



solutions

planning design energy

DUBLIN ROAD, ARKLOW, CO. WICKLOW
TEL/FAX: 0402-22263 E-MAIL: INFO@OTESOLUTIONS.IE

AS BUILT
DRAWINGS

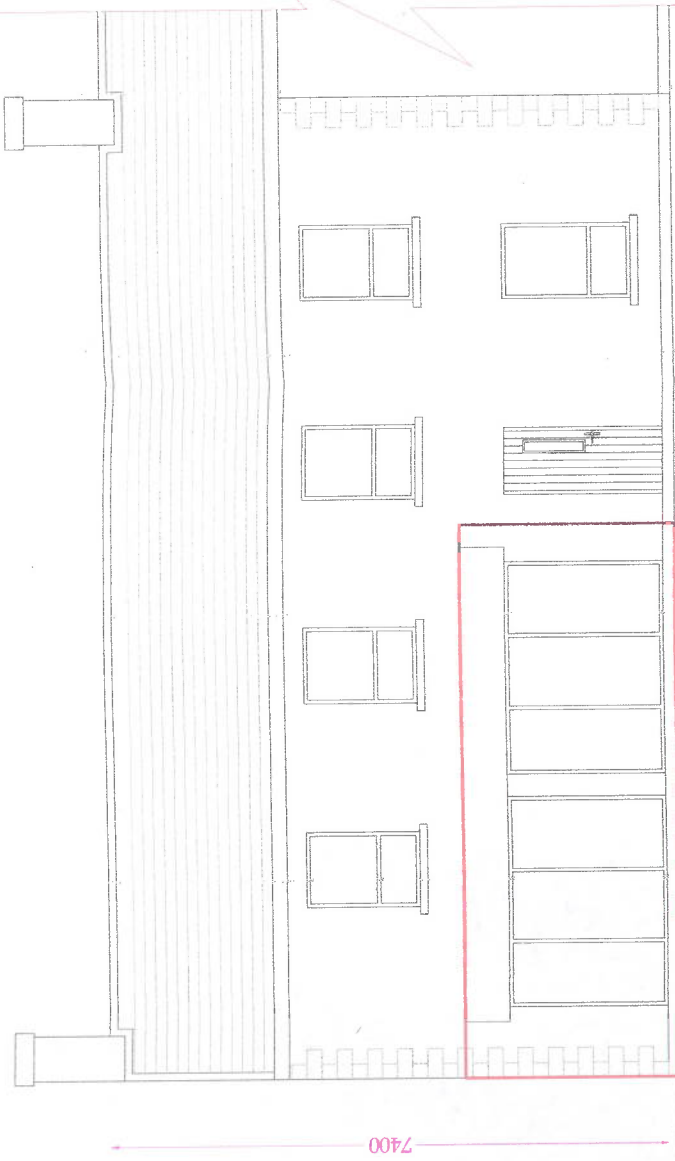
REVISIONS:	DATE:	DRAWN BY:
CLIENT:	TIMO BARRY	
TITLE:	SECTION 5 APPLICATION - WHETHER THE CONVERSION OF THE GROUND FLOOR RETAIL UNIT AT NO. 45 FERRYBANK TO 1 NO. APARTMENT IS OR IS NOT EXEMPTED DEVELOPMENT	
DRAWING:	EXISTING ELEVATIONS, PLANS & SECTIONS A-A	
SCALES:	1:100.	
SHEET No:	1 OF 4	
DRAWN BY:	J. O'Toole.	CHECKED BY:
DATE:	14/07/2020	DRAWING No: 2020-TB-00A

AN BORD PLEANÁLA		
21 DEC 2020		
LTR DATED	FROM	
LDG-		
ABP-		

For Information
Purposes Only
All dimensions to
be checked on site

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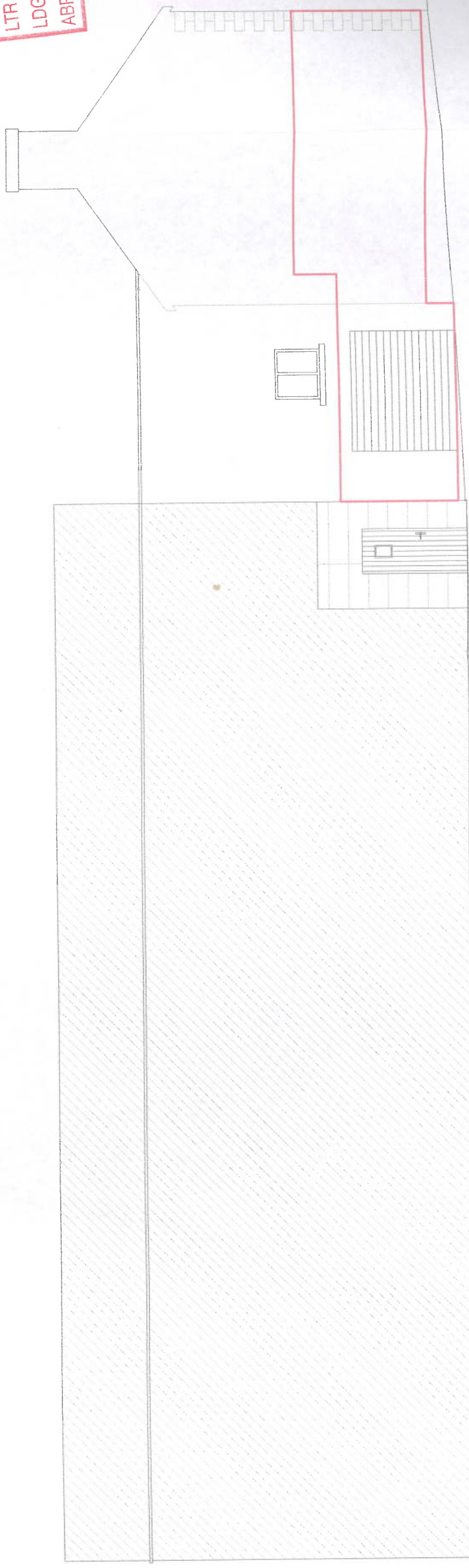
LEGEND	
	Original Stonework
	Original Blockwork
	New Blockwork
	New Studwork
	Structure outlined in blue to be removed
	Proposed works outlined in red



North West (Front) Elevation

AS BUILT DRAWINGS
AN BOD PLEANALA
21 DEC 2020
LTR DATED _____ FROM _____
LDG- _____
ABP- _____

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North East (Side) Elevation

Drawing Number: 2020-TB-00B



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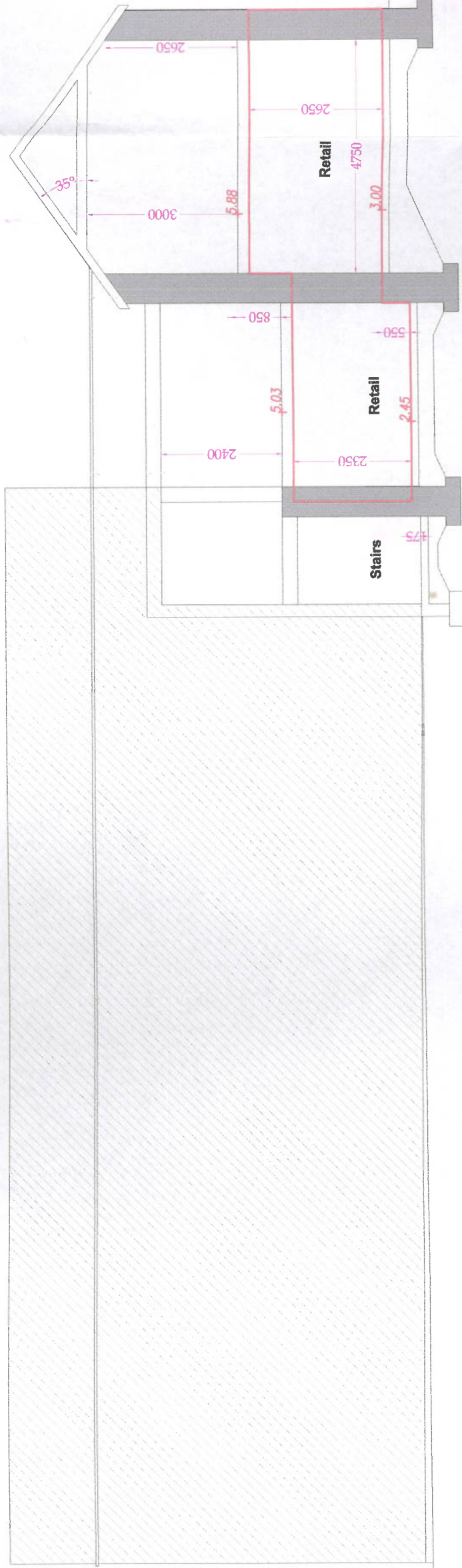
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LEGEND

- Original Stonework
- Original Blockwork
- New Blockwork
- New Studwork
- Structure outlined in blue to be removed
- Proposed works outlined in red

AS BUILT
DRAWINGS



SECTION A-A.

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Drawing Number: 2020-TB-00C

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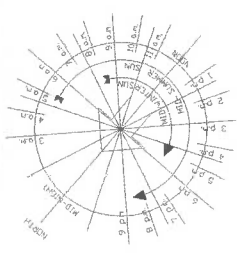
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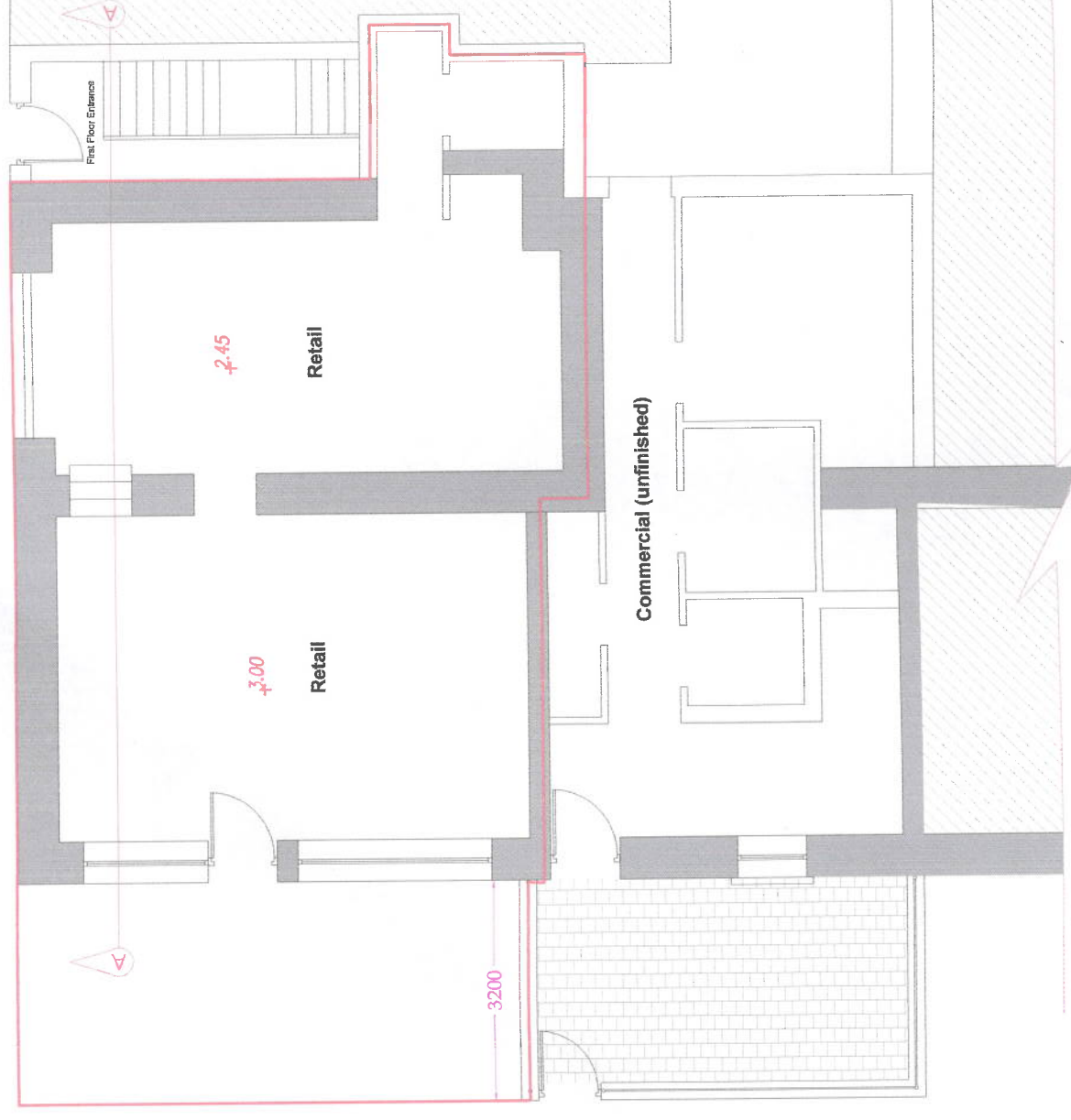
LEGEND

- Original Stonework
- Original Blockwork
- New Blockwork
- New Studwork
- Structure outlined in blue to be removed
- Proposed works outlined in red

**AS BUILT
DRAWINGS**



10200



Ground Floor Plan

AN BORD PLEANÁLA

21 DEC 2020

LTR DATED _____ FROM _____

LDG- _____

ABP- _____

Drawing Number: 2020-TB-00D

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PROPOSED

AN BORD PLEANÁLA

21 DEC 2009

LTR DATED FROM

LDG.

ABP.

REVISIONS:	DATE:	DRAWN BY:
CLIENT:	TIMO BARRY	
TITLE:	SECTION 5 APPLICATION - WHETHER THE CONVERSION OF THE GROUND FLOOR RETAIL UNIT AT NO. 45 FERRYBANK TO 1 NO. APARTMENT IS OR IS NOT EXEMPTED DEVELOPMENT	
DRAWING:	PROPOSED ELEVATIONS, PLANS & SECTIONS A-A	
SCALES:	1:100.	
SHEET No:	1 OF 4	
DRAWN BY:	J. O'Toole.	CHECKED BY:
DATE:	14/07/2020	DRAWING No: 2020-TB-001

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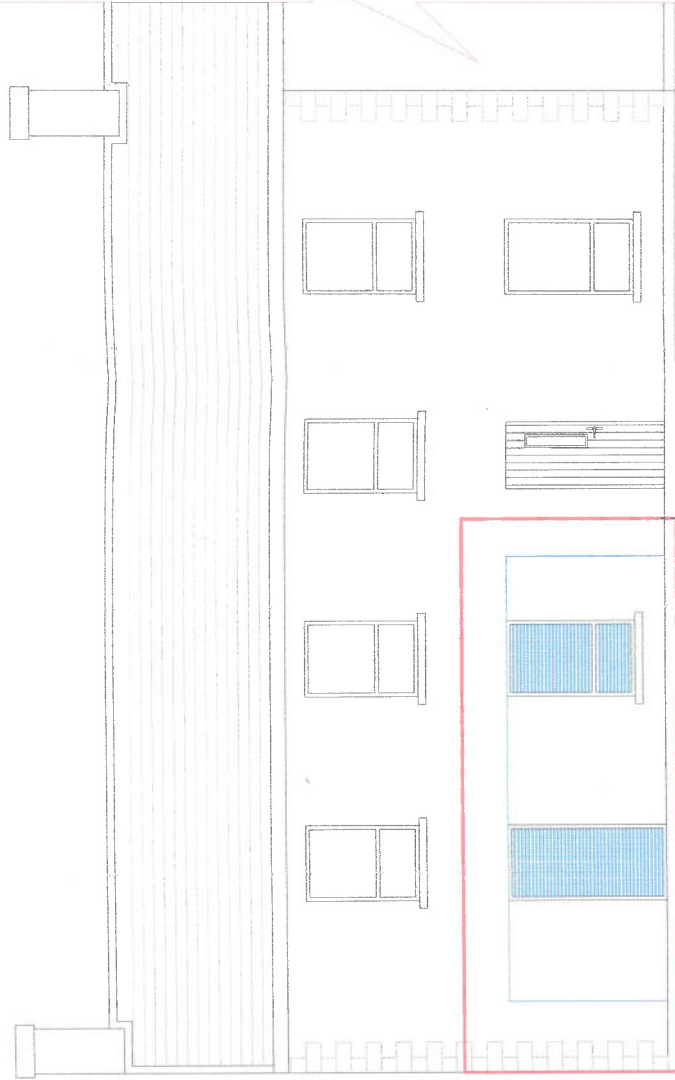
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LEGEND

	Original Stonework
	Original Blockwork
	New Blockwork
	New Studwork
	Structure outlined in blue to be removed
	Proposed works outlined in red

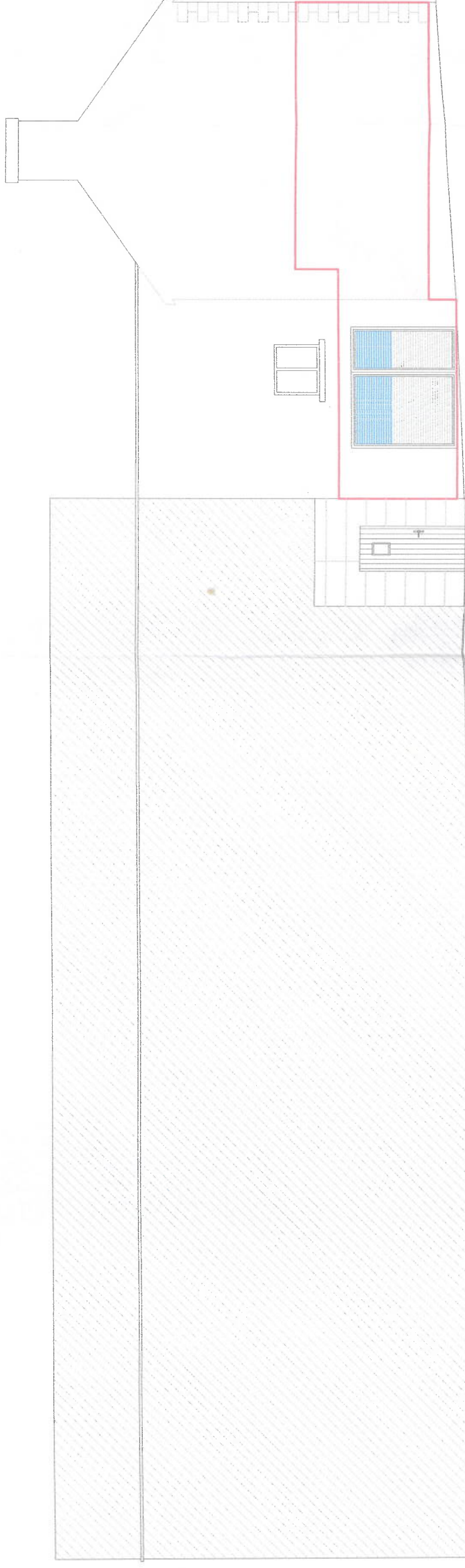
PROPOSED



Shopfront removed and elevation is to match original

New glazed door opening in line with first floor window

New window opening in line with first floor window



New glazed door and window to existing opening (opaque glazing to 1.3m high)

North East (Side) Elevation

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Drawing Number: 2020-TB-002

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PROPOSED

LEGEND

Original Stonework

Original Blockwork

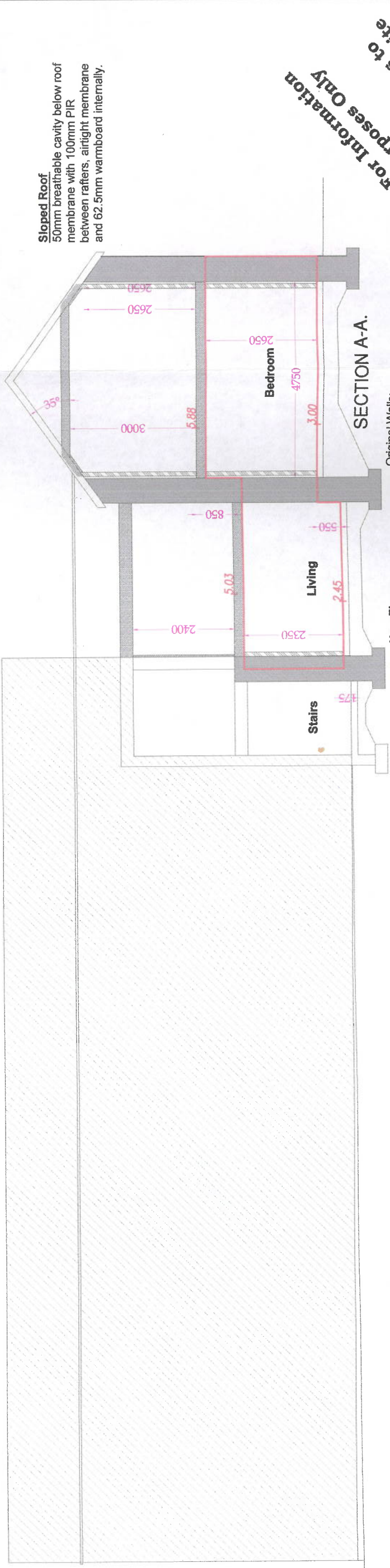
New Blockwork

New Studwork

Structure outlined in blue to be removed

Proposed works outlined in red

Typical Roof:
min 300mm fibreglass (TC = 0.044W/mk) between and over roof joists to provide a U value of 0.13W/m2k. Airtight membrane to ceiling taped at all junctions with service cavity and plasterboard finish.



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Original Walls:
600mm wide stone with 50mm ventilated cavity. 75mm timber stud filled with 75mm Metac (TC = 0.034W/mk). Airtight membrane to, taped at all wall, floor and window junctions, followed by 37.5mm insulated slab to provide a U value of 0.28W/m2k

New Floor:
65mm screed on 100mm PIR insulation (TC = 0.022W/mk)

21 DEC 2020

LTR DATED 21 DEC 2020

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Drawing Number: 2020-TB-003

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LEGEND	Original Stonework	Original Blockwork	New Blockwork	New Studwork	Structure outlined in blue to be removed	Proposed works outlined in red
						

New glazed door and window to existing opening (opaque glazing to 1.5m high)

This architectural floor plan illustrates a 3-bedroom house with a total area of 180m². The layout includes a front terrace (18m²), a living/kitchen/dining area (28m²), three bedrooms (14m², 8m², and 63m²), a bathroom, and a storage room (4m²). The plan highlights several renovation projects: a new glazed door opening in the line with the first floor window on the terrace; a shopfront removal and elevation change to match the original on the front facade; and a new window opening in the line with the first floor window on the side facade. Dimensions are provided for all rooms and key features, and the plan is oriented with North indicated by a compass rose.

Rooms and Dimensions:

- Terrace:** 18m²
- Bedroom 1:** 14m² (4600 x 3500)
- Bedroom 2:** 8m² (3050 x 2700)
- Bedroom 3:** 63m² (3.00 x 1800)
- Living/Kitchen/Dining:** 28m²
- Bathroom:** 4m²
- Storage:** 4m²

Renovation Details:

- New glazed door opening in line with first floor window.
- Shopfront removed and elevation changed to match original.
- New window opening in line with first floor window.

No 46
Commercial (unfinished)

Ground Floor Plan

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Drawing Number: 2020-TB-004

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