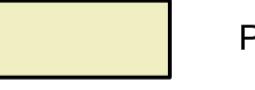
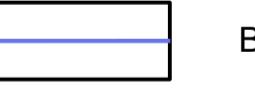


## PROPOSED GROUND FLOOR PLAN - REV A

### 76 BRIDLE ROAD - ( 78 MIRROR COPY )

SCALE - 1 : 50

KEY

1 SITE BOUNDARY TO PAVEMENT	14 STORAGE / HOOVER / COATS	 NEW PARTY WALL
2 PARKING CONCOURSE - HARD LANSCAPED	15 GUEST TOILET AND SHOWER ROOM - GROUND FLOOR	 NEW PROPOSED PATIO AREA - ELEVATED
3 FEATURE BAY WINDOW TO LIVING AREA	16 SERVICE UTILITY AREA / PANTRY WITH SLIDING DOORS	 PROPOSED INTERNAL FLOOR SPACE - NIA ( FLOOR SPACE )
4 SIDE ACCESS TO GARDEN WITH SECURITY GATE	17 VISTA FROM HALLWAY TO GARDEN WITH ACOUSTIC DOOR BREAK	 SITE BOUNDARY
5 MAIN ENTRANCE TO HOUSE - FEATURE BRICK ARCH	18 PATIO DOORS WITH CONCERTINA OPENING - FLUSH THRESHOLD	 BLUE LINE INDICATES PREVIOUS LINE OF EXTENSION
6 ENTRANCE RECESS FOR PRIVACY - FLUSH THRESHOLD	19 INFORMAL DINING AREA / BREAKFAST ROOM - VIEWS OF GARDEN AND PATIO	 AREA / FAÇADE SETBACK / REVISION - REVISION A
7 FEATURE ENTRANCE HALLWAY	20 DOTTED LINE INDICATES GLAZED ROOFLIGHT TO KITCHEN ISLAND - 2000 W X 3600 L	
8 HALLWAY TO KITCHEN	21 FEATURE KITCHEN ISLAND AND BREAKFAST BAR	
9 FRONT LIVING ROOM - FEATURE SPACE	22 FEATURE MAIN KITCHEN RECESSED INTO WALL	
10 FEATURE FIRE PLACE WITH GAS FIRE	23 RAISED PATIO AND DECKING AREA OVERLOOKING GARDEN	
11 BAY WINDOW WITH WRITING BUREAU / READING AREA	24 SEAT / BUFFER OR BARBECUE AREA TO BOUNDARY	
12 FORMAL DINING ROOM	25 SHALLOW STEPS TO GARDEN	
13 SLIDING DOORS BETWEEN LIVING AND DINING ROOM TO KITCHEN AREA	26 EXISTING GARDEN - HARD AND SOFT LANSCAPED	
	27 BEAMS BY SE TO CEILING TO SUPPORT FIRST FLOOR EXTERNAL WALLS	
	28 OPTION FOR FUTURE RAMP TO LOWER GARDEN TO PROVIDE ACCESS TO GARDEN	
	29 SVP FOR FUTURE GROUND FLOOR SERVICES TO BEDROOM	
	30 DOTTED LINE INDICATES BATHROOM TO SERVE FUTURE BEDROOM	

KEY NOTES

A FACE OF MAIN PROPERTY  
 B REAR WALL OF PROPERTY  
 C REAR OF EXTENSION  
 GROUND FLOOR EXTERNAL AREA - GEA  
 GROUND FLOOR - NIA ( FLOORSPACE )  
 TOTAL NIA / FLOORSPACE OVER 3 FLOORS

FACE OF NEW WALL TO ALIGN WITH EXISTING DWELLINGS  
 REAR OF WALLS TO ALIGN WITH EXISTING DWELLING  
 GROUND FLOOR EXTENSION - 5000 MM OFFSET FROM REAR OF BOUNDARY  
 142 M2 ( 1530 F2 )  
 105 M2 ( 1130 F2 )  
 269 M2 NIA - ( 2895 F2 )

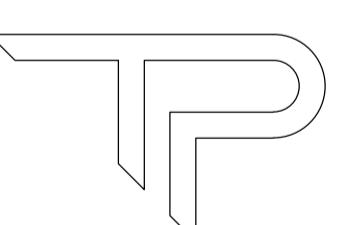
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SCALE BAR

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NOTES  
 REFER TO DDA STRUCTURAL ENGINEERS DRAWINGS  
 DWGS NO SK 01 TO SK 04 FOR STRUCTURAL DESIGN INTENT

A	07/03/23	PLANNING REVISIONS
REV	DATE	DESCRIPTION



PAUL TREACY  
 ARCHITECTS

PROJECT	78 BRIDLE ROAD		
TITLE	PROPOSED GROUND		
CLIENT	KIERAN AND MAURA		
DRAWN BY	LH	CHECKED BY	APPROVED BY
	PT	PT	DATE
SCALE ( @ A1 )	1:50	PROJECT NUMBER	22 08 22
	2020 - 0120		
DRAWING NUMBER	PTA - A - DR - 00 - 1022	REV	A