



PROPOSED FIRST FLOOR PLAN - PART M REGULATIONS

SCALE - 1 : 50

KEY

- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANSDCAPED
- 3 FEATURE BAY WINDOW TO LIVING AREA
- 4 MAIN ROOF EAVES OVERHANG
- 5 FEATURE WINDOW TO LANDING OVER MAIN EHTRANCE
- 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 RFAR 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 - 3600 MM DEEP
- 22 REAR PARAPET TO EXTENSION AT GROUND FLOOR - 3600 DEEP TO REAR OF FIRST 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 ACUSTIC LINING

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

- A BEDROOM ACCESSIBLE DESIGN
- B STAIRCASE WIDTH OF 1300 WIDE
- C CORRIDOR WIDTH OF 1300 MM WIDE

B	26 06 23	FINAL PLANNING COMMENTS
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 LH	CHECKED BY PT	APPROVED BY PT	DATE 22 08 22
SCALE (@ A1) 1:50		PROJECT NUMBER 2020 - 0120	
DRAWING NUMBER PTA - A - DR - 00 - 1053			REV B