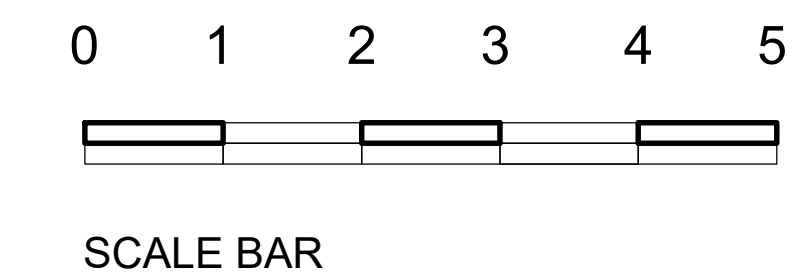


PROPOSED GROUND FLOOR PLAN - FUTURE BEDROOM

8 COLINDALE AVENUE - ST ALBANS

SCALE - 1 : 50



KEY

- | | |
|---|--|
| 1 SITE BOUNDARY TO PAVEMENT | 14 STORAGE / HOOVER / COATS |
| 2 PARKING CONCOURSE - HARD LANDSCAPED | 15 GUEST TOILET - GROUND FLOOR |
| 3 FEATURE BAY WINDOW TO LIVING AREA | 16 SERVICE UTILITY AREA / PANTRY WITH SLIDING DOORS |
| 4 SIDE ACCESS TO GARDEN WITH SECURITY GATE | 17 VISTA FROM HALLWAY TO GARDEN WITH ACOUSTIC DOOR BREAK |
| 5 MAIN ENTRANCE TO HOUSE - FEATURE BRICK ARCH | 18 PATIO DOORS WITH CONCERTINA OPENING FOR CLEAR VISTA OF GARDEN |
| 6 ENTRANCE RECESS FOR PRIVACY | 19 FEATURE DINING AREA WIT VIEWS OF GARDEN |
| 7 FEATURE ENTRANCE HALLWAY | 20 DOTTED LINE INDICATES GLAZED ROOFLIGHT TO KITCHEN ISLAND |
| 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 GROUND FLOOR BEDROOM / STUDY / OFFICE - FLEXIBLE SPACE | 25 SHALLOW STEPS TO GARDEN |
| 13 EN SUITE TO GROUND FLOOR BATHROOM - DDA SPECIFICATION | 26 EXISTING GARDEN - HARD AND SOFT LANDSCAPED |

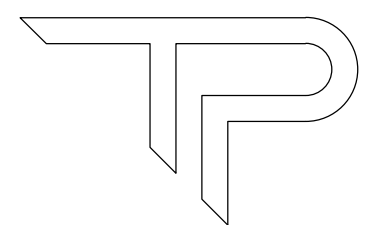
KEY NOTES

- | | |
|-----------------------------------|---|
| 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 |
| GROUND FLOOR EXTERNAL AREA - GE A | 142 M2 (1530 F2) |
| GROUND FLOOR - NIA | 200 M2 (1000 F2) |

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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

KIERAN AND MAURA

PROJECT	144 TURNEY ROAD
TITLE	GROUND FLOOR PLAN
CLIENT	KIERAN AND MAURA
DRAWN BY	PT
CHECKED BY	PT
APPROVED BY	PT
DATE	22/08/22
SCALE (@ A1)	1:50
PROJECT NUMBER	2020 - 0120
DRAWING NUMBER	PTA - A - DR - 00 - 1031
REV	A