



# PROPOSED GROUND FLOOR PLAN - PLOT B

## 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 AREA

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 - 2000 MM HIGH
- 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

- 34 EDGE OF 80 BRIDLE FRONT - FRONT CORNER
- 35 REAR INSET CORNER OF 80 BRIDLE ROAD
- 36 REAR WALL OF BRIDLE ROAD - EXISTING
- 37 EXISTING PATIO LINE TO 80 BRIDLE ROAD - AUG 2024
- 38 PLANTER EXTENDED TO EDGE OF PATIO - AUG 2024
- 39 EXISTING PATIO LINE TO EXISTING HOUSE
- 40 NEW TREES / BAMBOO VERTICAL SCREENING FOR PRIVACY - AUG 2024
- 41 700 MM SETBACK FROM EDGE OF MAIN DWELLING**

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## SCALE BAR

REV	DATE	DESCRIPTION
F	07 08 24	REVISED TO COMMENTS - JULY 24
E	18 02 24	REVISED TO PLANNERS COMMENTS
D	18 08 23	GROUND FLOOR REVISED TO VIDEO CALL
C	17 08 23	REVISED EXTENSION WITH SETBACKS
B	26 06 23	FINAL PLANNING COMMENTS
A	28 05 23	PLANNING REVISIONS

TP

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ARCHITECTS

## PLANNING - RIBA 3

PROJECT	78 BRIDLE ROAD		
TITLE	GROUND - PLOT B		
CLIENT	KIERAN AND MAURA		
DRAWN BY LH	CHECKED BY PT	APPROVED BY PT	DATE 28 05 23
SCALE (@ A1) 1:50	PROJECT NUMBER 2020 - 0120		
DRAWING NUMBER PTA - A - DR - 00 - 1052			REV