



# PROPOSED GROUND FLOOR PLAN - 18 08 23

# 76 BRIDLE ROAD

SCALE - 1 : 50

KEY

- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANSDCAPED
- 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 ARE

KEY NOTES - PART M BUILDING REGULATIONS - M4 ( 1 )

- A STEP FREE ACCESS - NO STEP TO DWELLING
- B CLEAR OPENING WIDTH OF 925 MM
- C CORRIDOR WIDTH OF 1300 MM WIDE
- D DOOR TO WHEELCHAIR / ACCESSIBLE TOILET - 900 MM CLEAR
- E ACCESSIBLE TOILET TO GROUND FLOOR
- F ACCESSIBLE BEDROOM TO GROUND
- G KITCHEN REVISED TO PROVIDE ACCESSIBLE ACCESS

- 14 GENERAL 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 NEW BOX HEDGE PLANT SCREENING TO BOUNDARY
- 21 WALL RECESSED BY 750 MM TO EDGE OF MAIN HOUSE
- 22 FEATURE MAIN KITCHEN RECESSED INTO WALL
- 23 RAISED PATIO AND DECKING AREA - REVISED AND SETBACK
- 24 PATIO SETBACK FOR PRIVACY - FENCE SCREENING AT 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 CAR PARKING SPACES - 2 NUMBER - 2400 WIDE X 4800 LONG

- 29 BIN REFUSE AREA
- 30 BIKE STORAGE AREA - 2 BIKES
- 31 PLANTER / RETAINING WALL FOR TREES
- 30 EXISTING TREES TO BOUNDARY
- 32 OLD EXTENSION LINE
- 33 OLD PATIO LINE

H STEP FREE FLUSH ACCESS TO PATIO AREA

J RAMP TO GARDEN - MAX 1 : 12 RAMP WITH LANDING ( 1200 )

- 34 EDGE OF 80 BRIDLE FRONT - FRONT CORNER
- 35 REAR INSET CORNER OF 80 BRIDLE ROAD
- 36 REAR WALL OF BRIDLE ROAD - EXISTING
- 37 EXTENSION TO BRIDLE ROAD - EXISTING
- 38 1500 ASSUMED PATIO BASED ON VISUAL AERIAL INSPECTION - NOTE STEPS
- 39 ASSUMED PATIO TO GARDEN LEVEL
- 40 NOTE PATIO ASSUMED DEPTHS DOES NOT ACCOUNT FOR APPROVED EXTENSION

| REV | DATE     | DESCRIPTION                     |
|-----|----------|---------------------------------|
| D   | 18 08 23 | GROUND FLOOR REVISED TO VIDEO C |
| C   | 17 08 23 | REVISED EXTENSION WITH SETBACKS |
| B   | 26 06 23 | FINAL PLANNING COMMENTS         |
| A   | 28 05 23 | PLANNING REVISIONS              |

TP

PAUL TREA  
ARCHITECT

## PLANNING - RIBA

|                          |                  |                              |            |
|--------------------------|------------------|------------------------------|------------|
| PROJECT                  | 78 BRIDLE ROAD   |                              |            |
| TITLE                    | PROPOSED GROUND  |                              |            |
| CLIENT                   | KIERAN AND MAURA |                              |            |
| DRAWN BY<br>LH           | CHECKED BY<br>PT | APPROVED BY<br>PT            | DATE<br>28 |
| SCALE (@ A1)<br>1:50     |                  | PROJECT NUMBER<br>2020 - 012 |            |
| DRAWING NUMBER           |                  | I                            |            |
| PTA - A - DR - 00 - 1052 |                  |                              |            |