

New meeting rooms

New baby change facility with fold down bench and nappy disposal bins

New disabled toilets. Pans and fittings to be fixed against IPS system with hidden cisterns and pipework to connect to foul drainage system in accordance with Approved Doc Part M with 1000mm door clear width 900mm

New composite timber aluminium glazed double entrance doors. Ref door schedule 620 series

New inspection chambers to be provided with sealed channels and bolt down double sealed access inspection covers. Bolt down cover to be recessed to accommodate new finishes.

New kitchen. Fittings and fixings surface fixed to wall and pipework to connect to foul drainage system. WDC to confirm final layout.

New toilets. Pans, fittings and cisterns surface fixed to wall and pipework to connect to foul drainage system

New metal 70mm stud partitioning with 2 layers 15mm plasterboard over with staggered taped joints

New composite timber aluminium glazed double entrance doors. Ref door schedule 620 series

New kitchen. Fittings and fixings surface fixed to wall and pipework to connect to foul drainage system. WDC to confirm final layout.

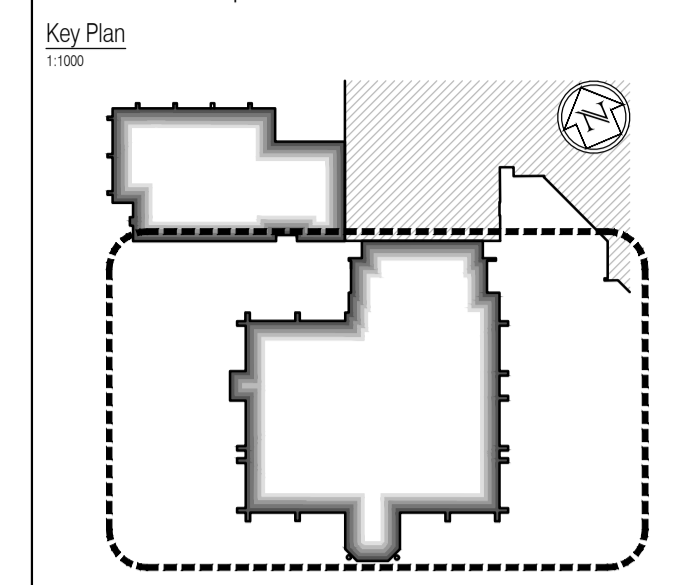
New toilets. Pans, fittings and cisterns surface fixed to wall and pipework to connect to foul drainage system

New metal 70mm stud partitioning with 2 layers 15mm plasterboard over with staggered taped joints

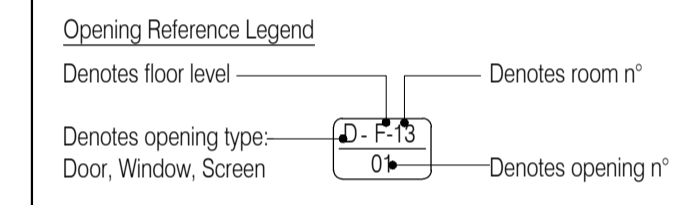
New composite timber aluminium glazed double entrance doors. Ref door schedule 620 series

Existing metal stairs to be fully enclosed to create protected shaft in accordance with and take precedence from fire strategy dwgs 160 series

NOTES: Do not scale this drawing. All dimensions to be checked on site prior to commencement or manufacture.



- General Notes
- All secondary steel to be in accordance with Manufacturer's design, details and specification.
 - All concrete / steelwork shown indicative sizes / locations only.
 - All concrete / steelwork to be confirmed by Structural Engineer.
 - All structural information generally to be in accordance with Structural Engineer's design, details and specification.
 - All mechanical, electrical, plumbing and ventilation information to be in accordance with Mechanical and Electrical Engineer's design, details and specification.
 - Some insulation omitted for clarity. Refer to partition detail drawings for details.
 - Roof Fall Arrest System is required and shall be the responsibility of the Roofing Contractor. System to be installed in accordance with Manufacturer's design and specifications.



AS BUILT DRAWING

NB: - Solid gray hatch denotes existing building fabric.

Rev	Date	By	Chk	Comment

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Client

Project Title
 Wealden District Council
 Hailsham Head Quarters
 Refurbishments and Alterations

Drawing Title
 Proposed Ground Floor Plan
 Council Offices Building

Drawn by: RKC	Scale: 1:100@A1	Date: 22.11.10
Designed by: FCG	Checked by: JAS	Approved by: AC
File Ref.: X:\FRANKHAM\CG\2010\18\WDC\ARCH\10_186_LOCATION_PLAN_RKD.dwg	20/06/11 16:00:35	
Drawing No. 521185-A-100	Rev. -	

NB: All information based on supplied third party survey information. All discrepancies to be reported to FCG immediately upon discovery.

All Mechanical & Electrical and Structural information shown indicative only. Please refer to Mechanical & Electrical and Structural documentation.