



PROPOSED FIRST FLOOR PLAN - REV A 76 BRIDLE ROAD - (78 MIRROR COPY)

SCALE - 1 : 50

KEY

- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANSCAPED
- 3 FEATURE BAY WINDOW TO LIVING AREA
- 4 MAIN ROOF EAVES OVERHANG
- 5 FEATURE WINDOW TO LANDING OVER MAIN ENTRANCE
- 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 - TO MEET PART M REGULATIONS
- 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

- NEW PARTY WALL
- FLAT ROOF TO EXTENSION - SEEDUM ROOF
- PROPOSED INTERNAL FLOOR SPACE - NIA (FLOOR SPACE)
- SITE BOUNDARY
- BLUE LINE INDICATES PREVIOUS LINE OF EXTENSION
- AREA / FAÇADE SETBACK / REVISION - REVISION A

A	07/03/23	PLANNING REVISIONS
REV	DATE	DESCRIPTION

TP
PAUL TREACY
ARCHITECTS

PLANNING - RIBA 3			
PROJECT	78 BRIDLE ROAD		
TITLE	PROPOSED FIRST		
CLIENT	KIERAN AND MAURA		
DRAWN BY	CHECHED 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 - 1023		A	

KEY NOTES

- A FACE OF MAIN PROPERTY
- B REAR WALL OF PROPERTY
- C REAR OF EXTENSION
- FIRST FLOOR EXTERNAL AREA - GEA
- FIRST FLOOR - NIA / FLOORSPACE
- 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
- 125 M2 (1345 F2)
- 70 M2 (750 F2)