

# PROPOSED FIRST FLOOR PLAN

## 76 BRIDLE ROAD - ( 78 MIRROR COPY )

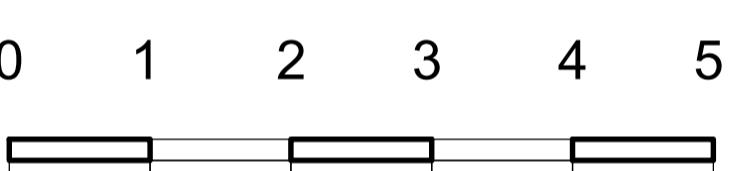
SCALE - 1 : 50

## KEY

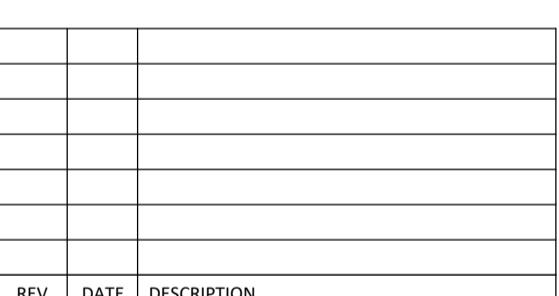
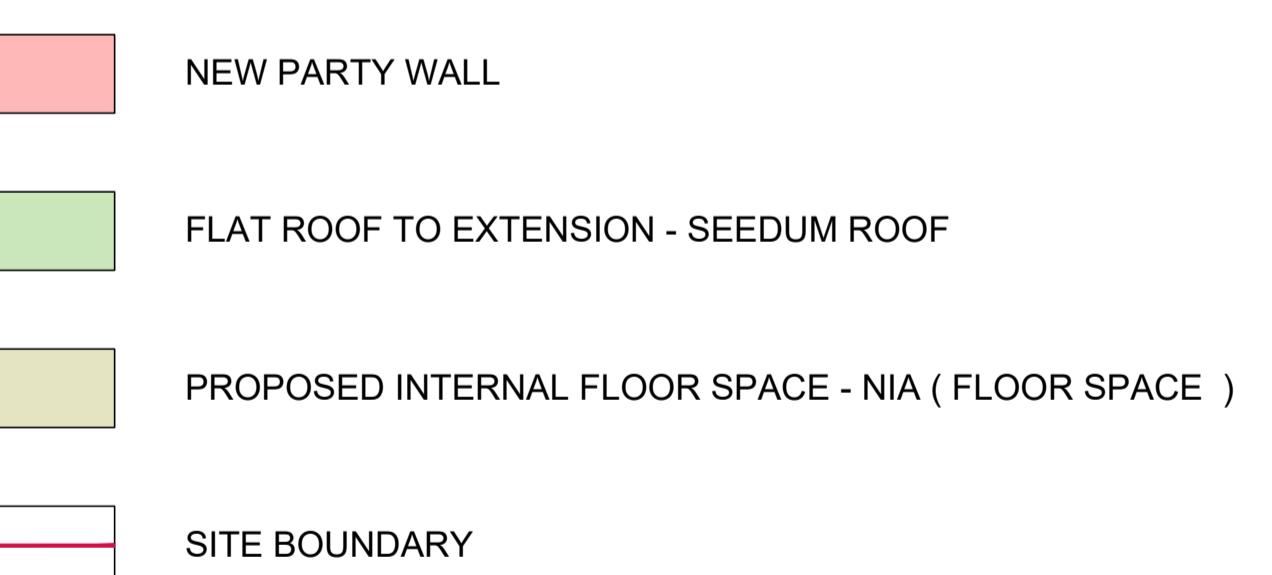
- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANSDCAPED
- 3 FEATURE BAY WINDOW TO LIVING AREA
- 4 MAIN ROOF EAVES OVERHANG
- 5 FEATURE WINDOW TO LANDING OVER MAIN EHTRANCE
- 6 LANDING AND STAIRS TO LOFT SPACE
- 7 HALLWAY TO FIRST FLOOR WITH STAIR CASE VOID TO GROUND
- 8 LINEN STORAGE / AIRING CUPBOARD
- 9 MASTER BEDROOM FACING MAIN ENTRANCE AND FRONT ELEVATION
- 10 WALK IN WARDROBE / DRESSING AREA FOR TWO
- 11 BAY WINDOW WITH DRESSING / MAKE UP AREA
- 12 BATHROOM TO FIRST FLOOR - WITH LIGHT TUBE FROM ROOF
- 13 BEDROOM NO 2 - FACING REAR GARDEN
- 14 BEDROOM NO 3 - FACING REAR GARDEN
- 15 FIRST FLOOR BATHROOM - SERVING BEDROOMS 2 AND 3
- 16 EN SUITE MASTER BATHROOM
- 17 LANDING TO MAIN STAIRCASE FROM GROUND FLOOR
- 18 STAIRCASE TO LOFT BEDROOM / OFFICE
- 19 GREEN ROOF TO REAR EXTENSION
- 20 FEATURE ROOFLIGHT TO KITCHEN DINING AREA
- 21 PARAPET TO REAR EXTENSION
- 22 REAR PARAPET TO EXTENSION AT GROUND FLOOR
- 23 RAISED PATIO AND DECKING AREA OVERLOOKING GARDEN
- 24 GARDEN / SOFT LANDSCAPING
- 25 1500 MM SETBACK TO PROVIDE ACCESS TO REAR GARDEN
- 26 PARTY WALL - 200 MM SOLID WALL WITH 100 MM ACOUSTIC LINING

## KEY NOTES

A FACE OF MAIN PROPERTY	FACE OF NEW WALL TO ALIGN WITH EXISTING DWELLINGS
B REAR WALL OF PROPERTY	REAR OF WALLS TO ALIGN WITH EXISTING DWELLING
C REAR OF EXTENSION	GROUND FLOOR EXTENSION - 5000 MM OFFSET FROM REAR OF BOUNDARY
FIRST FLOOR EXTERNAL AREA - GEA	125 M2 ( 1345 F2 )
FIRST FLOOR - NIA / FLOORSPACE	70 M2 ( 750 F2 )



## SCALE BAR



PAUL TREACY  
ARCHITECTS

## PLANNING - RIBA 3

PROJECT			
78 BRIDLE ROAD			
E			
PROPOSED FIRST			
ENT			
KIERAN AND MAURA			
AWN BY	CHECKED BY	APPROVED BY	DATE
LH	PT	PT	22 08 22
ALE (@ A1)		PROJECT NUMBER	
1:50		2020 - 0120	
AWING NUMBER			REV
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