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Scale 1:783

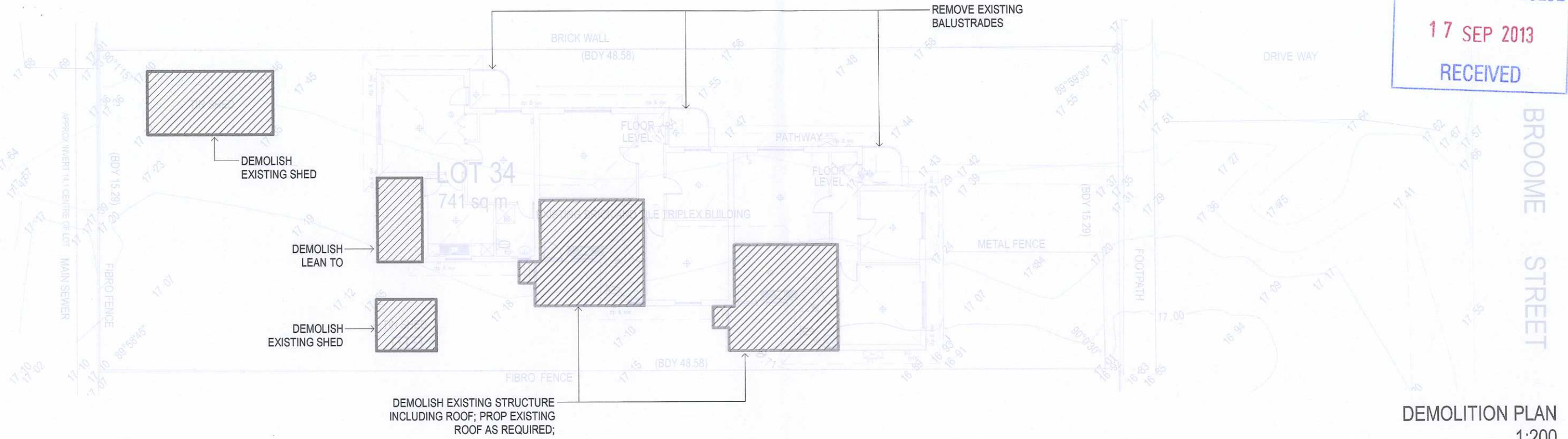
Wednesday, 4
December 2013



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 17 SEP 2013
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R. O. W.

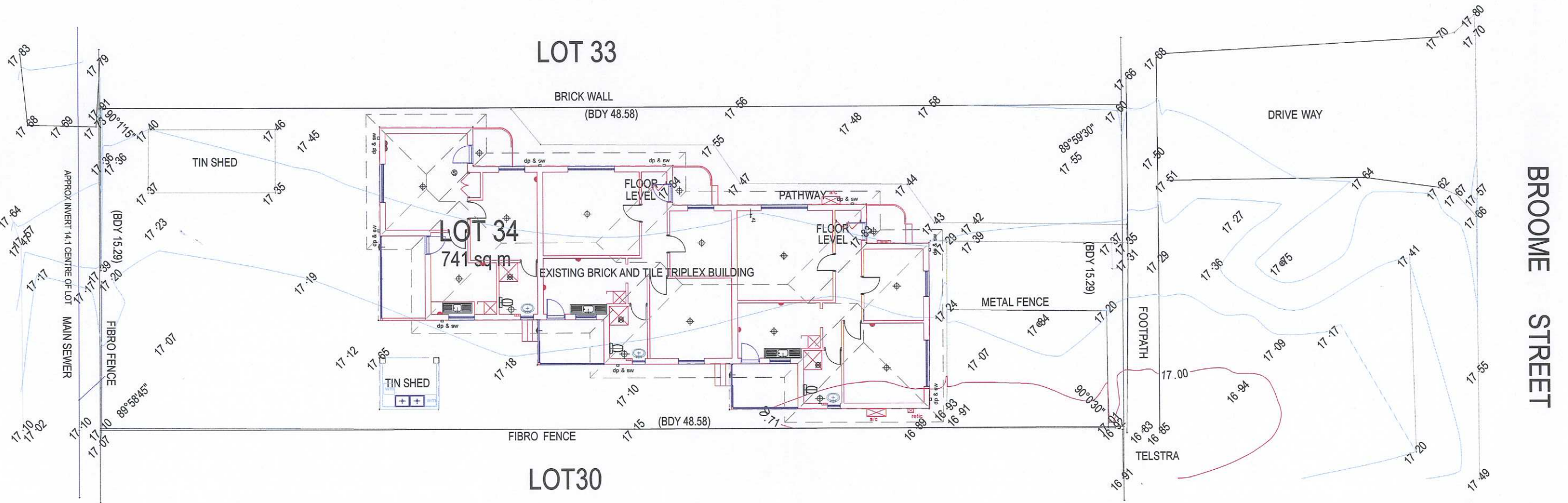
BROOME STREET



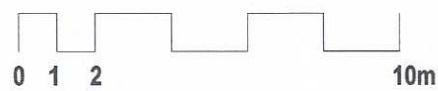
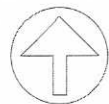
DEMOLITION PLAN
 1:200

R. O. W.

BROOME STREET



EXISTING SITE SURVEY
 1:200



SITE/CLIENT
David SHARP + Iris BARTEN
 1/219 BROOME ST
 COTTESLOE WA 6011

SCALE AT A1::
 N/A
 DATE:
 SEE NOTES

SCALE AT A3::
 REFER ABOVE
 JOB REF:
 A1305

DRAWING :
EXISTING + DEMOLITION PLAN

PHILIP STEJSKAL ARCHITECTURE PTY LTD a/c PR STEJSKAL Family Trust
 ABN 93 854 816 466

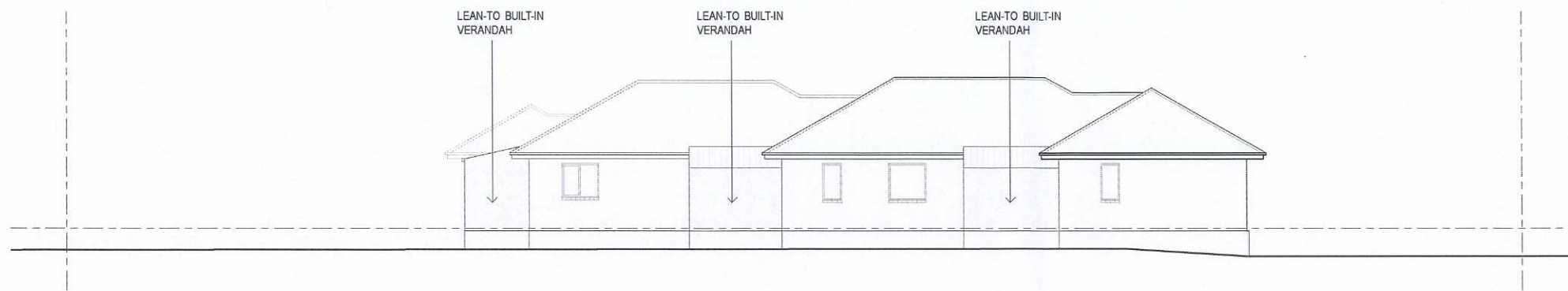
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 m: 0401 727 405 e: philip@architectureps.com.au

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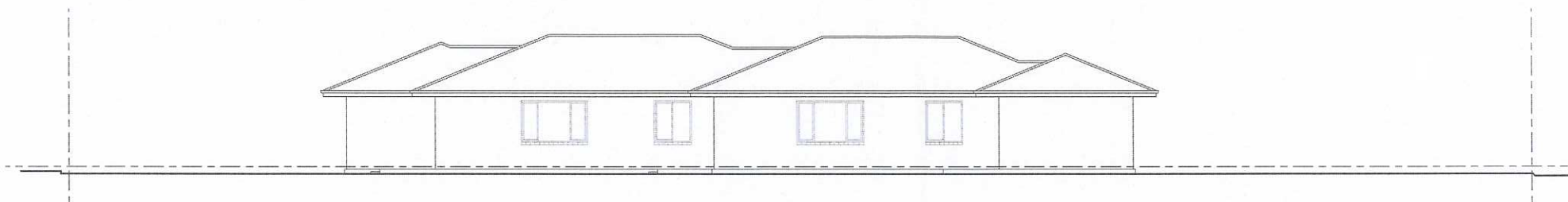
DRAWN:
 YY/CH/PS

ARCHITECT REG No:
 2486 (2152)

ISSUE :
A
 DWG No. :
SK0.1



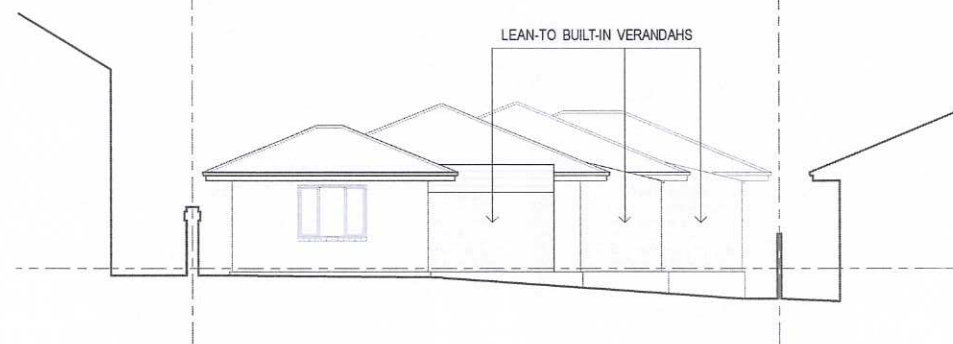
EXISTING SOUTHERN ELEVATION
1:200



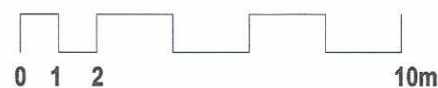
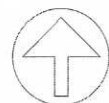
EXISTING NORTHERN ELEVATION
1:200



EXISTING EASTERN ELEVATION
1:200



EXISTING WESTERN ELEVATION
1:200



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SCALE AT A1::
N/A
DATE:
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JOB REF:
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2486 (2152)

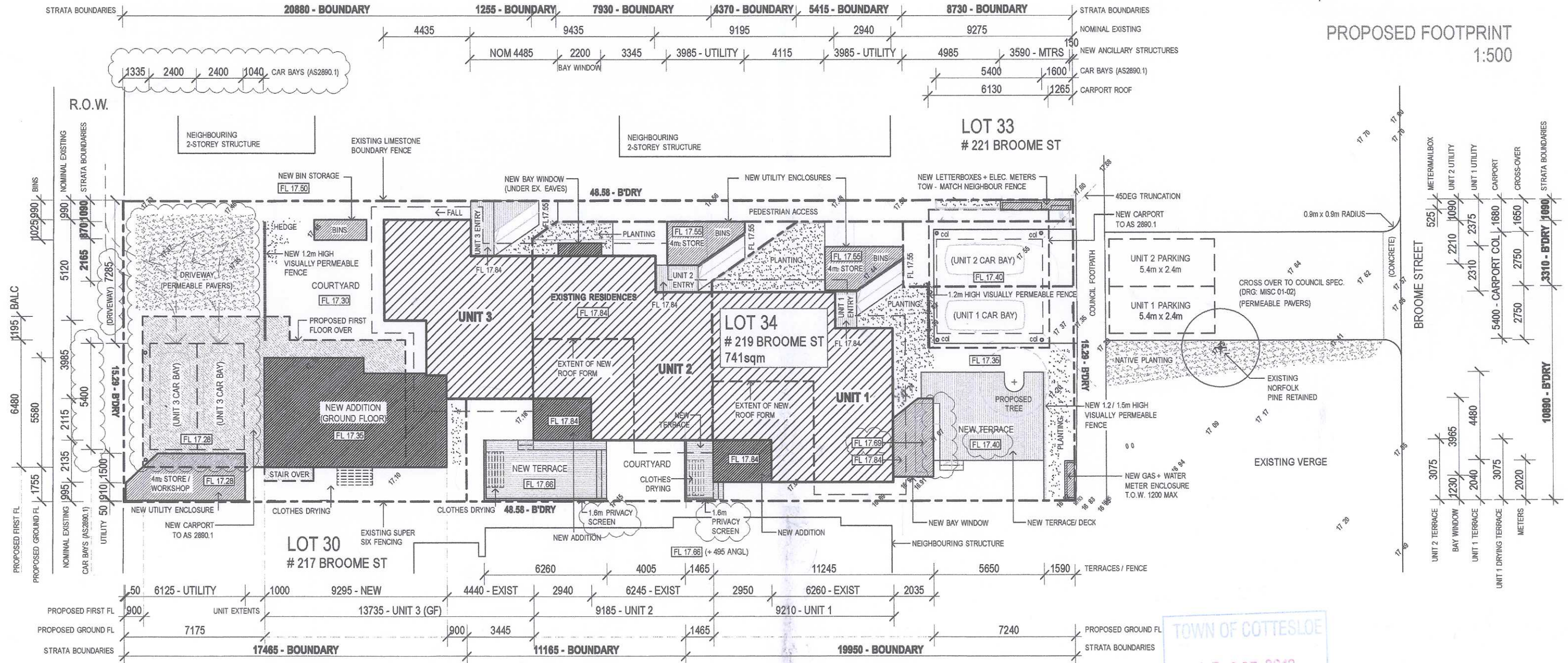
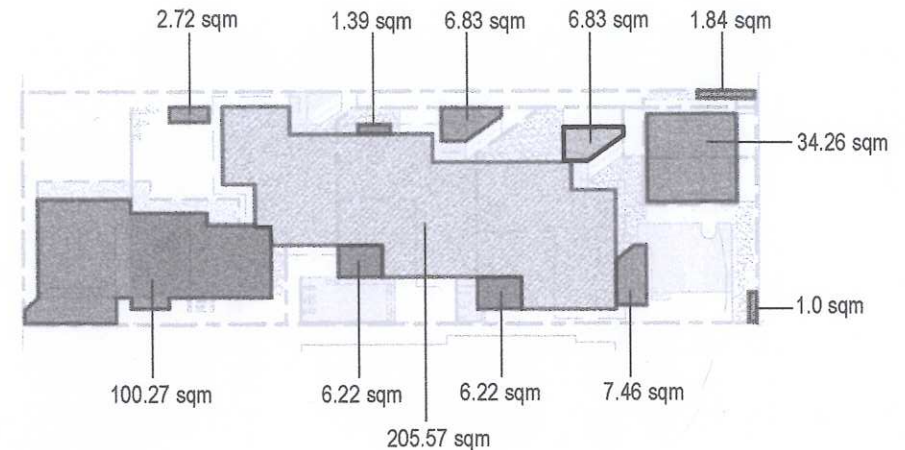
A XX.09.13 ISSUE TO TPG

DRAWING:
EXISTING SITE ELEVATIONS
ISSUE: DWG No. :

A SK0.2

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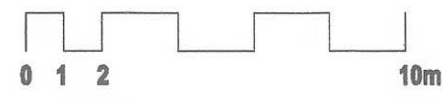
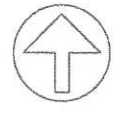
AREA SCHEDULE:	
R-CODE: R20	OPEN SPACE:
SITE: 741.08m ²	GROUND FLOOR: 360.33m ²
BUILDING FOOTPRINT:	ROOF TERRACE: 31.90m ²
EXISTING STRUCTURE: 167.84m ²	TOTAL OPEN SPACE: 392.23m ²
PROPOSED ADD'N: 212.91m ²	= % OF SITE AREA: 52.93%
TOTAL COMBINED: 380.75m ²	OUTDOOR LIVING AREA:
= % OF SITE AREA: 51.38%	AREA 1: 26.52m ²
	MIN DIMENSION: 4.49m



PROPOSED FOOTPRINT
1:500

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PROPOSED SITE PLAN
1:200



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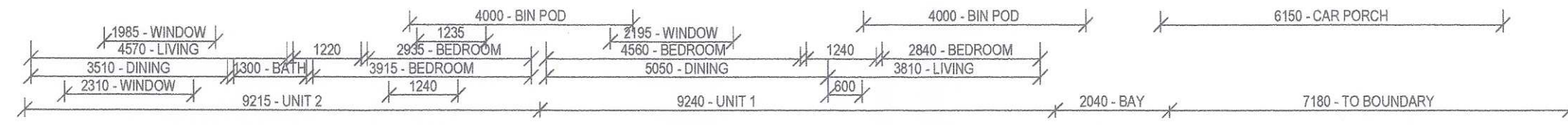
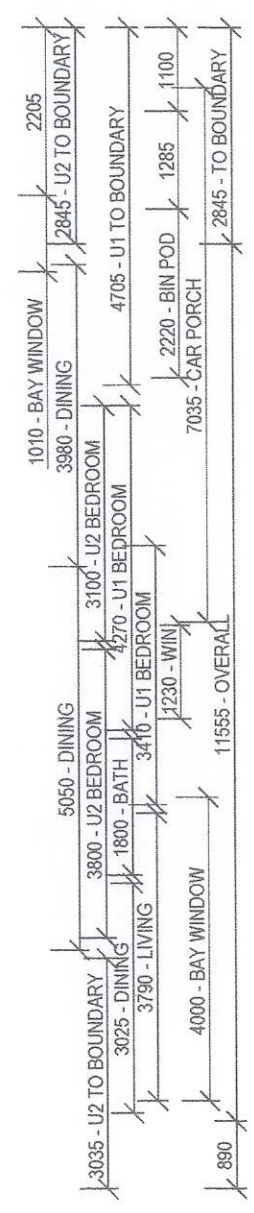
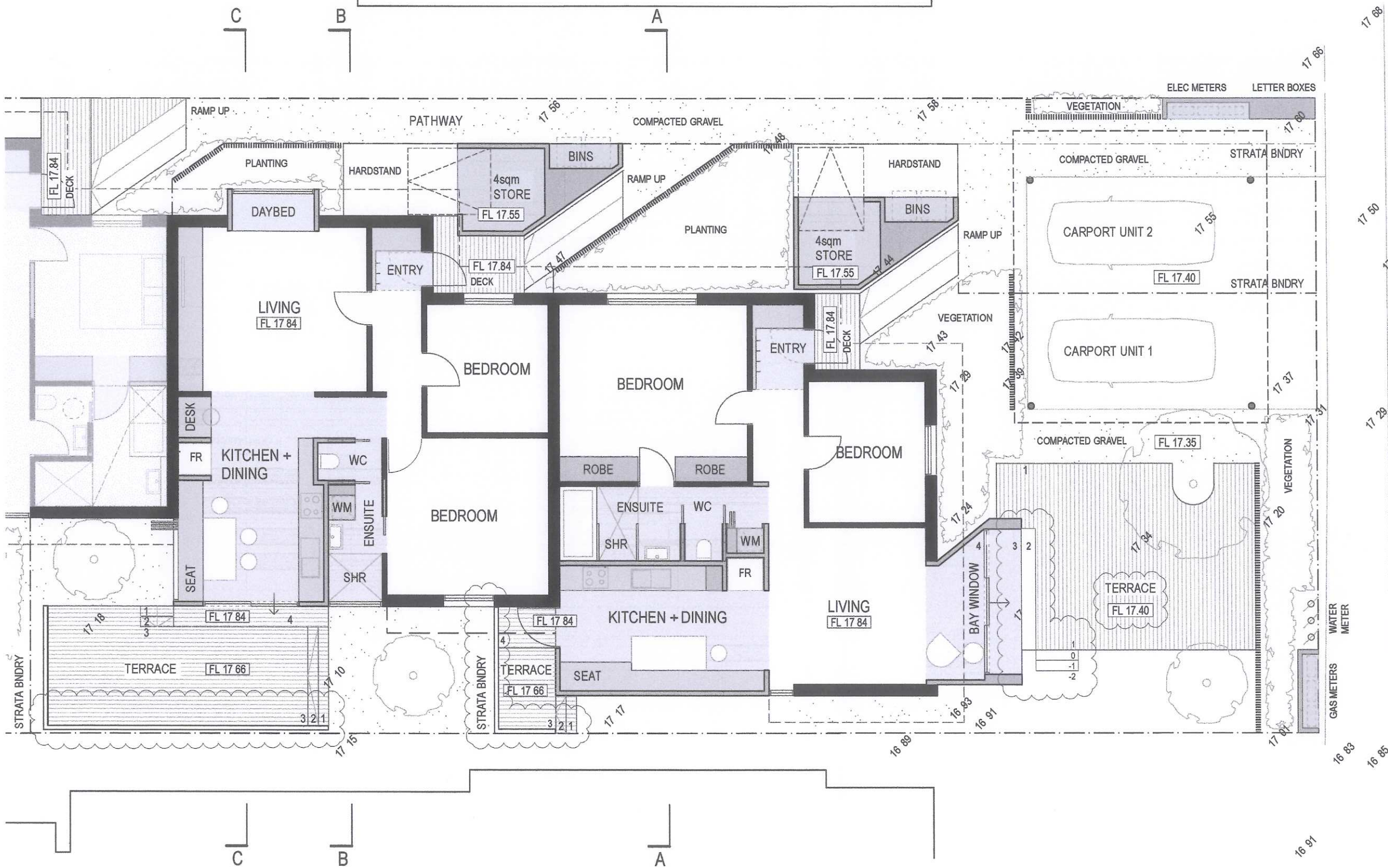
SCALE AT A1::
N/A
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DRAWN:
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SCALE AT A3::
REFER ABOVE
JOB REF:
A1305
ARCHITECT REG No:
2486 (2152)

ISSUE	DWG No.
D 06.10.13 DAAMENDMENTS	
C 03.10.13 DAAMENDMENTS	
B 04.09.13 RE-ISSUE TO TPG	
A 02.09.13 ISSUE TO TPG	

DRAWING:
PROPOSED SITE PLAN
ISSUE: **D** DWG No.: **SK1.0**

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SCALE AT A1::
 N/A

SCALE AT A3::
 1:100

DATE:
 SEE NOTES

JOB REF:
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ARCHITECT REG No:
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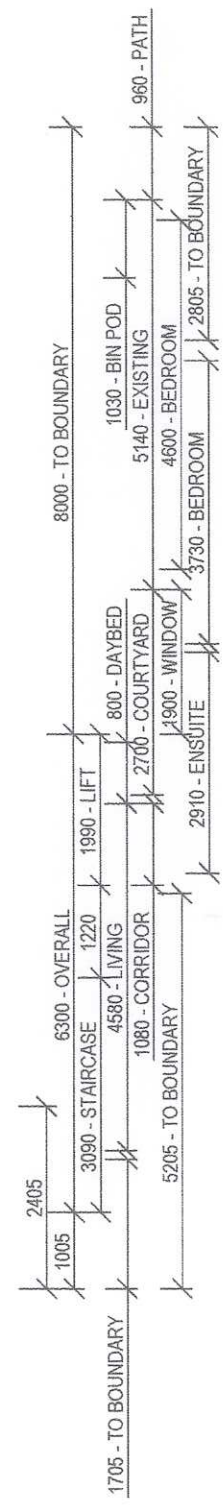
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 YY

NO	DATE	DESCRIPTION
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2	12.09.13	PLANNING APPLICATION
1	30.07.13	CLIENT ISSUE
0	12.07.13	CLIENT PRESENTATION

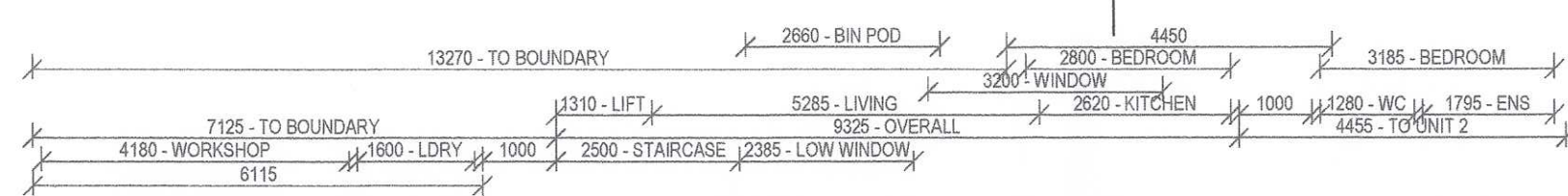
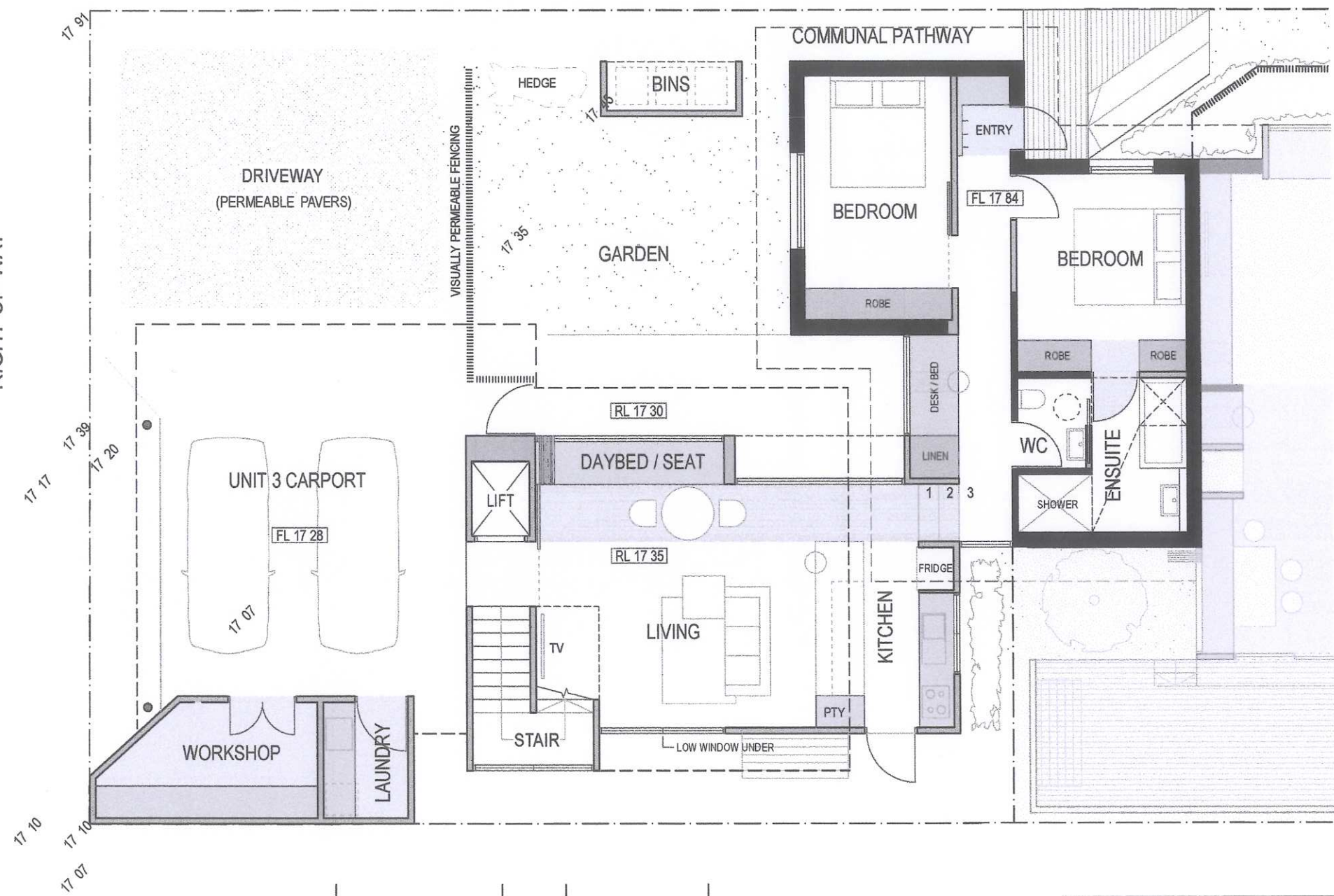
DRAWING :
 UNIT 1 & 2
 GROUND FLOOR PLAN

ISSUE :
 DWG No. :
3 SK2.0

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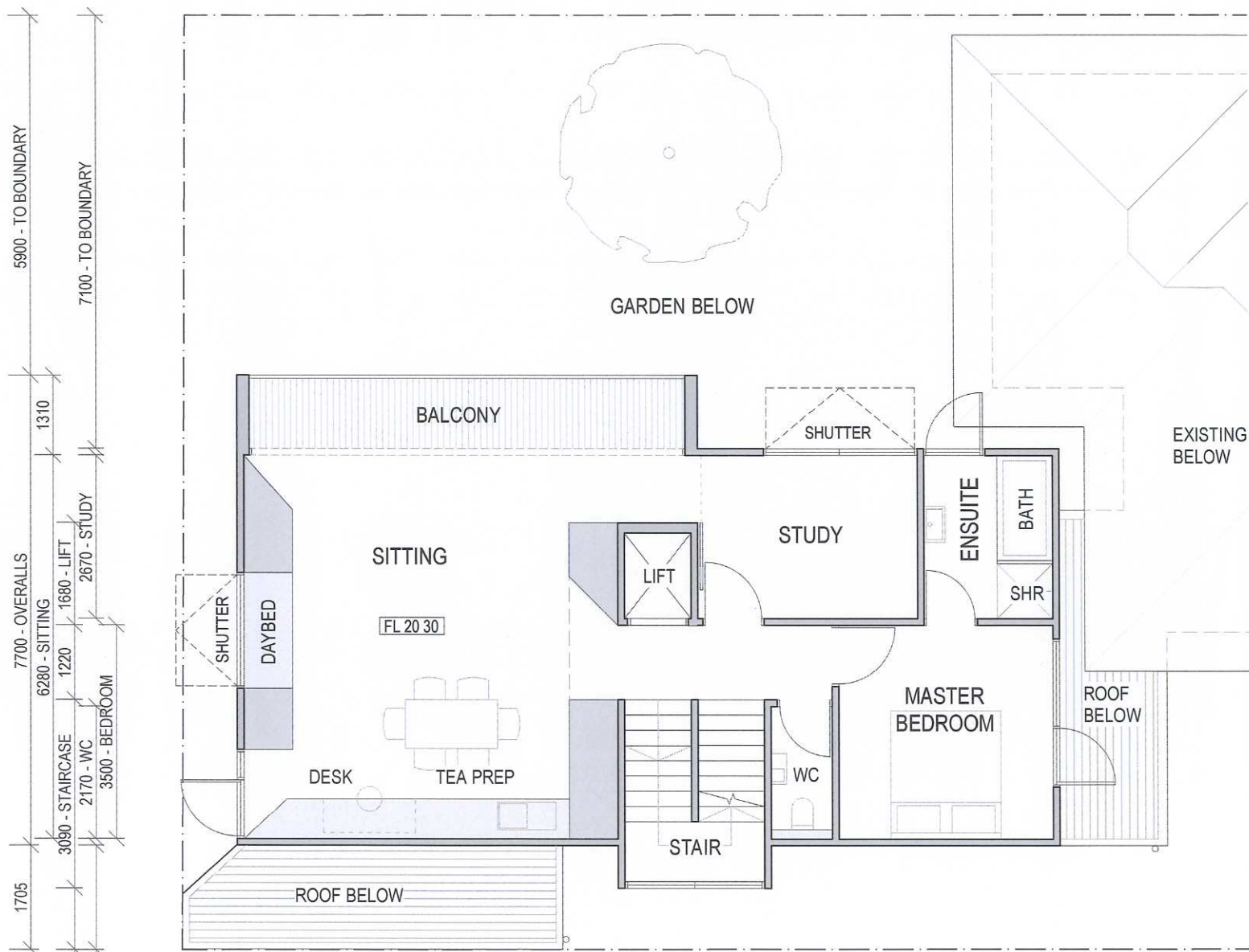
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SEE NOTES
DRAWN:
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JOB REF:
A1305
ARCHITECT REG No:
2486 (2152)

3	09.10.13	TPG / TOC - DA AMENDMENTS
2	12.09.13	PLANNING APPLICATION
1	30.07.13	CLIENT ISSUE
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DRAWING :

ISSUE :
DWG No. :
3 SK2.2
**UNIT 3
GROUND FLOOR PLAN**

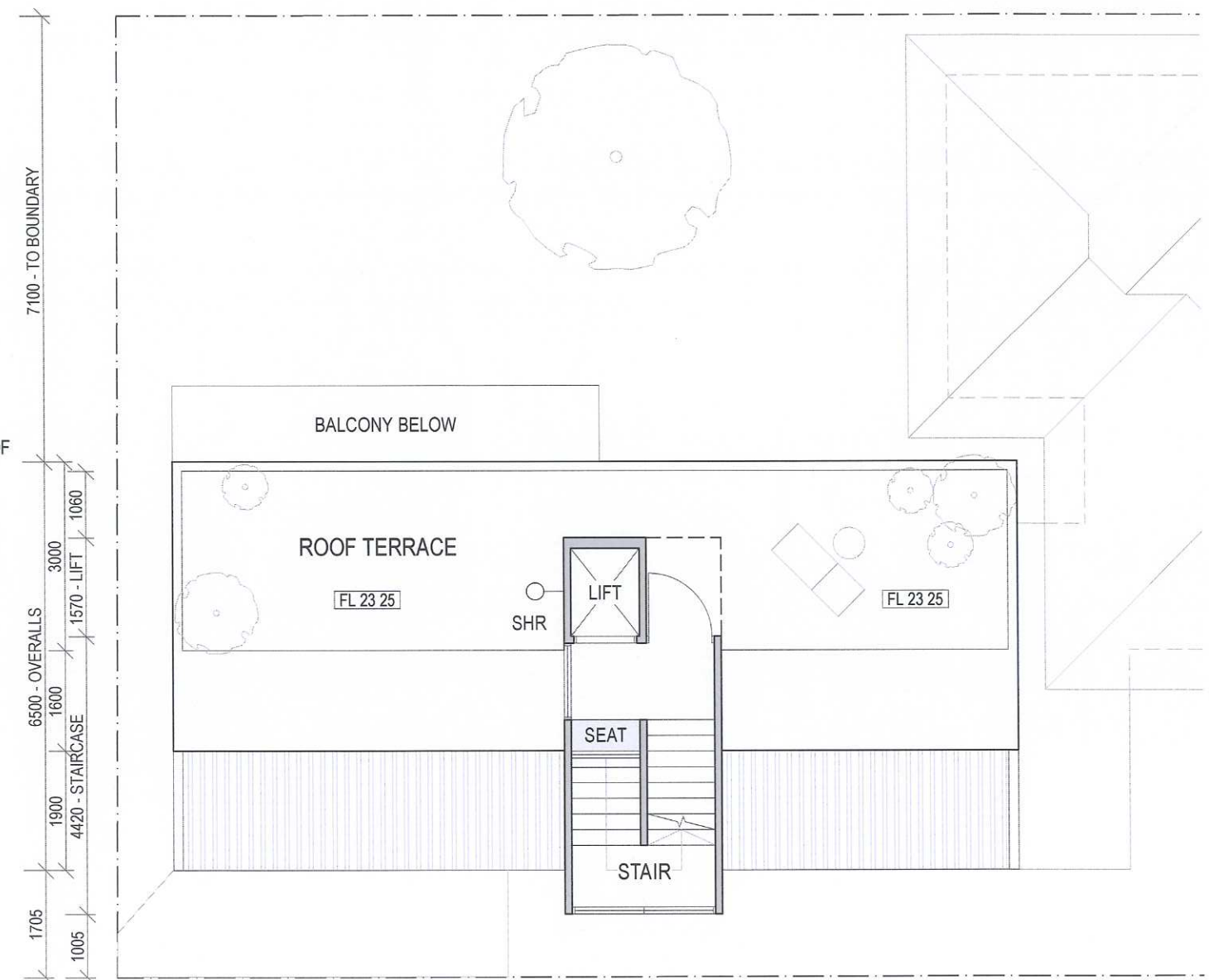
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5900 - TO BOUNDARY
7100 - TO BOUNDARY
1310
7700 - OVERALLS
6280 - SITTING
1220
1680 - LIFT
2670 - STUDY
3090 - STAIRCASE
2170 - WC
3500 - BEDROOM
1705
1005 - TO BOUNDARY
1705 - TO BOUNDARY

D E F G
7530 - BALCONY
6110 - LIVING
6220
2500 - STAIRCASE
13440 - OVERALL
3590 - STUDY
1000 - WC
4720
2100 - ENSUITE
3480 - BEDROOM
1780 - ROOF

FIRST FLOOR PLAN



7100 - TO BOUNDARY
6500 - OVERALLS
1900
4420 - STAIRCASE
1005
3000
1570 - LIFT
1060

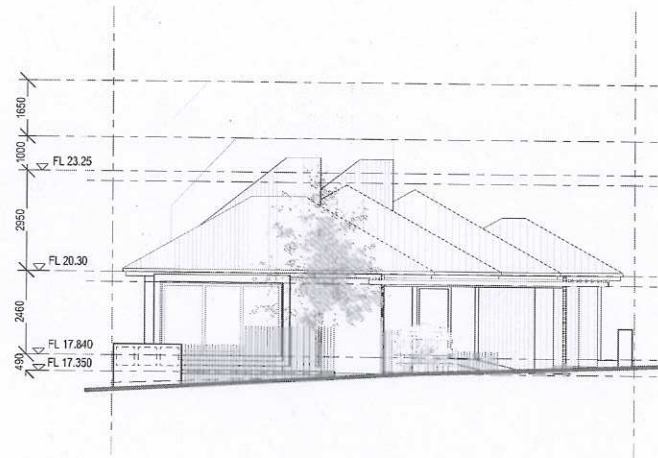
D E F G
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2500 - STAIRCASE
13440 - OVERALL
4720

ROOF PLAN

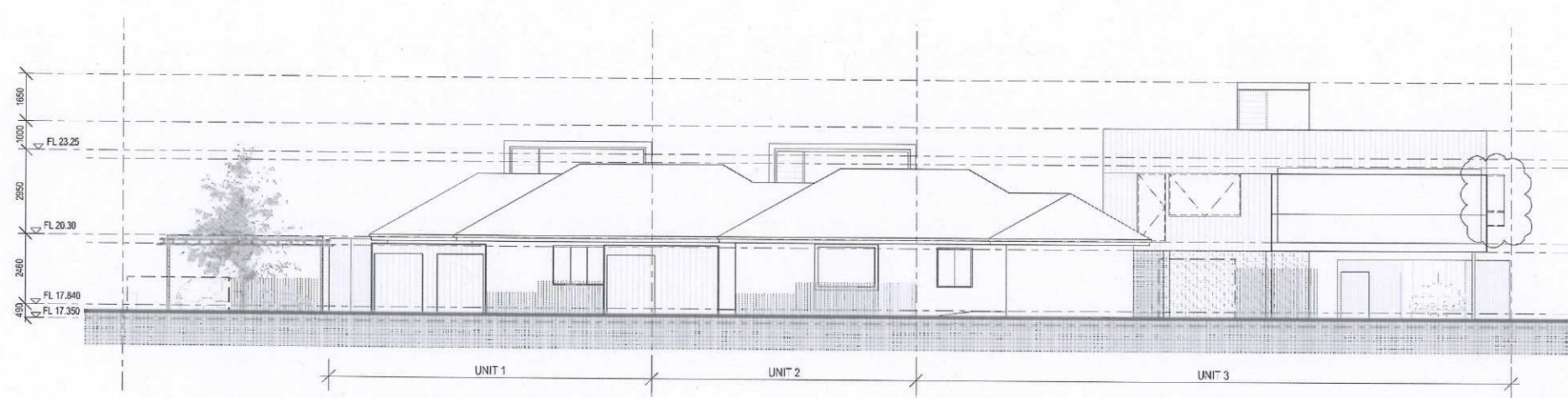


SITE/CLIENT David SHARP + Iris BARTEN 219 BROOME ST Cottesloe WA 6011	SCALE AT A1:: N/A DATE: SEE NOTES DRAWN: YY	SCALE AT A3:: 1:100 JOB REF: A1305 ARCHITECT REG No.: 2486 (2152)	DRAWING: ISSUE: 2 12.09.13 PLANNING APPLICATION 1 30.07.13 CLIENT ISSUE 0 12.07.13 CLIENT PRESENTATION	DWG No.: 2 SK2.3
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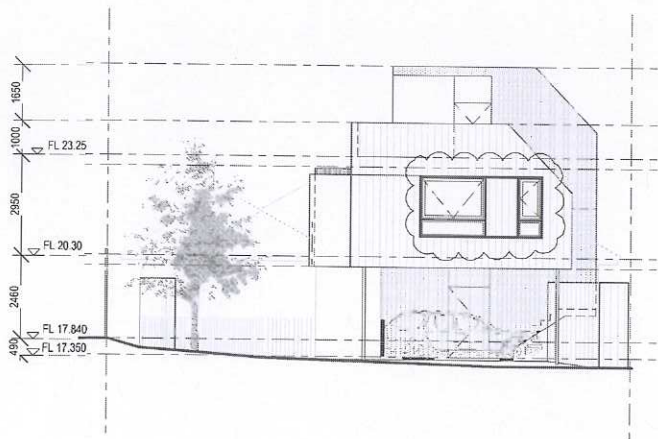
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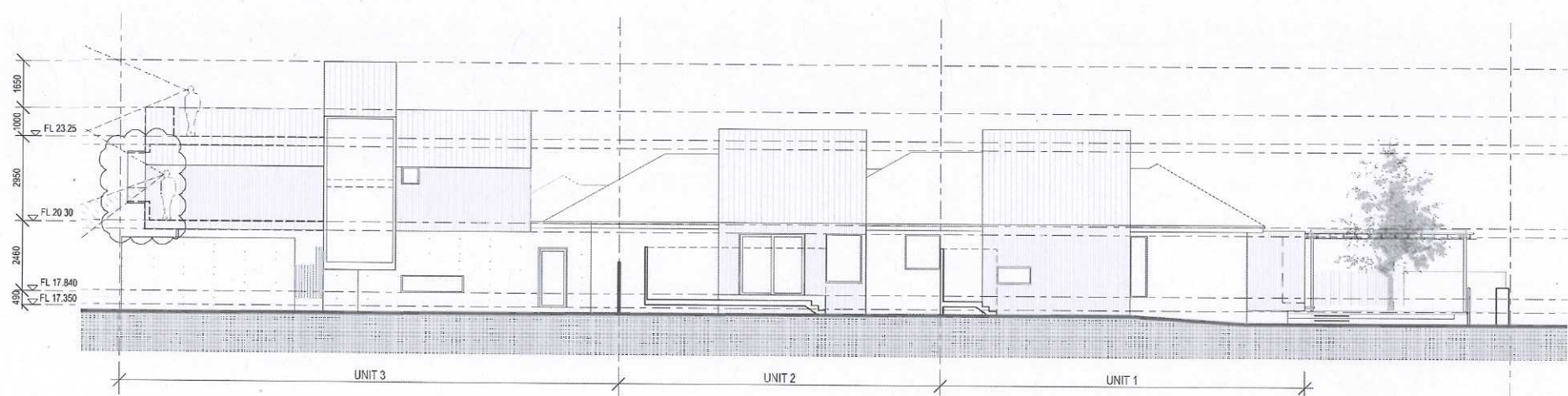
EASTERN SITE ELEVATION
1:200



NORTHERN SITE ELEVATION
1:200



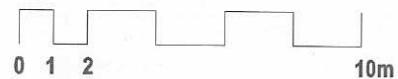
WESTERN SITE ELEVATION
1:200



SOUTHERN SITE ELEVATION
1:200

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PLANS

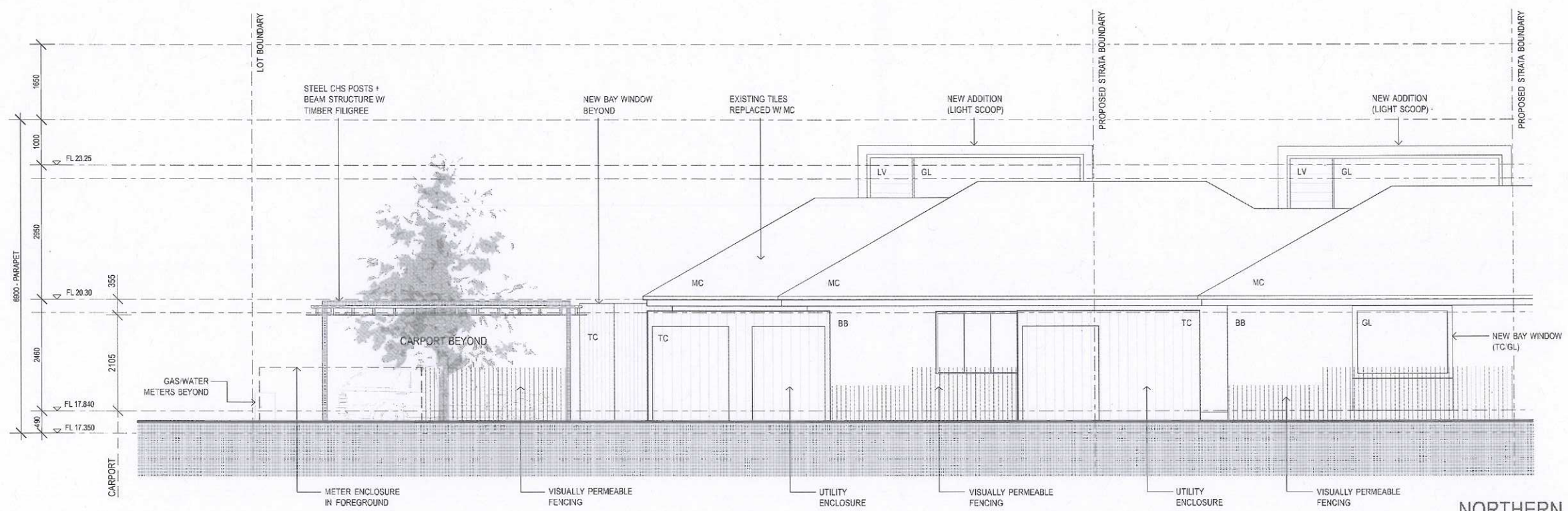
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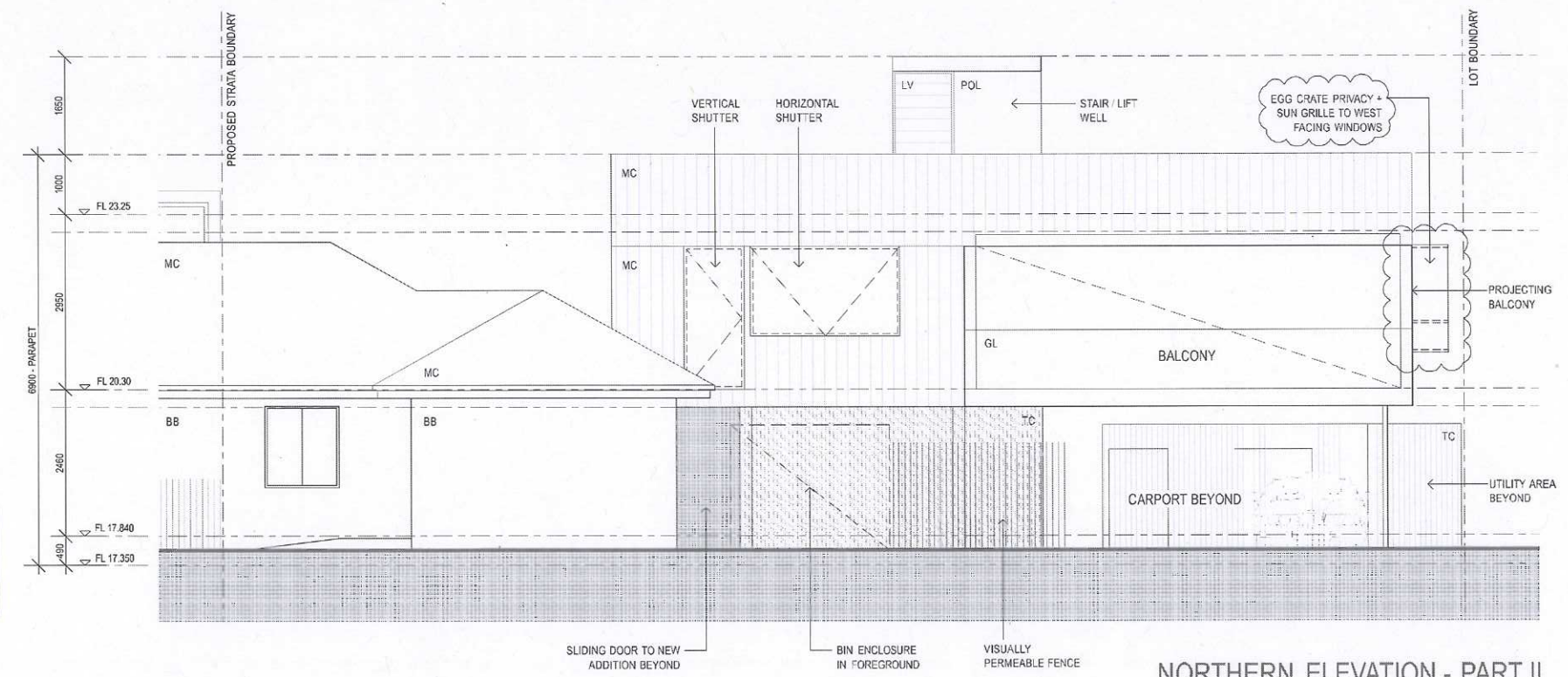
PHILIP STEJSKAL ARCHITECTURE PTY LTD
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COTTESLOE WA 6011
PHILIP STEJSKAL ARCHITECTURE
m: 0401 727 405 e: philip@architectureps.com.au

SITE/CLIENT David SHARP + Iris BARTEN 1/219 BROOME ST COTTESLOE WA 6011	SCALE AT A1:: N/A	SCALE AT A3:: REFER ABOVE	DRAWING : PROPOSED SITE ELEVATIONS
DATE: SEE NOTES	DATE: SEE NOTES	JOB REF: A1305	ISSUE : C
DRAWN: YY/CH/PS	ARCHITECT REG No: 2486 (2152)	ISSUE : C 28.11.13 DA AMENDMENT B 09.10.13 DA AMENDMENT A 04.09.13 ISSUE TO TPG	DWG No. : SK3.1

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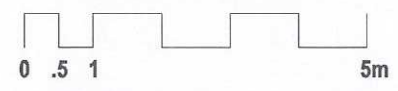


NORTHERN ELEVATION - PART I
 1:100



NORTHERN ELEVATION - PART II
 1:100

REVISED
 PLANS



MATERIALS / FINISHES LEGEND

BB	PAINTED BAGGED BRICKWORK
GL	GLAZING
LV	OPERABLE LOUVRES
MC	PROFILED METAL SHEETING
POL	POLYCARBONATE CLADDING
TC	VERTICAL TIMBER CLADDING

PHILIP STEJSKAL ARCHITECTURE PTY LTD a/c PR STEJSKAL Family Trust
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SITE/CLIENT
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 1/219 BROOME ST
 COTTESLOE WA 6011

SCALE AT A1::
 N/A

SCALE AT A3::
 REFER ABOVE

DATE:
 SEE NOTES

DRAWN:
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ARCHITECT REG No:
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DRAWING:

JOB REF:
 A1305

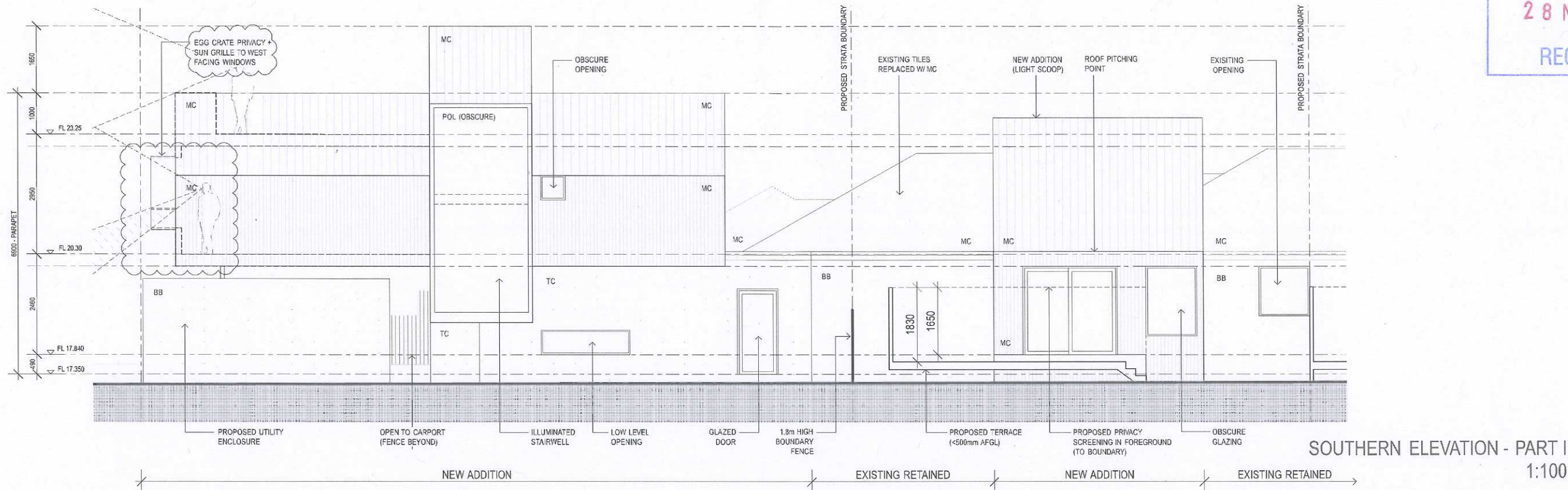
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 A 04.09.13 ISSUE TO TPG

ISSUE: C
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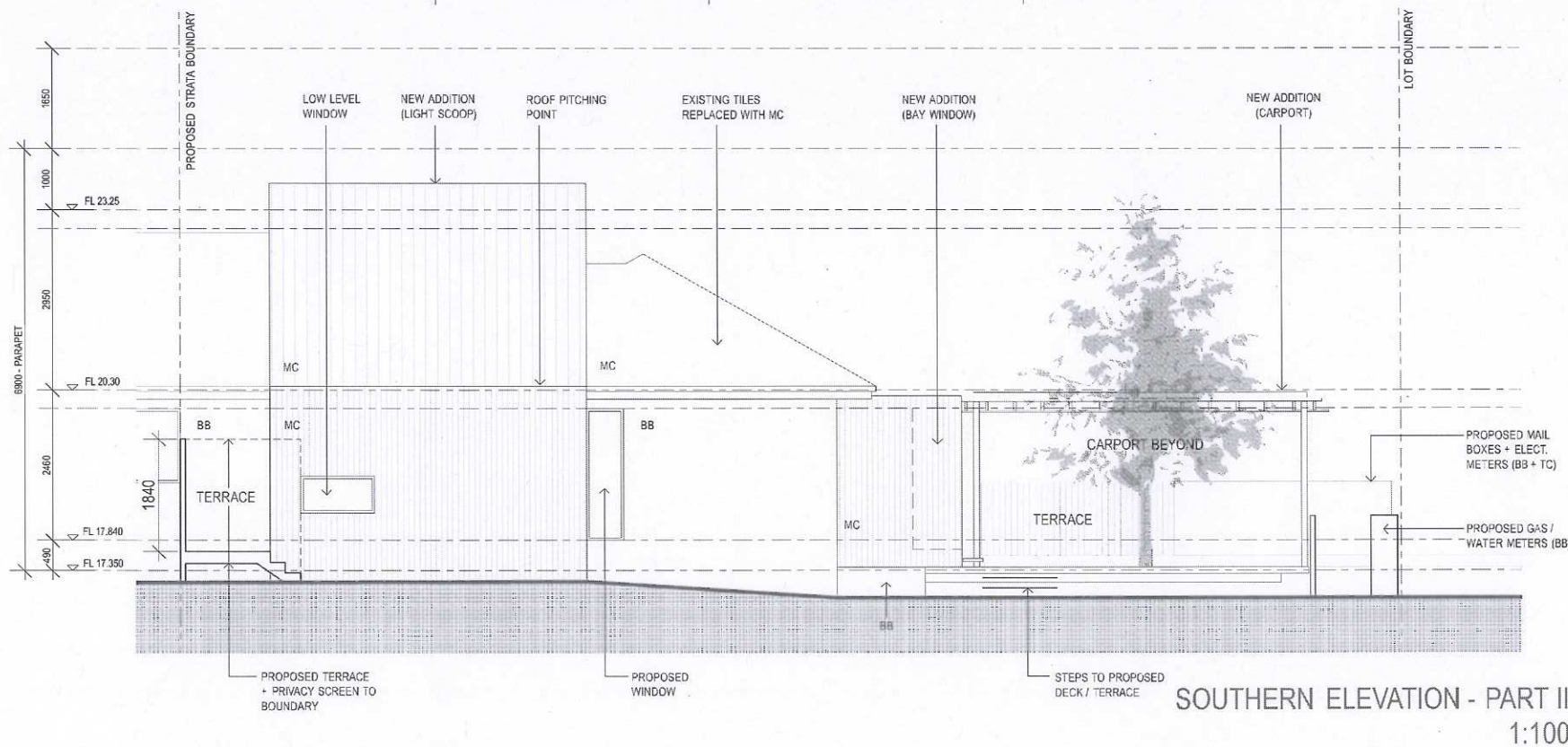
NORTH ELEVATION

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SOUTHERN ELEVATION - PART I
 1:100

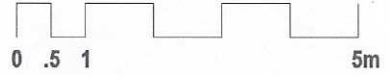


SOUTHERN ELEVATION - PART II
 1:100

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 PLANS

MATERIALS / FINISHES LEGEND

BB	PAINTED BAGGED BRICKWORK
GL	GLAZING
LV	OPERABLE LOUVRES
MC	PROFILED METAL SHEETING
POL	POLYCARBONATE CLADDING
TC	VERTICAL TIMBER CLADDING



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 COTTESLOE WA 6011

SCALE AT A1:
 N/A
 DATE:
 SEE NOTES

SCALE AT A3:
 REFER ABOVE
 JOB REF:
 A1305

DRAWN:
 YY/CH/PS

ARCHITECT REG No:
 2486 (2152)

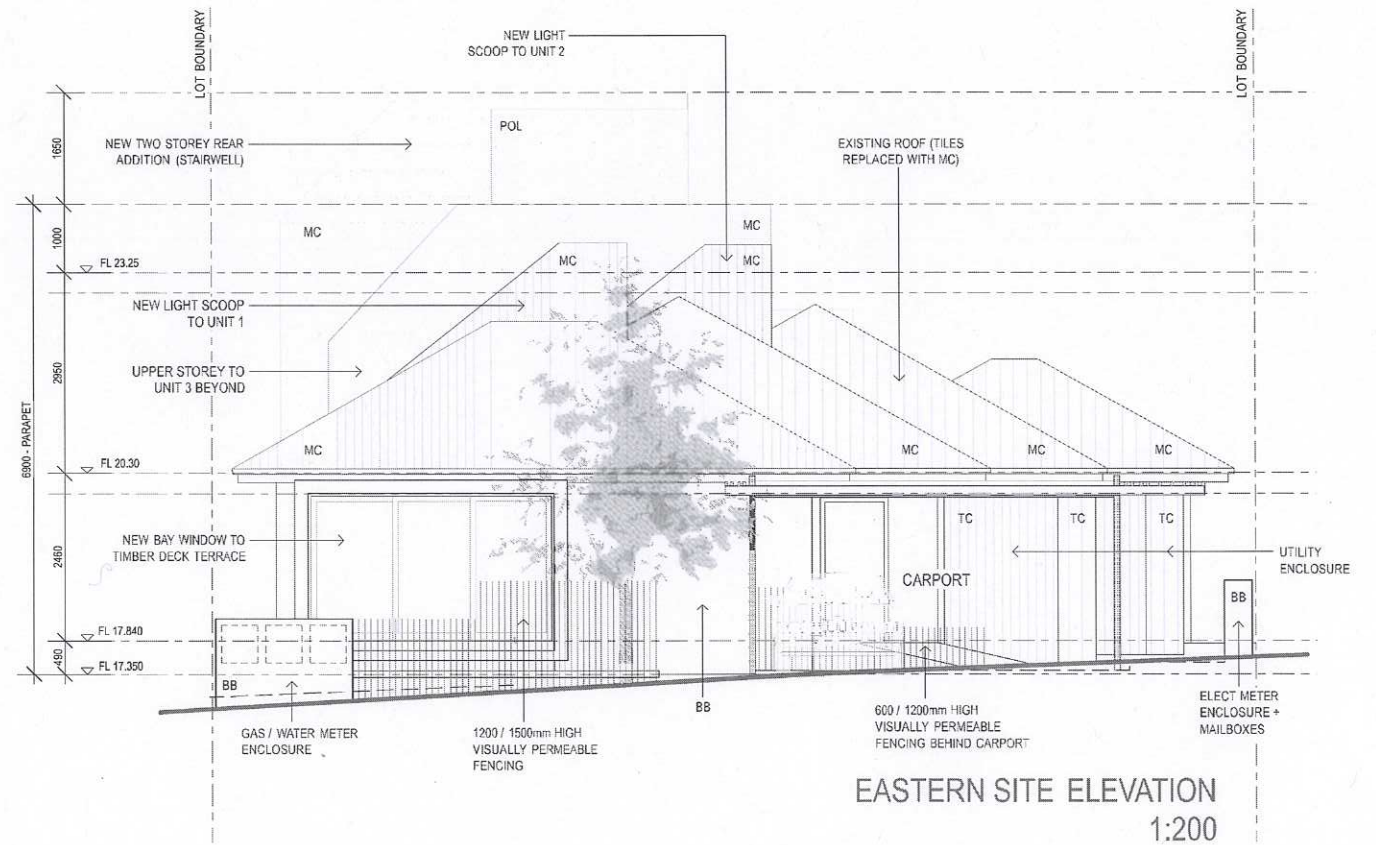
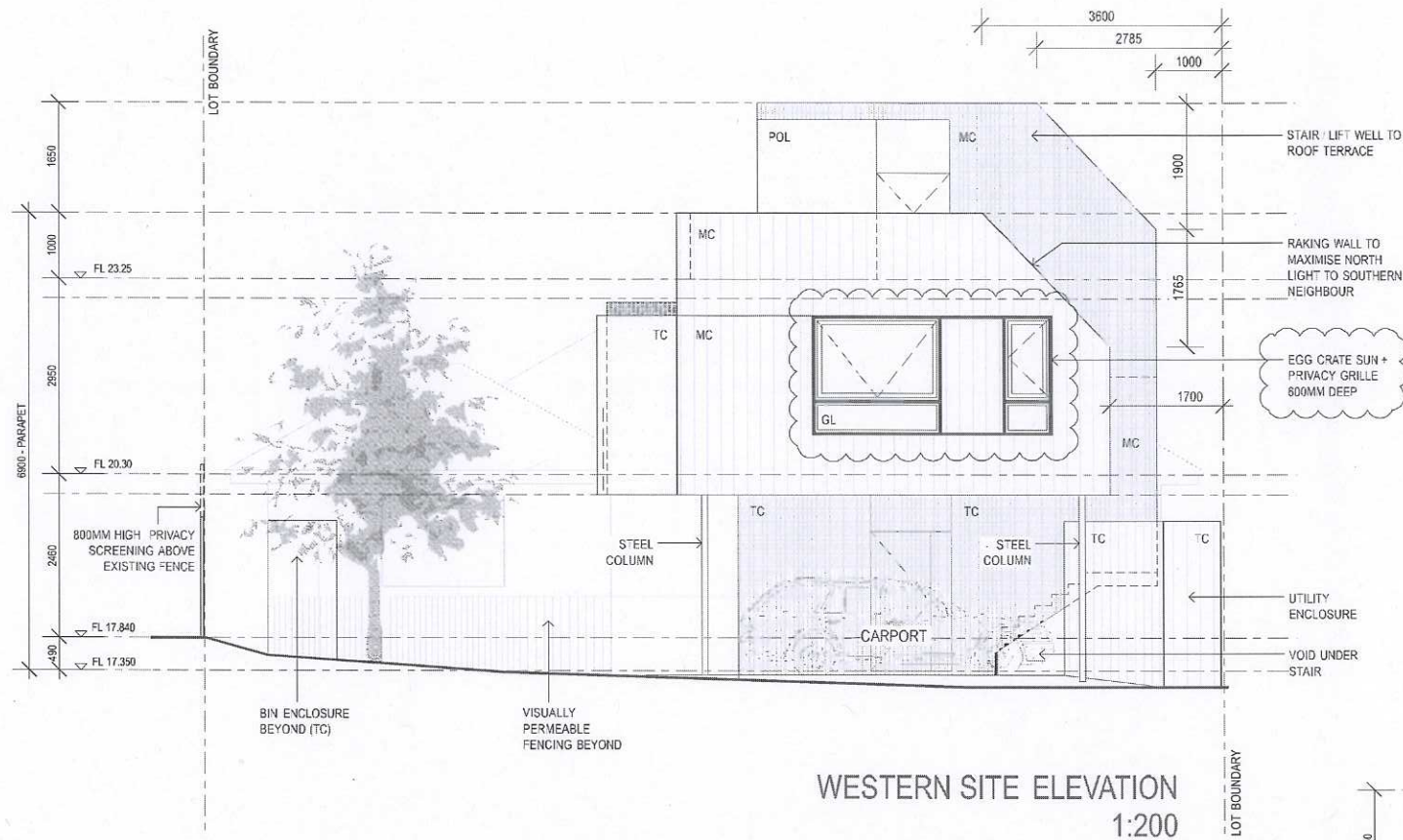
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B	09.10.13	DA AMENDMENT
A	04.09.13	ISSUE TO TPG

ISSUE: **C** DWG No.: **SK3.3**

SOUTH ELEVATION

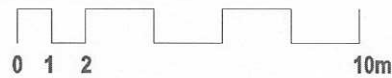


MATERIALS / FINISHES LEGEND

BB	PAINTED BAGGED BRICKWORK
GL	GLAZING
LV	OPERABLE LOUVRES
MC	PROFILED METAL SHEETING
POL	POLYCARBONATE CLADDING
TC	VERTICAL TIMBER CLADDING

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COTTESLOE WA 6011

SCALE AT A1::
N/A
DATE:
SEE NOTES

DRAWN:
YY/CH/PS

SCALE AT A3:
REFER ABOVE
JOB REF:
A1305

ARCHITECT REG No:
2486 (2152)

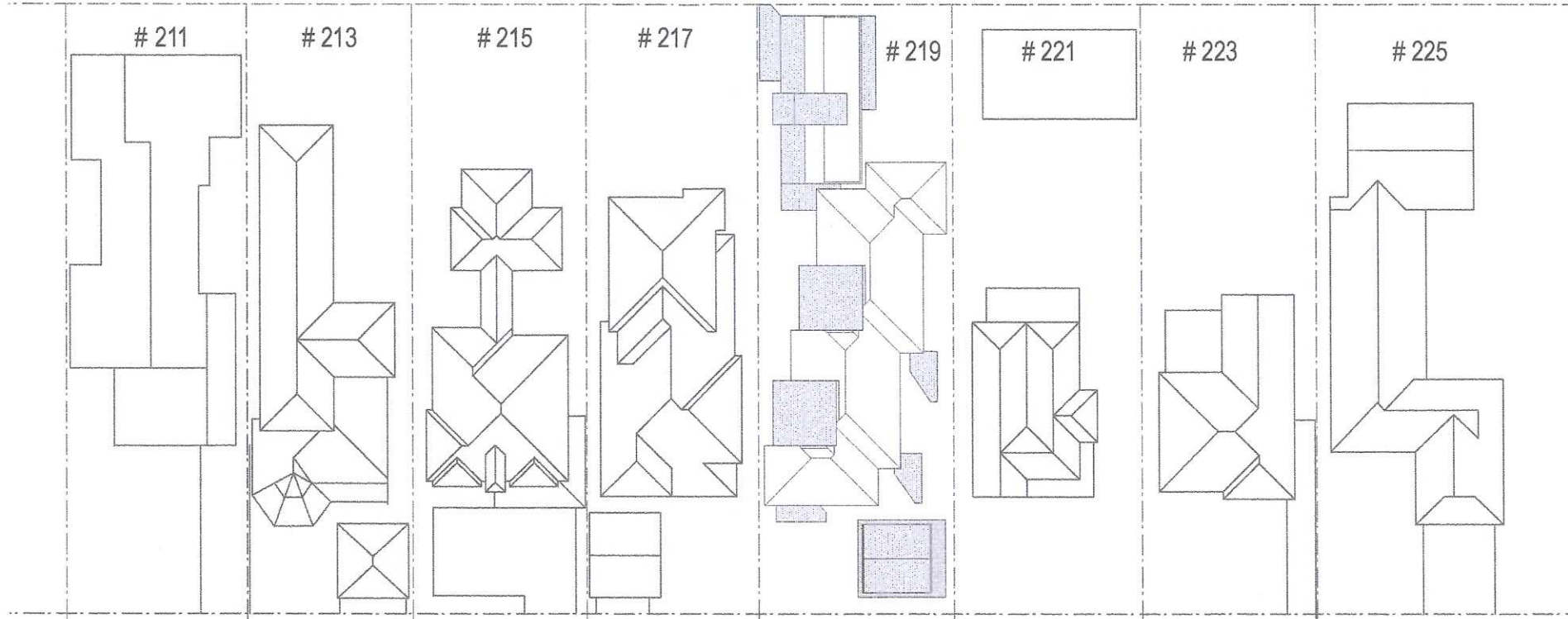
DRAWING :
EAST & WEST ELEVATIONS

ISSUE :
DWG No. :
C SK3.4

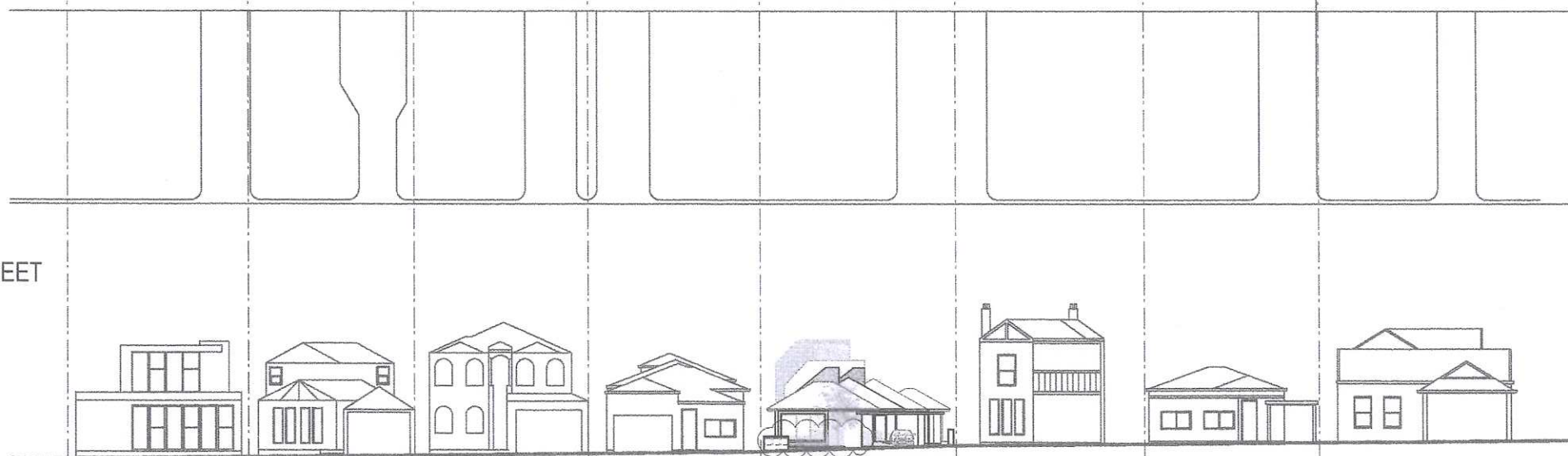
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C 28.11.13 DA AMENDMENT
B 09.10.13 DA AMENDMENT
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RIGHT OF WAY



BROOME STREET



219 BROOME ST

TOWN OF COTTESLOE
15 OCT 2013
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SCALE AT A1::
N/A
DATE:
SEE NOTES

SCALE AT A3::
REFER ABOVE
JOB REF:
A1305

DRAWN:
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ARCHITECT REG No:
2486 (2152)

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DRAWING :

STREET ELEVATION

ISSUE :

DWG No. :

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SK3.5

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SITE/CLIENT David SHARP + Iris BARTEN 1/219 BROOME ST COTTESLOE WA 6011	SCALE AT A1:: N/A DATE: SEE NOTES	SCALE AT A3:: REFER ABOVE JOB REF: A1305	ARCHITECT REG No: 2486 (2152)	DRAWING : _____ _____ _____ _____ ISSUE : C	DWG No. : SK3.7
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<small>C 28.11.13 DA AMENDMENT B 09.10.13 DA AMENDMENT A 12.09.13 PLANNING APPLICATION</small>					



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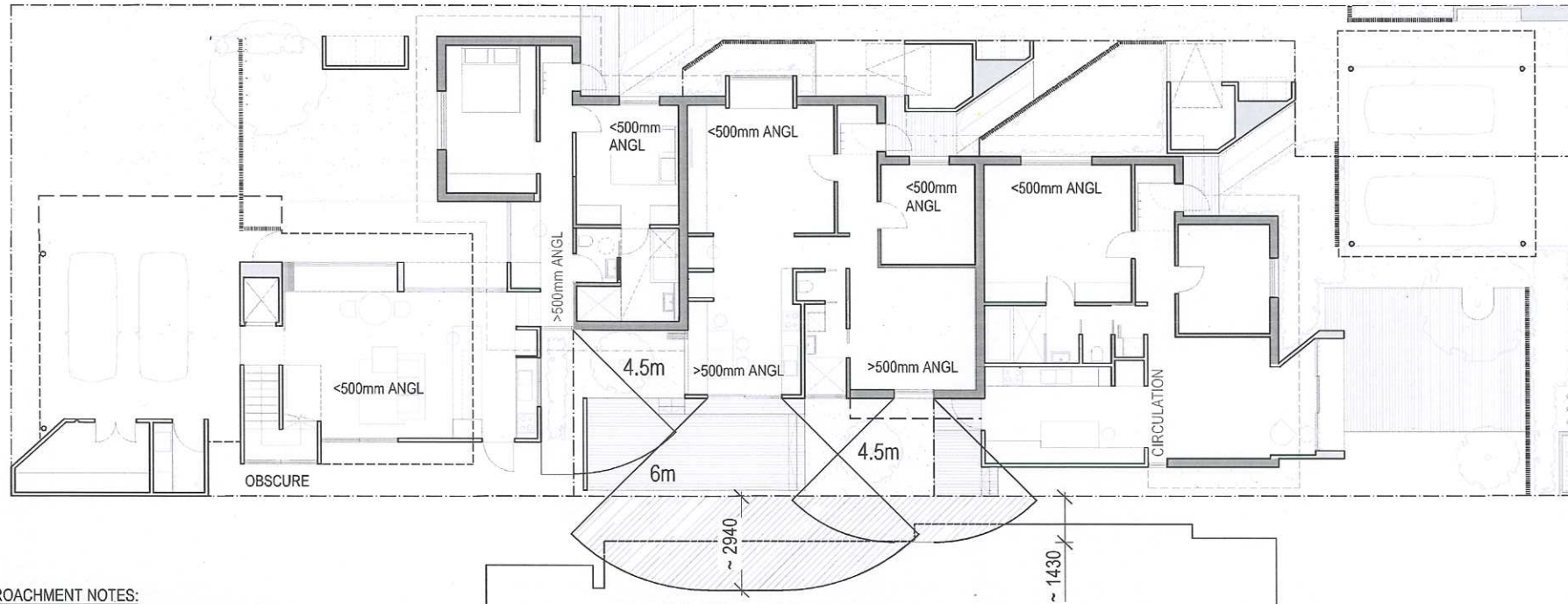
PHILIP STEJSKAL ARCHITECTURE PTY LTD a/c PR STEJSKAL Family Trust
 ABN 93 854 818 466

PHILIP STEJSKAL ARCHITECTURE
 m: 0401 727 405 e: philip@architectureps.com.au

SITE/CLIENT David SHARP + Iris BARTEN 1/219 BROOME ST COTTESLOE WA 6011	SCALE AT A1:: N/A DATE: SEE NOTES DRAWN: YY/CH/PS	SCALE AT A3:: REFER ABOVE JOB REF: A1305 ARCHITECT REG No: 2486 (2152)	DRAWING : STREET PERSPECTIVE ISSUE : A	DWG No. : SK3.6
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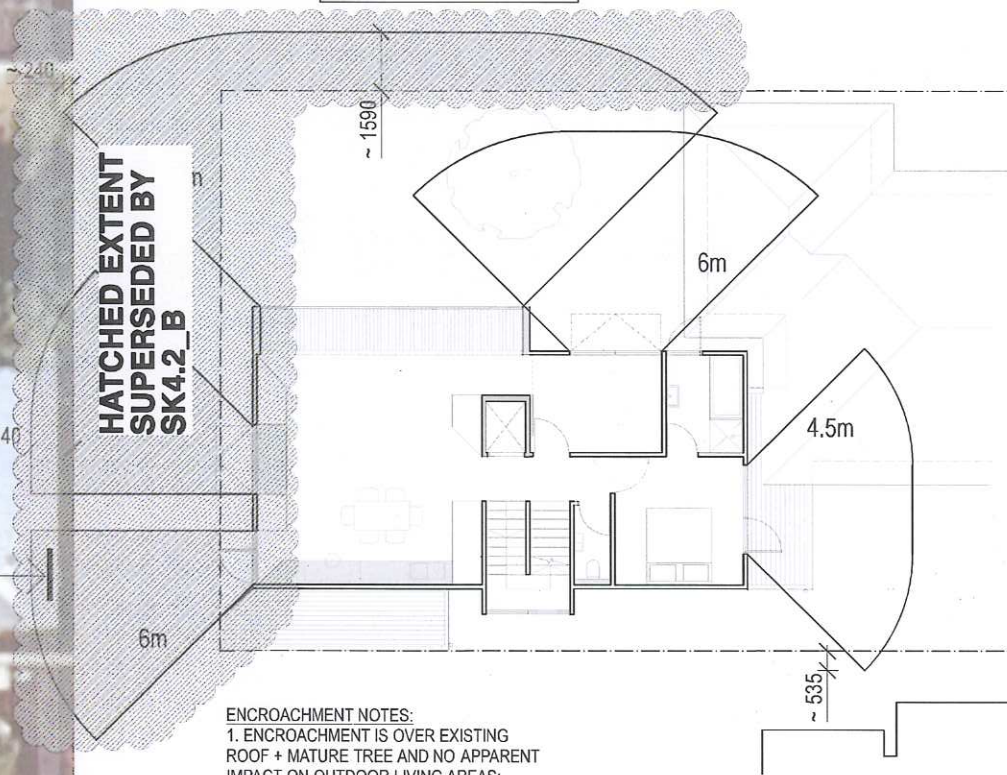
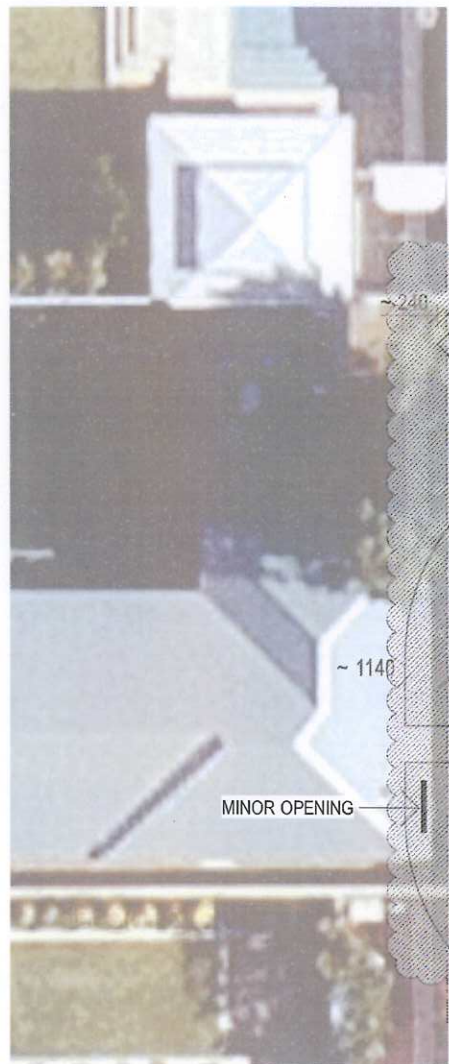


GROUND FLOOR

ENCROACHMENT NOTES:
 ENCROACHMENT TO NORTHERN NEIGHBOUR IS TO BOUNDARY SET-BACK ZONE.
 NOTE: NORTHERN NEIGHBOUR HAS A WINDOW FACING INTO 219 BROOME ST;

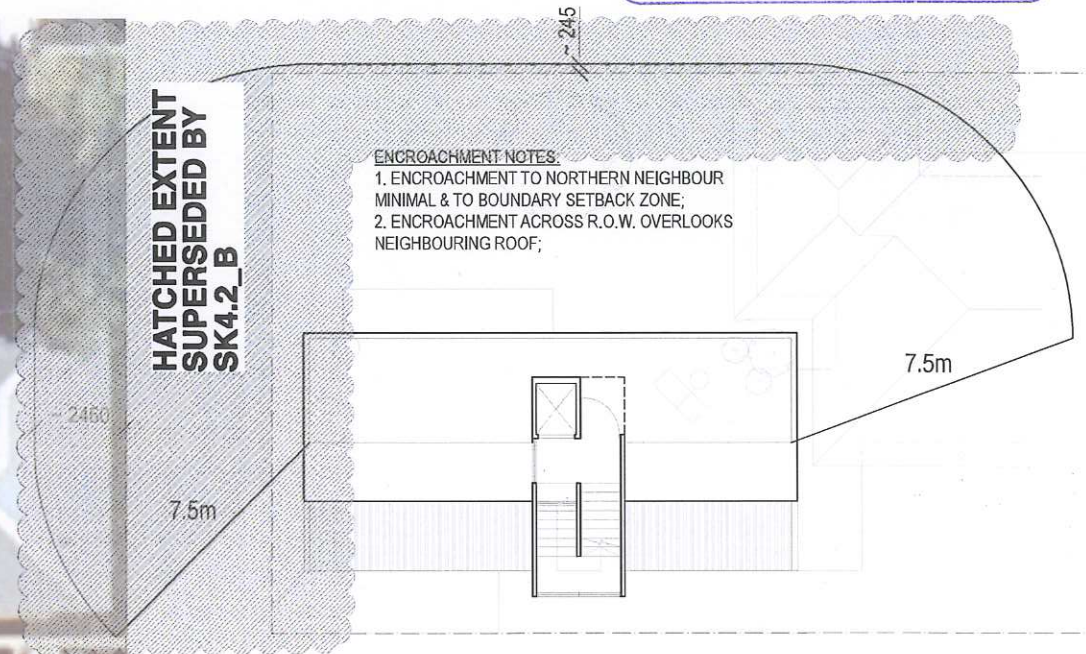
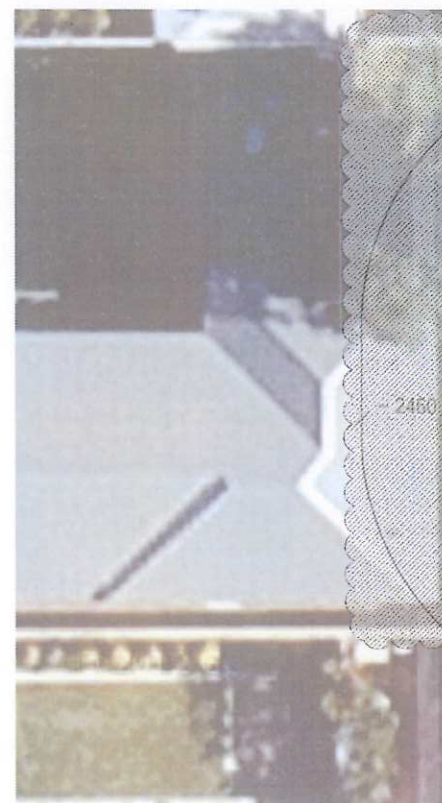
ENCROACHMENT NOTES:
 1. PROPOSED WINDOWS OCCUPY LOCATION OF CURRENTLY EXISTING WINDOWS (IE: NO CHANGE TO OVERLOOKING);
 2. NO OVERLOOKING TO OUTDOOR LIVING AREAS;
 3. NO OVERLOOKING TO MAJOR OPENINGS;

REVISED PLANS



FIRST FLOOR

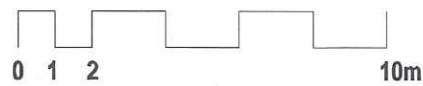
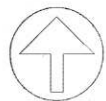
ENCROACHMENT NOTES:
 1. ENCROACHMENT IS OVER EXISTING ROOF + MATURE TREE AND NO APPARENT IMPACT ON OUTDOOR LIVING AREAS;
 2. ENCROACHMENT DOES IMPACT ONE MINOR OPENING TO THE EASTERN FACADE;



ROOF TERRACE

ENCROACHMENT NOTES:
 1. ENCROACHMENT TO NORTHERN NEIGHBOUR MINIMAL & TO BOUNDARY SETBACK ZONE;
 2. ENCROACHMENT ACROSS R.O.W. OVERLOOKS NEIGHBOURING ROOF;

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SITE/CLIENT

David SHARP + Iris BARTEN
 1/219 BROOME ST
 COTTESLOE WA 6011

SCALE AT A1::

N/A
 DATE:
 SEE NOTES

DRAWN:
 YY/CH/PS

SCALE AT A3::

REFER ABOVE
 JOB REF:
 A1305

ARCHITECT REG No:
 2486 (2152)

DRAWING :

PRIVACY DIAGRAMS

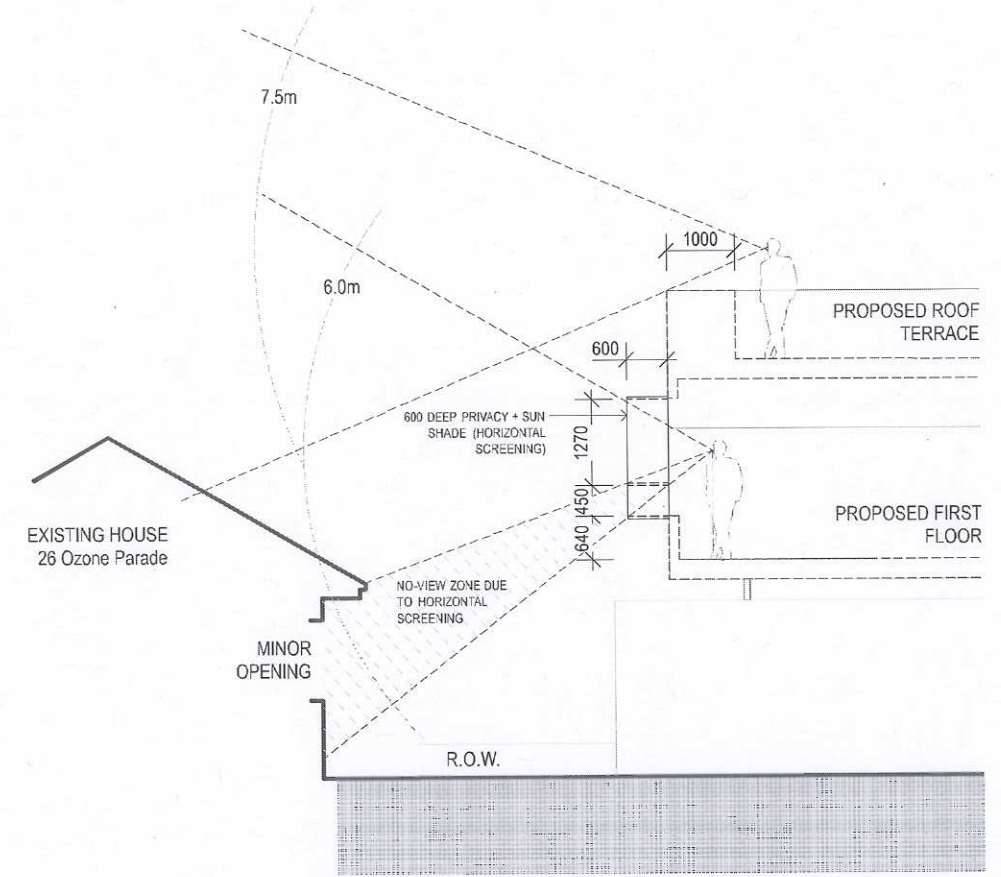
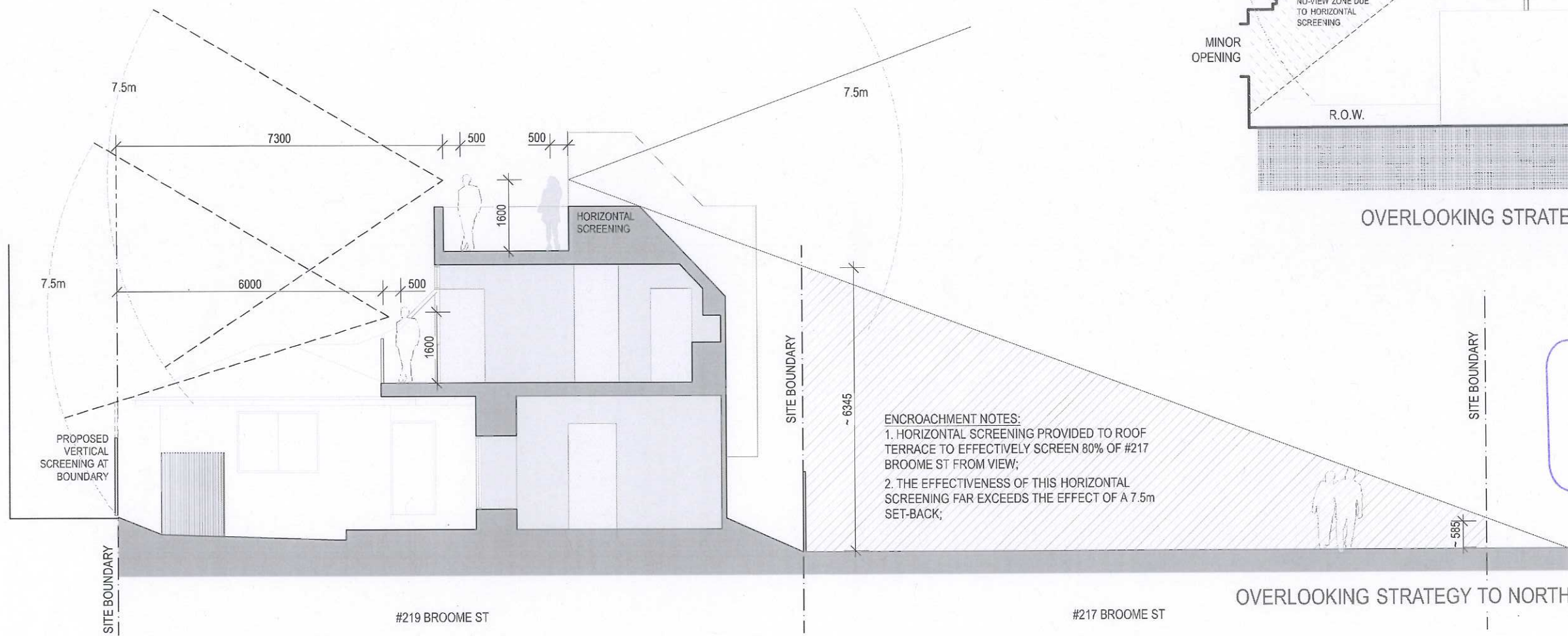
ISSUE :

DWG No. :

D

SK4.1

D	28.11.13	DA AMENDMENT
C	09.10.13	DA AMENDMENT
B	08.10.13	DA AMENDMENTS
A	02.09.13	ISSUE TO TPG



OVERLOOKING STRATEGY TO WEST

REVISED PLANS

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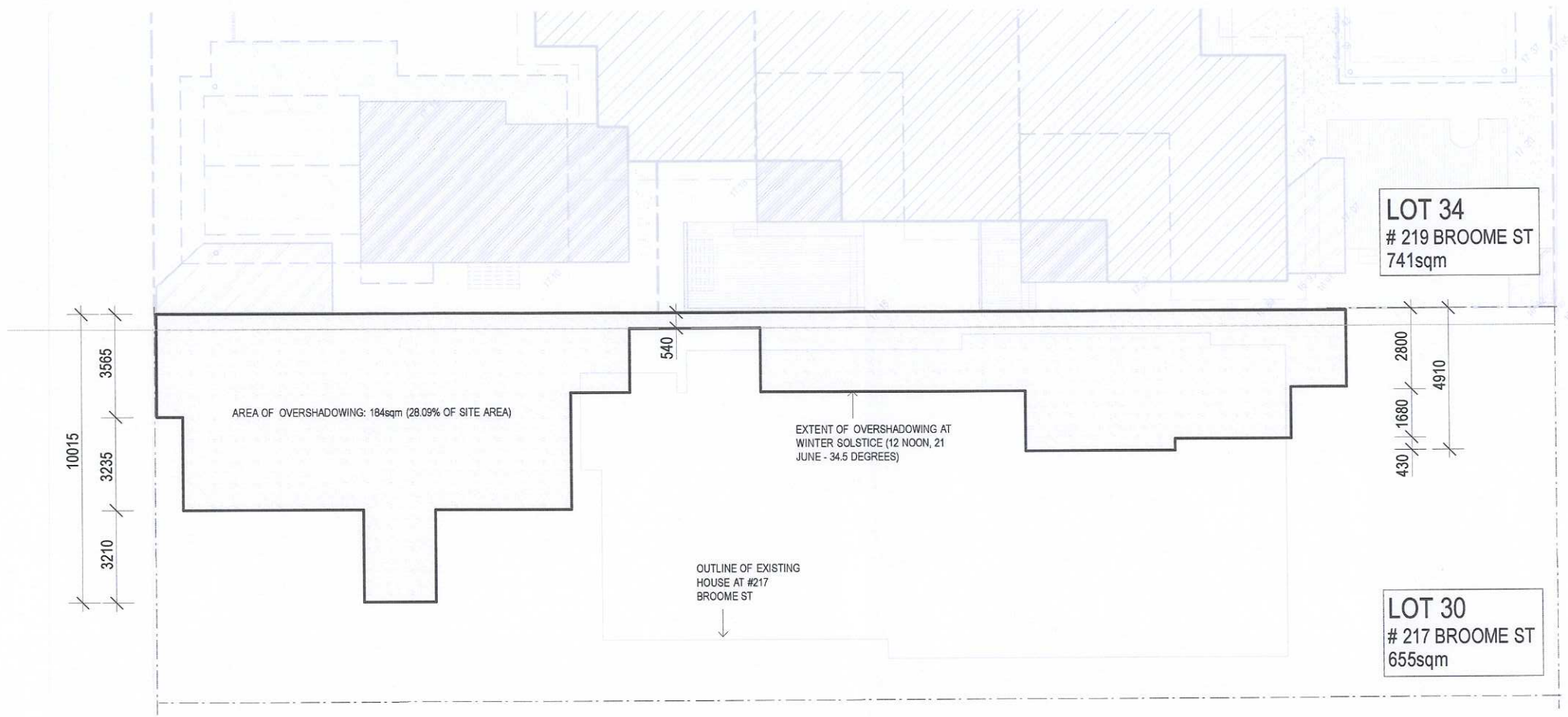


PHILIP STEJSKAL ARCHITECTURE PTY LTD at PR STEJSKAL Family Trust
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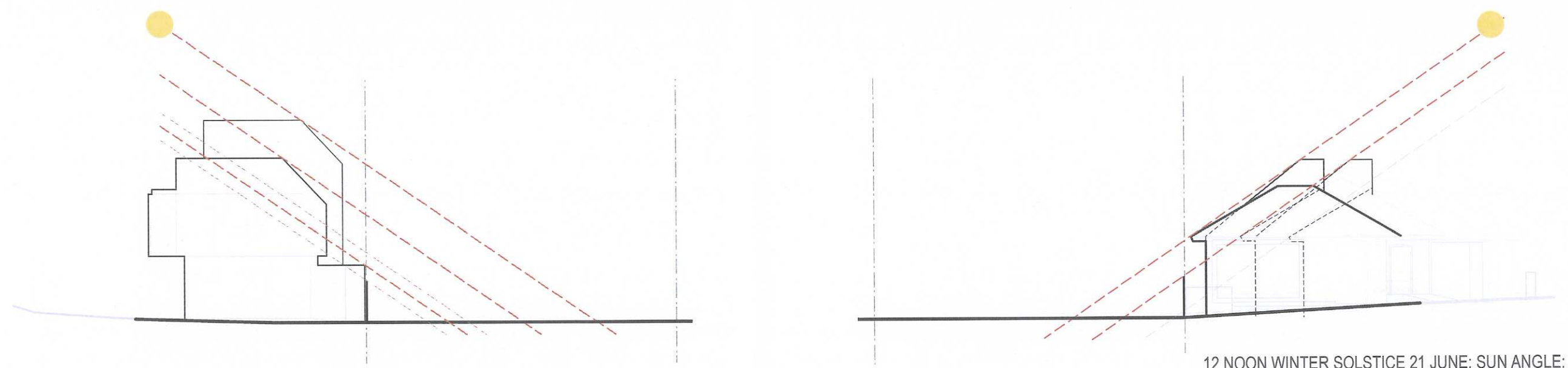
SITE/CLIENT David SHARP + Iris BARTEN 1/219 BROOME ST COTTESLOE WA 6011	SCALE AT A1:: N/A DATE: SEE NOTES	SCALE AT A3:: REFER ABOVE JOB REF: A1305	DRAWING : ISSUE :
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PRIVACY DIAGRAMS

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12 NOON WINTER SOLSTICE 21 JUNE; SUN ANGLE: 34.5 DEG
 OVERSHADOWING PLAN
 1:200



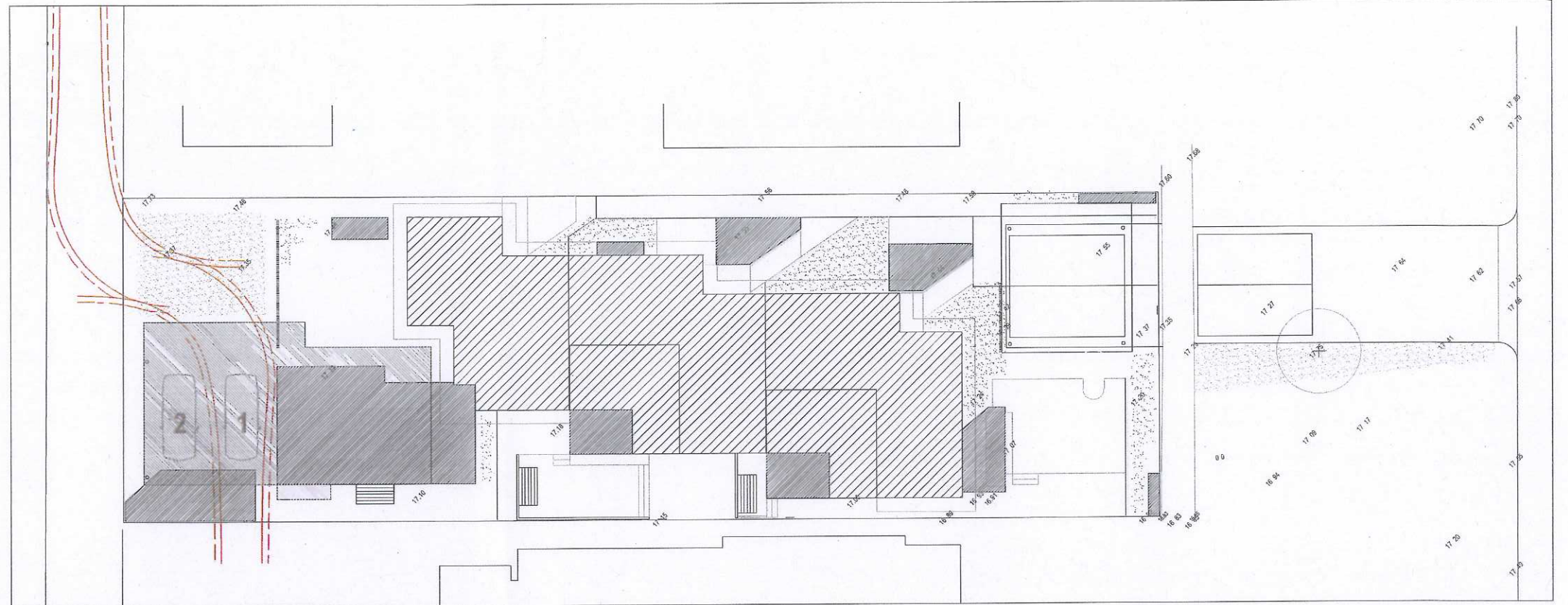
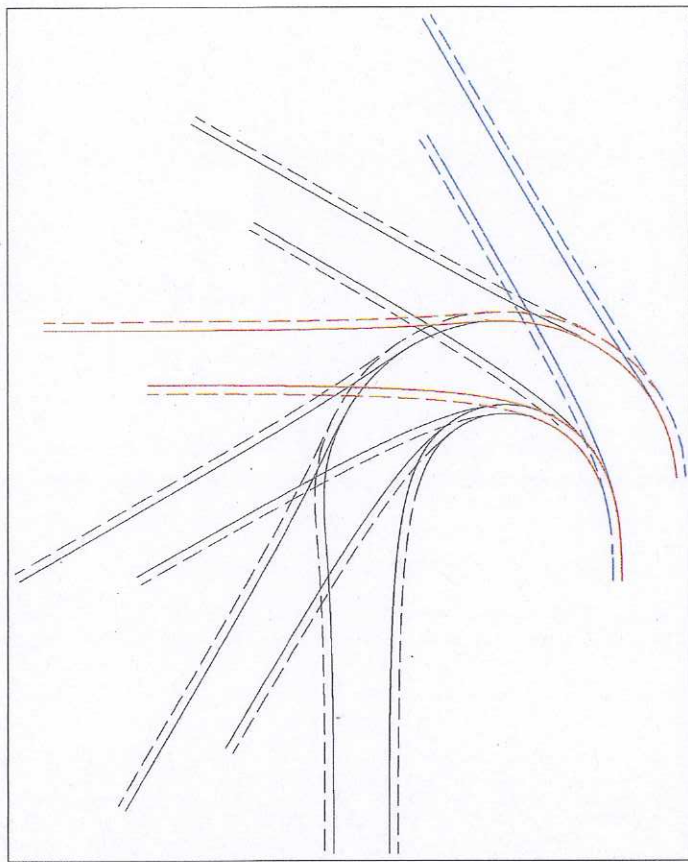
12 NOON WINTER SOLSTICE 21 JUNE; SUN ANGLE: 34.5 DEG
 OVERSHADOWING SECTIONS
 1:200



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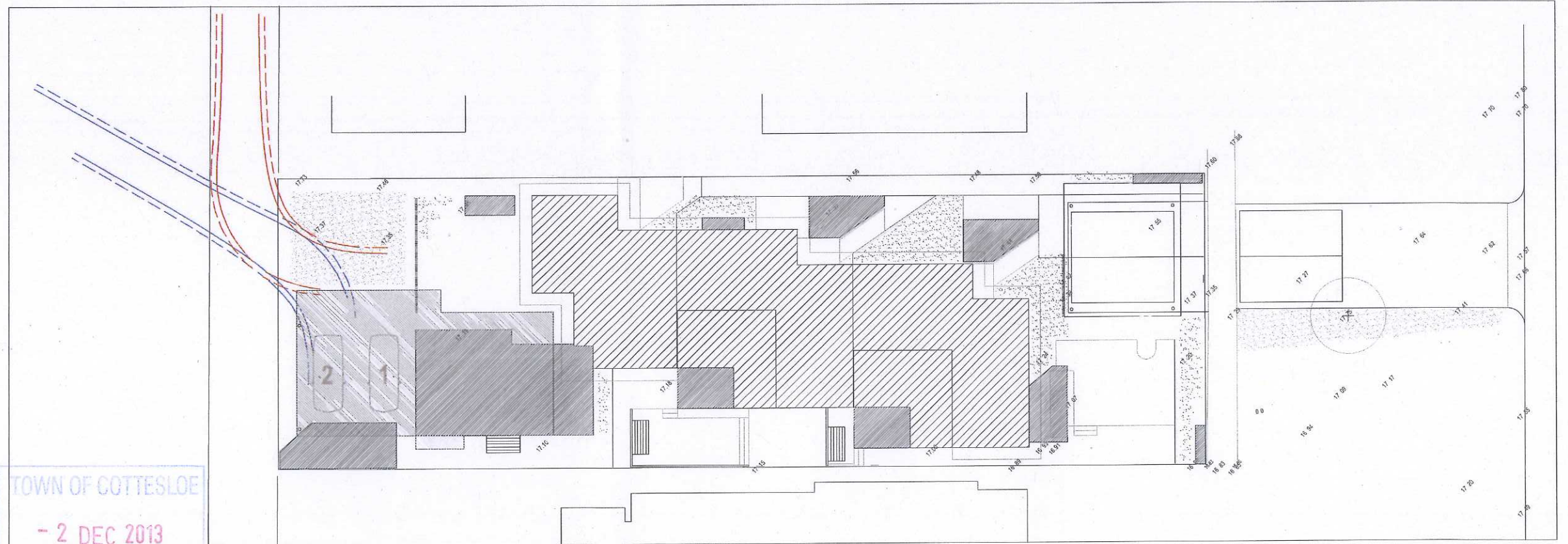
SITE/CLIENT	SCALE AT A1::	SCALE AT A3::	DRAWING :
David SHARP + Iris BARTEN	N/A		OVERSHADOWING
1/219 BROOME ST COTTESLOE WA 6011	DATE: SEE NOTES	JOB REF: A1305	ISSUE : DWG No. :
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		A XX.09.13 ISSUE TO TPG	



CAR BAY 1

TURNING CIRCLE TEMPLATE

TAKEN FROM AS 2890.1 AS A 5.8m
TURNING RADIUS SPECIFIED FOR B85
SIZED VEHICLES.



CAR BAY 2

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Cottesloe WA 6011

SCALE AT A1::

N/A
DATE:
SEE NOTES

DRAWN:
NT

SCALE AT A3::

1:250
JOB REF:
A1305

ARCHITECT REG No:
2486 (2152)

DRAWING :

TURNING CIRCLE
PLAN

ISSUE :

DWG No. :

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SK1.1

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0 29.11.13 DA AMENDMENT











