

PROPOSED GROUND FLOOR PLAN 76 BRIDLE ROAD

SCALE - 1 : 50

KEY

- 1 SITE BOUNDARY TO PAVEMENT
- 2 PARKING CONCOURSE - HARD LANDSCAPED
- 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

- 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 DOTTED LINE INDICATES GLAZED ROOFLIGHT TO KITCHEN ISLAND - 2000 W X 3600 L
- 21 FEATURE KITCHEN ISLAND AND BREAKFAST BAR
- 22 FEATURE MAIN KITCHEN RECESSED INTO WALL
- 23 RAISED PATIO AND DECKING AREA OVERLOOKING GARDEN
- 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

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

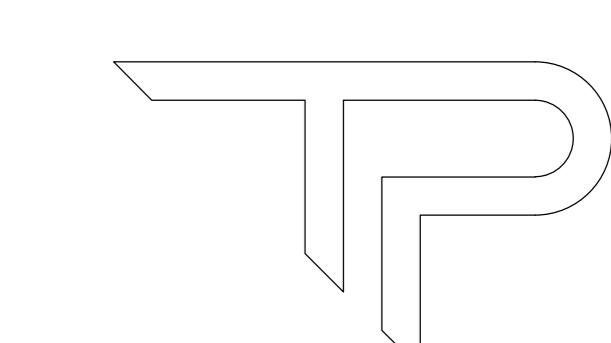
- A STEP FREE ACCESS - NO STEP TO DWELLING
- B CLEAR OPENING WIDTH OF 925 MM
- C CORRIDOR WIDTH OF 1300 MM WIDE
- D DOOR TO WHEELCHAIR / ACCESSIBLE TOILET - 900 MM CLEAR
- E ACCESSIBLE TOILET TO GROUND FLOOR
- F ACCESSIBLE BEDROOM TO GROUND
- G KITCHEN REVISED TO PROVIDE ACCESSIBLE ACCESS

- H STEP FREE FLUSH ACCESS TO PATIO AREA
- J RAMP TO GARDEN - MAX 1 : 12 RAMP WITH LANDING (1200)

0 1 2 3 4 5

SCALE BAR

B	26/06/23	FINAL PLANNING COMMENTS	
A	28/05/23	PLANNING REVISIONS	
REV	DATE	DESCRIPTION	



PAUL TRACY
ARCHITECTS

PLANNING - RIBA 3

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