



NOTES
DO NOT SCALE THIS DRAWING. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT DUNWOODIE SWIFT ARCHITECTS LTD. ALL DIMENSIONS TO BE CONFIRMED ON SITE. ANY INCONSISTENCIES TO BE REPORTED TO ARCHITECT IMMEDIATELY.

CLOUD HIGHLIGHT AREAS WHERE FURTHER SITE INVESTIGATION IS REQUIRED TO DETERMINE EXISTING CONSTRUCTION / STRUCTURE TO CONFIRM VIABILITY OF FORMING NEW OPENINGS & INSTALLATION / CO-ORDINATION OF NEW SHUTTERS

LINK MEP TO CONFIRM HORIZONTAL & VERTICAL SERVICES DISTRIBUTION ROUTES
REFER TO HYDROCK 3e DRAWINGS FOR STRUCTURAL ALTERATIONS & BELOW GROUND DRAINAGE
REFER TO & LINK MEP DRAWINGS FOR ABOVE GROUND DRAINAGE

REFER TO DRAWINGS:-
1049-P0-[00]-100 FOR GROUND FLOOR GA PLAN
1049-P0-[00]-100.01 100.02 FOR ENLARGED GROUND FLOOR PLANS
1049-P1-[00]-101.01 TO 101.03 FOR ENLARGED FIRST FLOOR PLANS
1049-P2-[00]-102 FOR 2ND FLOOR PLAN
1049-P2-[00]-102.01 TO 102.03 FOR ENLARGED SECOND FLOOR PLANS
1049-P3-[00]-103 FOR 3RD FLOOR PLAN
1049-P3-[00]-103.01 TO 103.03 FOR ENLARGED 3RD FLOOR PLANS
1049-P4-[00]-104 FOR ROOF PLAN
1049-P-[22] SERIES FOR WALL TYPES
1049-DE-[22] & 1049-EL-[22] SERIES FOR INTERNAL WALL CLADDING DETAILS & ELEVATIONS
1049-DE-[24] & [34] SERIES FOR STAIRS / BALUSTRADES
1049-SC-[30] & 1049-CO-[30] SERIES FOR OPENING SCHEDULES / COMPONENTS / LINTELS
1049-P-[35] SERIES FOR REFLECTED CEILINGS
1049-P-[40] SERIES FOR BOTH INTERNAL FINISHES
1049-DE-[68] SERIES FOR LIFT & SHAFT DETAILS
1049-P-[68] & 1049-DE-[68] SERIES FOR FIRE STRATEGY & DETAILS
1049-DE-[74] SERIES FOR WASHROOMS

ALL WINDOWS TO BE REPLACED WITH NEW P.P.C SAS PURE WINDOW SYSTEM (EXTERNALLY GLAZED) WITH 8/16/12.8 DOUBLE GLAZED ACOUSTIC UNITS BY SPECIALIST SUB-CONTRACTOR - TO ACHIEVE U-VALUE OF 1.6WM2K WINDOW GLAZING PATTERN TO MATCH EXISTING USING FACE APPLIED GEORGIAN BARS SAE25X4 WITH INTERNAL DUPLEX BARS IN GLAZING UNITS. SUBMIT SAMPLE OF WINDOW SYSTEM FOR APPROVAL. REPLACEMENT WINDOWS MAYBE SUBJECT TO PLANNING APPROVAL CONDITION.
REFER TO DRAWINGS 1049-DE-[31]-001 & 002 FOR UPPER FLOOR WINDOW DETAILS

HOOPED BILCO ROOF ACCESS LADDER COMPLETE WITH BILCO ROOF ACCESS HATCH & LADDER UP POST

ALL WINDOWS TO BE REPLACED WITH NEW P.P.C SAS PURE WINDOW SYSTEM (EXTERNALLY GLAZED) WITH 8/16/12.8 DOUBLE GLAZED ACOUSTIC UNITS BY SPECIALIST SUB-CONTRACTOR - TO ACHIEVE U-VALUE OF 1.6WM2K WINDOW GLAZING PATTERN TO MATCH EXISTING. SUBMIT SAMPLE OF WINDOW SYSTEM FOR APPROVAL. REPLACEMENT WINDOWS MAYBE SUBJECT TO PLANNING APPROVAL CONDITION.

NEW RAISED FLOOR & STEPS
60 MINUTE FIRE RESISTANT ENCASEMENT TO ALL DUCTWORK RISERS
ALLOW FOR FORMING 3 NO NEW OPENING SAME WIDTH AS EXISTING WINDOW OPENING INCREASE IN HEIGHT TO ACCOMMODATE NEW 2200MM HIGH FULLY GLAZED DOOR ABOVE REVISED THRESHOLD LEVEL. NEW SECURITY SHUTTER TO BE INSTALLED EXTERNALLY. ALL SUBJECT TO OPENING UP WORKS ON EXISTING STRUCTURE TO DETERMINE VIABILITY & STRUCTURAL ALTERATIONS REQUIRED
ENTIRE EXISTING ROOF WATERPROOFING SYSTEM (LIQUID MEMBRANE ON ASPHALT) TO BE REMOVED PRIOR TO INSTALLATION OF NEW SYSTEM
INTERNAL FACE OF EXISTING MASONRY TO BE CLEANED & REPOINTED. EXISTING RAILINGS TO BE REDECORATED RAL 7016 ANTHRACITE GREY

EXTERNAL TERRACE AREA WITH SCAFFOLD BOARD DECKING ON BUZON U-BRS ALU-RAIL DECKING SUPPORT SYSTEM OR EQUAL APPROVED (MIN. OVERALL BUILD UP TO BE 75MM @ DOOR THRESHOLD) ON INSULATED SIKKA WATERPROOFING SYSTEM:-
SIKABIT® VB SA-724 VAPOUR CONTROL LAYER
SIKATHERM R3 RUBBER CRUMB PROTECTION MAT
SIKATHERM OPTIM-R INSULATION 40MM
SIKATHERM GT INSULATION 25MM
SIKABIT® PRO SA-730 MEMBRANE
SIKABIT® PRO T-940 G MEMBRANE
SIKABIT® PRO SA-940 G MEMBRANE
ALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION, STANDARD DETAILS & RECOMMENDATIONS. REFER TO SIKKA DOCUMENTATION - PROJECT REF 0346341

LEVELS OF EXISTING COBBLES IN LANE TO BE ADJUSTED - SUBJECT TO SECTION 27/8 AGREEMENT

EXISTING STEPS / WALKWAYS TO BE REMOVED TO ALLOW RE-ROOFING WORKS & ADJUSTED AS REQUIRED & REINSTATED ON NON-INTRUSIVE BIGFOOT SUPPORT SYSTEM ALL BY SPECIALIST

EXISTING SERVICE ENTRY 'LEAN-TO' TO BE REBUILT & WATERPROOFED AROUND ANY SERVICE PENETRATIONS & COMPLETELY ENCASED IN NEW ROOFING MEMBRANE

EXISTING SECURITY SHUTTERS TO BE FULLY SERVICED & REDECORATED RAL 7016 ANTHRACITE GREY

EXISTING CAPPING TO ESCAPE DOOR LOBBY TO BE REMOVED & RAISED INCLUDING BRICKWORK AS REQUIRED TO ACCOMMODATE NEW INSULATED ROOF BUILD UP AND TO ALLOW INSTALLATION OF NEW 2100MM HIGH STEEL ESCAPE DOORSET PRIOR TO INSTALLATION OF NEW SIKKA ROOFING MEMBRANE.
REFER TO DRAWINGS 1049-DE-[27]-001 FOR DETAILS

NEW P.P.C STEEL SECURITY DOORSETS BY SPECIALIST SUB-CONTRACTOR. U-VALUE - 1.6WM2K

EXISTING SECURITY SHUTTERS TO BE FULLY SERVICED & REDECORATED RAL 7016 ANTHRACITE GREY

REFER TO DRAWINGS:-
1049-P2-[68]-102 FOR FIRE STRATEGY

THERORETICAL ESCAPE CAPACITY @ SF AFTER DISCOUNTING LARGEST ESCAPE = 150 PEOPLE SUBJECT TO FINAL REVIEW BY FIRE SAFETY OFFICER

NEW P.P.C STEEL SECURITY DOORSET BY SPECIALIST SUB-CONTRACTOR. U-VALUE - 1.6WM2K

REFER TO DRAWINGS 1049-P2-[20]-102.01
1049-P2-[20]-102.02
1049-P2-[20]-102.03 FOR ENLARGED PLANS

REV	DATE	DESCRIPTION	BY	CHK
PR07	05/06/23	CELLAR LAYOUT UPDATED. ADDITIONAL WALLS ADDED TO CELLAR.	CGF	PS
PR06	05/04/23	EXTERNAL TERRACE DECKING SUPPORT SYSTEM SPECIFICATION UPDATED. ADDITIONAL DRAWING CO-ORDINATION ADDED.	JW	CGF
PR05	27/02/23	ROOM NUMBERS ADDED. ADJUSTMENTS TO MOATSIDE LANE LEVELS INDICATED. GENERAL UPDATE TO SUIT DESIGN DEVELOPMENT.	CGF	PS
PR04	31/01/23	EXTERNAL PLANT DUCT ROUTE UPDATED & CROSSOVER STAIR UNIT OMITTED.	CGF	PS
PR03	22/12/22	EXTRACT RISERS TO REAR OF BAR 5 ADJUSTED TO SUIT UPDATED GA PLANS. SECURITY OFFICE ADDED ADJACENT TO STAIR 6.	CGF	PS
PR02	19/12/22	INTERNAL GAMING, LOBBY & WASHROOMS UPDATED TO SUIT CLIENTS REQUIREMENTS. RAMPED ACCESS TO ROOF TERRACE ADDED. DUCTWORK STEPOVER ESCAPE STEPS ADDED. CELLAR LABELED AS IN ABEYANCE. STAFFROOM, GENERAL OFFICE & MEETING ROOM LAYOUT UPDATED. ROOFING SPEC UPDATED.	CGF	PS
PR01	30/11/22	CHANGED TO PRODUCTION STATUS. DRAWING SHEET FORMAT UPDATE FROM A3 TO A1. GENERALLY UPDATED.	JW	CF

dunwoodieswift architects

CLIENT
ANSON HOUSE 12

PROJECT
STACK DURHAM
4 SILVER STREET

TITLE
PROPOSED SECOND FLOOR GA PLAN

SCALE @ A1	1:100	STATUS	PRODUCTION
DRAWN BY	JW	DATE	14/04/2023
CHECKED BY	CF		
PROJECT No.	1049	DRAWING No.	P2-[20]-102
REVISION			PR07