

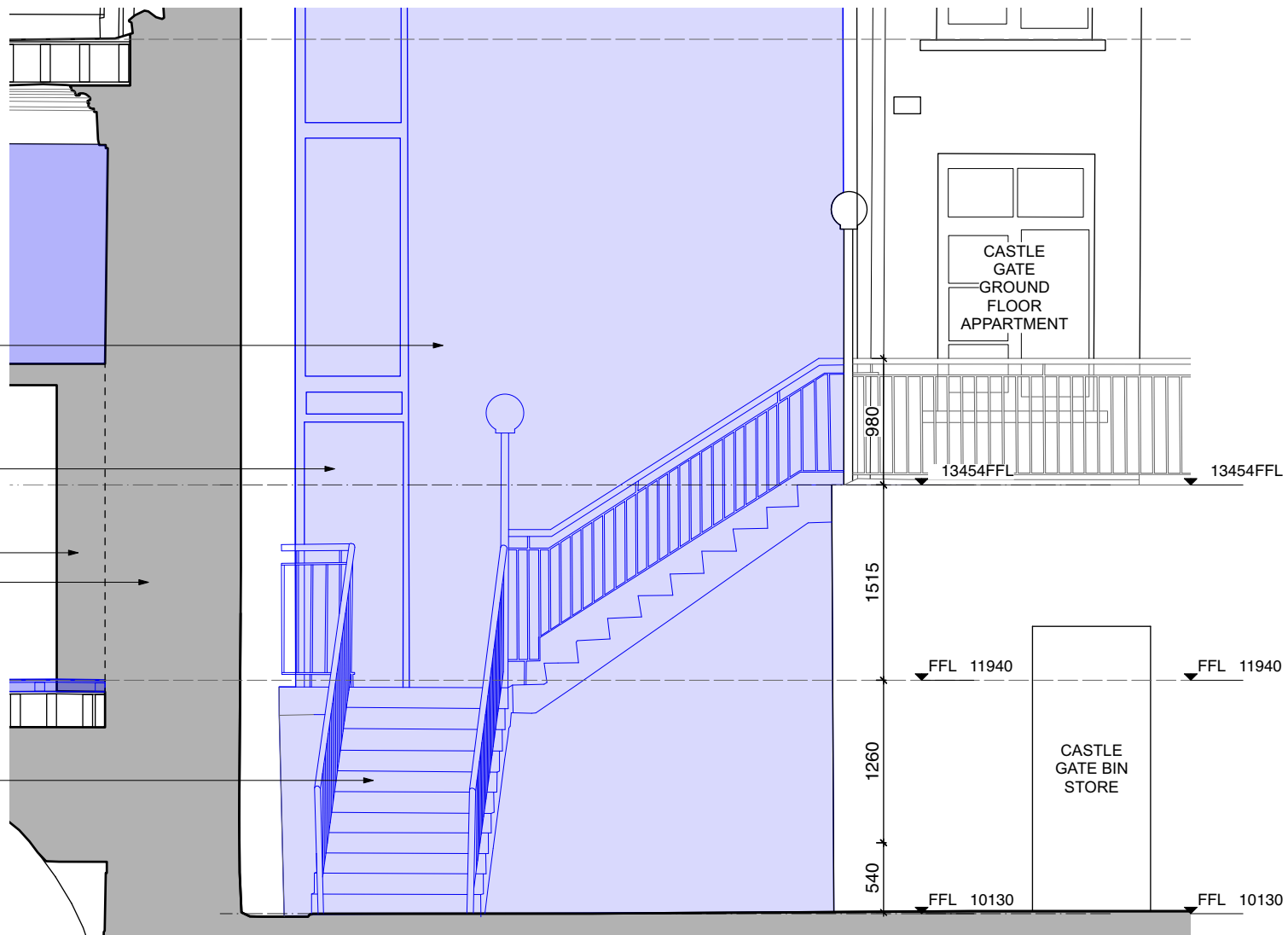
Existing modern concrete escape stair does not comply with current regulations. It is proposed to be demolished and replaced.

Existing escape door - too narrow to comply to current regulations. To be removed and disposed of off site.

Existing reinforced concrete wall to safe.

Historic external masonry wall.

Non-compliant concrete stairs with steel handrails, shared between the Castle Gate tenants and the Newcomen Bank users. Stairs also used as means of daily access to the car park and bin storage for the residents of Second Castle Gate Apartments.



1 Shared Escape Stairs - Existing Sectional Elevation LL
Scale: 1:50

New fire escape stair (Stair 2) and Part M compliant lift core: steel structure with metal mesh to exposed sides.

New fire escape door (Exit 2): solid metal door with glazed panel. To open outwards.

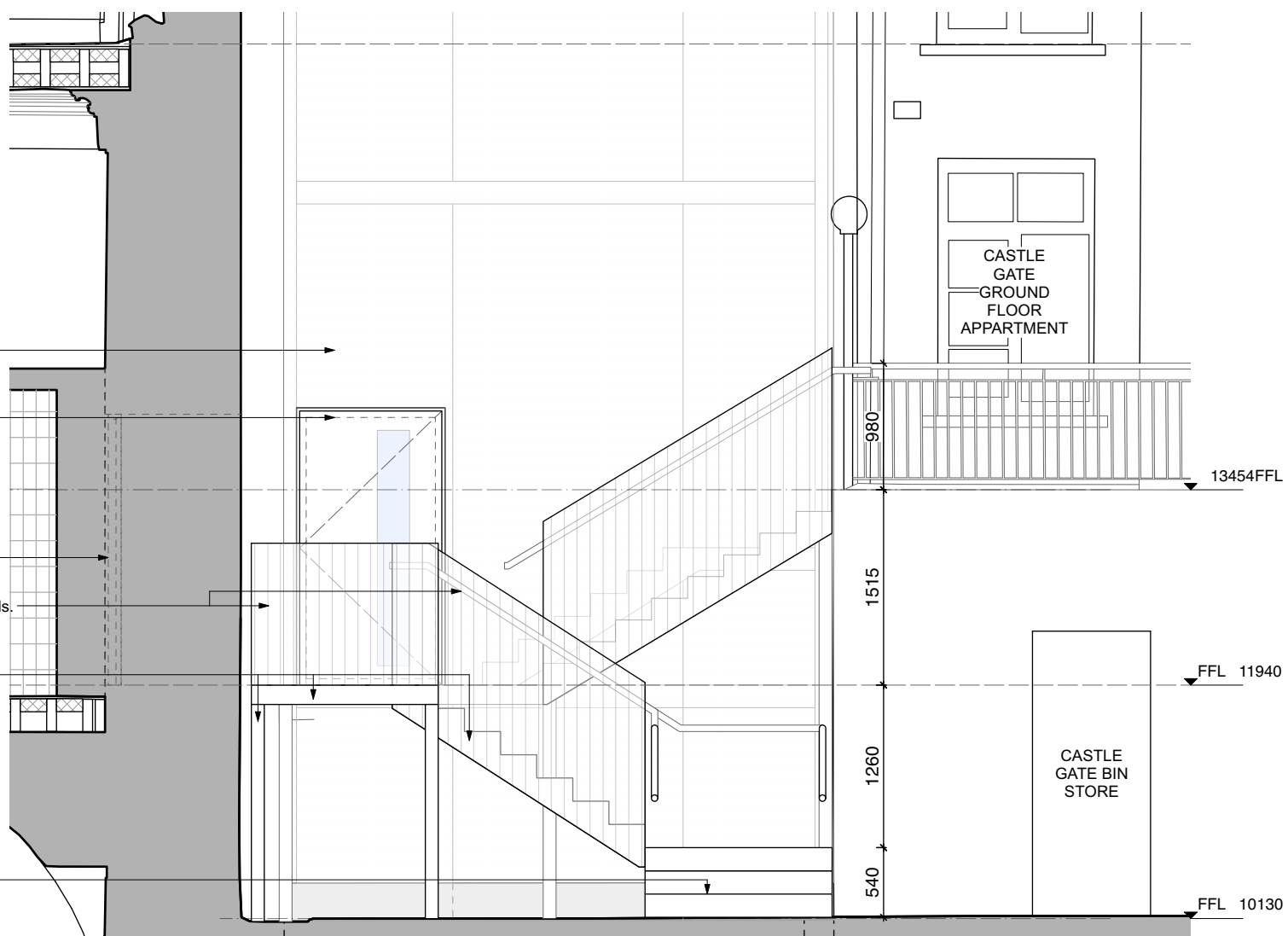
New opening into concrete safe wall and external masonry wall, for fire safety purposes. New contemporary, partially glazed, fire rated door (Exit 4) to open outwards, shown in dashed.

New steel guardrail and handrails.

Painted steel steel structure: PFC beams, SHS posts and stair stringers.

The proposed shared escape stairs will also be used as means of daily access to the car park and bin storage for the residents of Second Castle Gate Apartments.

Solid infill to treads and landings such as concrete or stone.



2 Shared Escape Stairs - Proposed Sectional Elevation LL
Scale: 1:50

Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

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GENERAL NOTES

- All drawings to be read in conjunction with method statement, photographic survey and schedules submitted along with the drawings.
- All works on site will be completed on site in accordance to the method statement submitted along with the planning application.

KEY

■ Proposed demolition works

Rev.	Date	Description	Drn.	Chk.
-	16/02/24	Issue for planning	ALO	LOC

Project Newcomen Bank Building 16 Castle Street, Dublin 2			
Client Dublin City Council			
Drawing Shared Fire Escape - Elevations			
Project Stage Planning	Date 16.02.2024	Scale 1:50@A3	Project No. 0569

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