

PROPOSED GROUND FLOOR PLAN - REV A

76 BRIDLE ROAD - (78 MIRROR COPY)

SCALE - 1 : 50

KEY

- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANDSCAPED
- 3 FEATURE BAY WINDOW TO LIVING AREA
- 4 SIDE ACCESS TO GARDEN WITH SECURITY GATE
- 5 MAIN ENTRANCE TO HOUSE - FEATURE BRICK ARCH
- 6 ENTRANCE RECESS FOR PRIVACY - FLUSH THRESHOLD
- 7 FEATURE ENTRANCE HALLWAY
- 8 HALLWAY TO KITCHEN
- 9 FRONT LIVING ROOM - FEATURE SPACE
- 10 FEATURE FIRE PLACE WITH GAS FIRE
- 11 BAY WINDOW WITH WRITING BUREAU / READING AREA
- 12 FORMAL DINING ROOM
- 13 SLIDING DOORS BETWEEN LIVING AND DINING ROOM TO KITCHEN AREA

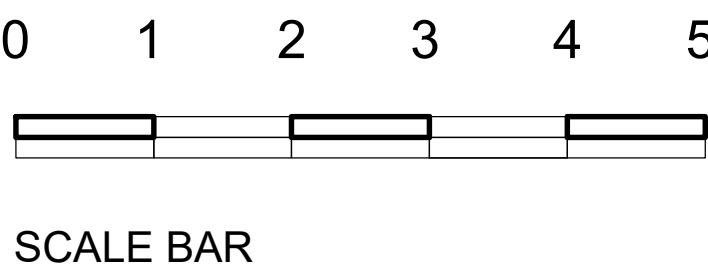
- 14 STORAGE / HOOVER / COATS
- 15 GUEST TOILET AND SHOWER ROOM - GROUND FLOOR
- 16 SERVICE UTILITY AREA / PANTRY WITH SLIDING DOORS
- 17 VISTA FROM HALLWAY TO GARDEN WITH ACOUSTIC DOOR BREAK
- 18 PATIO DOORS WITH CONCERTINA OPENING - FLUSH THRESHOLD
- 19 INFORMAL DINING AREA / BREAKFAST ROOM - VIEWS OF GARDEN AND PATIO
- 20 DOTTED LINE INDICATES GLAZED ROOFLIGHT TO KITCHEN ISLAND - 2000 W X 3600 L
- 21 FEATURE KITCHEN ISLAND AND BREAKFAST BAR
- 22 FEATURE MAIN KITCHEN RECESSED INTO WALL
- 23 RAISED PATIO AND DECKING AREA OVERLOOKING GARDEN
- 24 SEAT / BUFFER OR BARBECUE AREA TO BOUNDARY
- 25 SHALLOW STEPS TO GARDEN
- 26 EXISTING GARDEN - HARD AND SOFT LANDSCAPED
- 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

- NEW PARTY WALL
- NEW PROPOSED PATIO AREA - ELEVATED
- PROPOSED INTERNAL FLOOR SPACE - NIA (FLOOR SPACE)
- SITE BOUNDARY
- BLUE LINE INDICATES PREVIOUS LINE OF EXTENSION
- AREA / FACADE SETBACK / REVISION - REVISION A

KEY NOTES

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

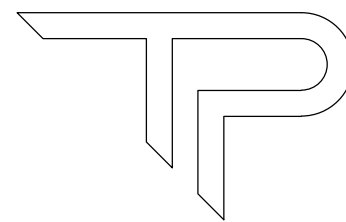
FACE OF NEW WALL TO ALIGN WITH EXISTING DWELLINGS
REAR OF WALLS TO ALIGN WITH EXISTING DWELLING
GROUND FLOOR EXTENSION - 5000 MM OFFSET FROM REAR OF BOUNDARY
142 M2 (1530 F2)
105 M2 (1130 F2)
269 M2 NIA - (2895 F2)



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

REV	DATE	DESCRIPTION
A	07 03 20	PLANNING REVISIONS



PAUL TREACY
ARCHITECTS

PLANNING - RIBA 3

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