

# Kumiko House

## 44 Arnott Cr, Warriewood NSW 2102

### Isles Family

General Notes

**Coordination**  
Where applicable refer to and coordinate information contained in the architectural drawings, and the documentation of other consultants. Notify discrepancies between architectural and/or other consultant's documentation for direction prior to proceeding with the works.

**Specifications and Schedules**  
Where applicable refer to and coordinate with relevant Specifications and Schedules. Written specifications and schedules take precedence to the extent of any discrepancy. Notify discrepancies between documents for direction prior to proceeding with the works.

**Detail Drawings**  
Unless noted otherwise, refer to detail drawings for set-out information. Drawings at larger scales take precedence over drawings at smaller scales. Notify discrepancies for direction prior to proceeding with the works.

**Execution of the works (Standards)**  
Execute the works in compliance with the current edition of the Building Code of Australia (as amended), current editions of relevant Australian and other applicable published Standards and the relevant requirements of Local and Statutory Authorities.

**Units of measurement**  
Unless noted otherwise:  
- Dimensions are shown in millimetres; and  
- Levels are shown in meters

**To detail**  
Where a notation refers to an item as "...to detail" the applicable item is to be in accordance with the relevant Architect's detail.

**Materials handling and storage**  
Unless noted otherwise material, fixtures and fittings are to be handled, stored and installed in accordance with the Manufacturer's current written instructions.

**Structure**  
Foundations, footings, reinforced concrete, slabs, retaining walls, framing, bracing, tie-down and other structural elements are to be designed and constructed in accordance with the Structural Engineer's details and specifications.

**Hydraulics**  
Stormwater drainage, waste water drainage, fresh water, gas supply and other hydraulic services are to be designed and constructed in accordance with the Local Authority, Statutory Authority, Hydraulic and/or Civil Works Consultant's requirements.

**Erosion & Sediment Control**  
Apply erosion and sediment control measures in accordance with the Local Authority and, where applicable, Hydraulic or Civil Works Consultant's requirements to avoid erosion, sedimentation and/or contamination of the site, surrounds and stormwater drainage system. Apply measures to ensure that the site remains free of water and to prevent water flow over the new work. Erosion & sediment control measures are to be effective from commencement of the works (including demolition) and maintained throughout the course of the works until the site is fully stabilised.

**Services (existing & proposed)**  
Confirm location of existing under and above-ground services and coordinate with the relevant service authority to ensure that services are handled in accordance with the relevant authorities instructions prior to commencement of demolition, excavation and/or construction works.

**Levels**  
Levels shown are consistent with the datum and benchmarks shown on the associated detail survey. In most instances the surveyed levels will be indicated relative to Australian Height Datum. However the existing site levels and datum are to be confirmed on site with reference to the site survey documents.

**Interpretation**  
"Provide" means to supply and install.  
"Required" means required by the contract documents or by the Local or Statutory Authorities.  
"Proprietary" means identifiable by naming the manufacturer, supplier, installer, trade name, brand name, catalogue or reference number.

Standard Abbreviations

A/W	Accordance with
AFFL	Above finished floor level
AP	Access Panel
Awn	Awning
Bal	Balustrade
Bdy	(Property) Boundary
Bhd	Bulkhead
Bldg	Building
Bldr	Builder or building contractor
CJ	Control / construction joint
CL	Centre line
COS	Check / confirm on site
Crs	Centres
Dp	Downpipe
D,Dr	Door
Dwg	Drawing
Eng	Engineer(s)
Est	Estimated
Exst	Existing
Ext	External
FFL	Finished floor level
FGL	Finished ground level
FR	Fire rated
Fxd	Fixed
Gnd	Ground
Hr	Handrail
Hyd	Hydraulic
Inst	Instruction(s)
Int	Internal
Man	Manufacturer(s)
Nom	Nominal
NTS	Not to scale
O/A	Overall
O/H	Overhead
Own	Owner   Proprietor   Principal
Req	Requirement(s)
RL	Relative Level (to Datum)
Schd	Schedule(s)
SFL	Structural floor level
Sld	Sliding
Spec	Specification(s)
SSL	Structural slab level
Std	Standard
SDr	Surface drainage
SSD	Sub-surface drainage
TBA	To be advised
TBC	To be confirmed
TBD	To be demolished
TBR	To be removed
TOW	Top of wall
Typ	Typical
U/G	Under ground
UNO	Unless noted otherwise
U/S	Underside
W,Win	Window
W/	With
W/O	Without

Location Plan



Source: Six Maps NSW Planning



Streetscape Perspective

Architectural Drawings

No.	Name	Rev	Date
D000	Cover Sheet, Title Page & Notes	A	22 Oct 2024
D001	BASIX Commitments	A	22 Oct 2024
D002	BASIX Commitments	A	22 Oct 2024
D011	Site Layout & Site Analysis - Existing	A	22 Oct 2024
D012	Site Layout & Site Analysis - Proposed	A	22 Oct 2024
D050	Compliance Plan	A	22 Oct 2024
D051	Building Envelope Diagrams	A	22 Oct 2024
D060	Erosion, Sediment, Stormwater Control & Waste Management Plan	A	22 Oct 2024
D070	Landscape Plan	A	22 Oct 2024
D101	Ground Floor Plan - Existing & Demolition	A	22 Oct 2024
D102	First Floor Plan - Existing & Demolition	A	22 Oct 2024
D111	Ground Floor Plan - Proposed	A	22 Oct 2024
D112	First Floor Plan - Proposed	A	22 Oct 2024
D113	Second Floor Plan - Proposed	A	22 Oct 2024
D301	Section AA	A	22 Oct 2024
D302	Section BB	A	22 Oct 2024
D303	Section CC	A	22 Oct 2024
D304	Section DD	A	22 Oct 2024
D401	North Elevations	A	22 Oct 2024
D402	West Elevations	A	22 Oct 2024
D403	South Elevations	A	22 Oct 2024
D404	East Elevations	A	22 Oct 2024
D901	Perspectives & Materials	A	22 Oct 2024
D902	Perspectives & Materials	A	22 Oct 2024
D911	Shadow Diagrams - 21 June 9am	A	22 Oct 2024
D912	Shadow Diagrams - 21 June 12pm	A	22 Oct 2024
D913	Shadow Diagrams - 21 June 3pm	A	22 Oct 2024



Aerial Perspective



Alterations and Additions

Certificate number: A1769749

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary  
Date of issue: Tuesday, 22 October 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Kumiko House
Street address	44 ARNOTT Crescent WARRIEWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP30836
Lot number	43
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: The Trustee for buckandsimple Unit Trust	
ABN (if applicable): 8610604025	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water			
The applicant must install the following hot water system in the development: solar (electric-booster) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional Insulation required (R-value)	Other specifications	
concrete slab on ground floor.	nil	N/A	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A	
suspended floor above garage: framed (R0.7).	nil	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: single skin masonry (R0.18)	nil		
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CIDC Plans & Specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WG.1	W	1.1	1.8	1.8	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
WG.2	W	1.6	1.8	1.6	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.1	N	13	0	0	awning (adjustable) >=900 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.2	N	12.4	0	0	awning (adjustable) >=900 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.3	E	1.5	4.4	3.4	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1.4	E	4.2	4.4	3.4	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.5	N	2.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.6	E	4.2	4.4	3.6	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.7	E	2.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.8	S	3.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			

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Project <b>Kumiko House</b>	Scale @ A3	Drawn by <b>BS</b>	Checked by <b>BS</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>	Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Client <b>Isles Family</b>	Project number <b>1256</b>	Drawing # <b>D001</b>	Revision <b>A</b>
Drawing <b>BASIX Commitments</b>			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1.9	S	3.6	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W1.10	S	11.7	0	0	eave/ verandah/ pergola/balcony >=600 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W1.11	W	4	5	3.6	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.12	W	1.5	4.9	3.3	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W1.13	N	0.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2.11	W	1.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2.1	N	4.3	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.2	W	1.5	2.7	5.1	external louvre/ blind (fixed)	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.3	N	6	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.4	N	0.6	0	0	none	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.5	E	7.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✔	✔	✔
The following requirements must also be satisfied in relation to each skylight:					✔	✔
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.					✔	✔
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type			
SL.1	1.7	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
SL.2	1.2	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W2.6	E	4	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.7	E	7.6	0	0	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, toned/ air gap/clear, (U-value: 3.64, SHGC: 0.42)			
W2.8	S	3.4	0	0	none	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W2.9	S	3.4	0	0	none	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			
W2.10	S	3.4	0	0	none	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

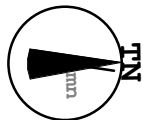
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	DA		

Project <b>Kumiko House</b>	Scale @ A3	Drawn by <b>BS</b>	Checked by <b>BS</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>	Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Client <b>Isles Family</b>	Project number <b>1256</b>	Drawing # <b>D002</b>	Revision <b>A</b>
Drawing <b>BASIX Commitments</b>			

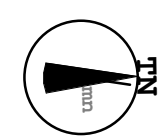
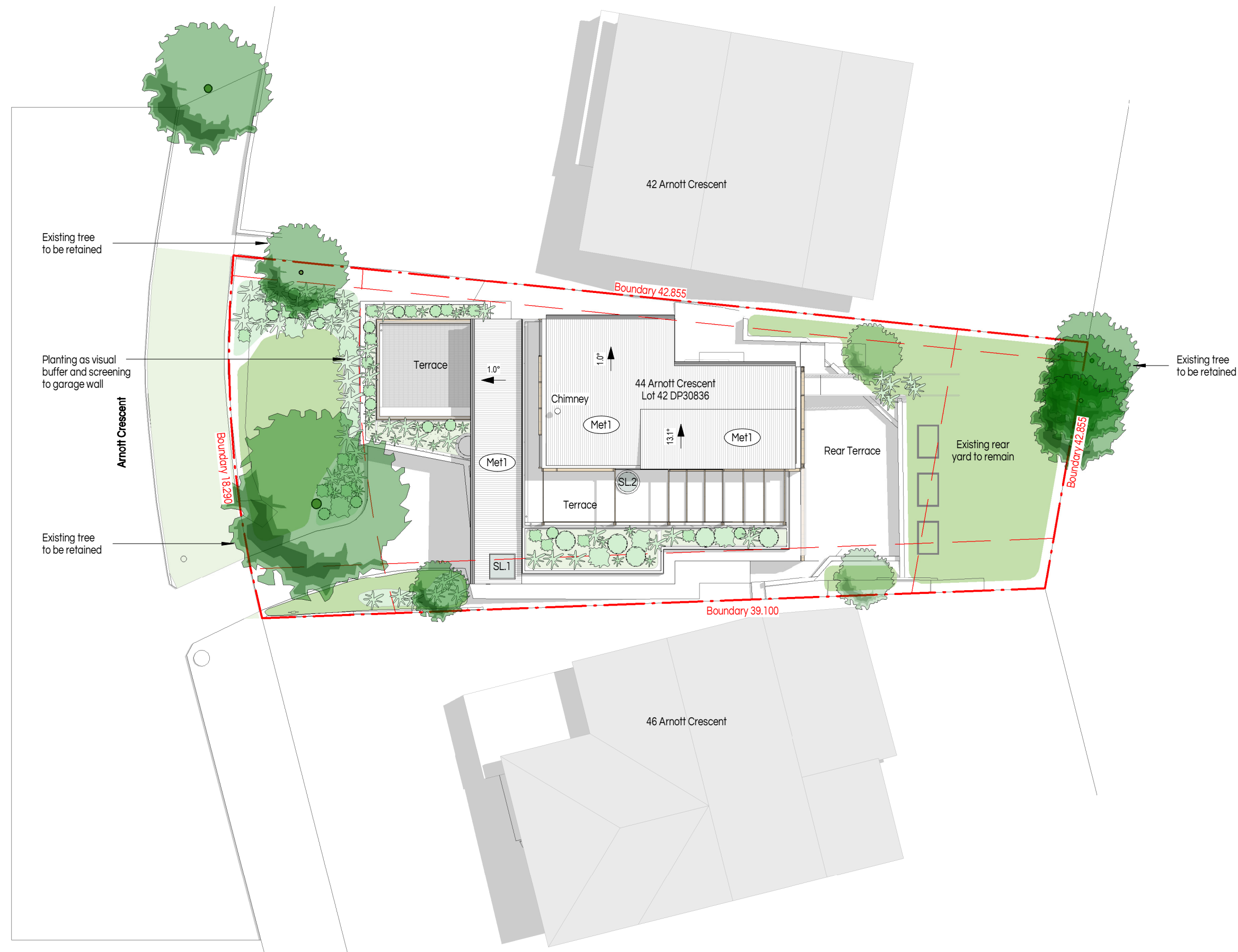


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	DA		A DA22 Oct 2024	
	Project <b>Kumiko House</b>		Scale @ A3 <b>1 : 200</b>	
	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Drawn by <b>BS</b>	
Client <b>Isles Family</b>		Project Issue Date <b>21/08/2023</b>		Checked by <b>BS</b>
Drawing <b>Site Layout &amp; Site Analysis - Existing</b>		Sheet Issue Date <b>22 Oct 2024</b>		
Project number <b>1256</b>		Drawing # <b>D011</b>		Revision <b>A</b>





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ABN : 86 106 604 025  
NSW #8631 VIC #19664  
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**DA**

No.	Description	Date
A	DA	22 Oct 2024

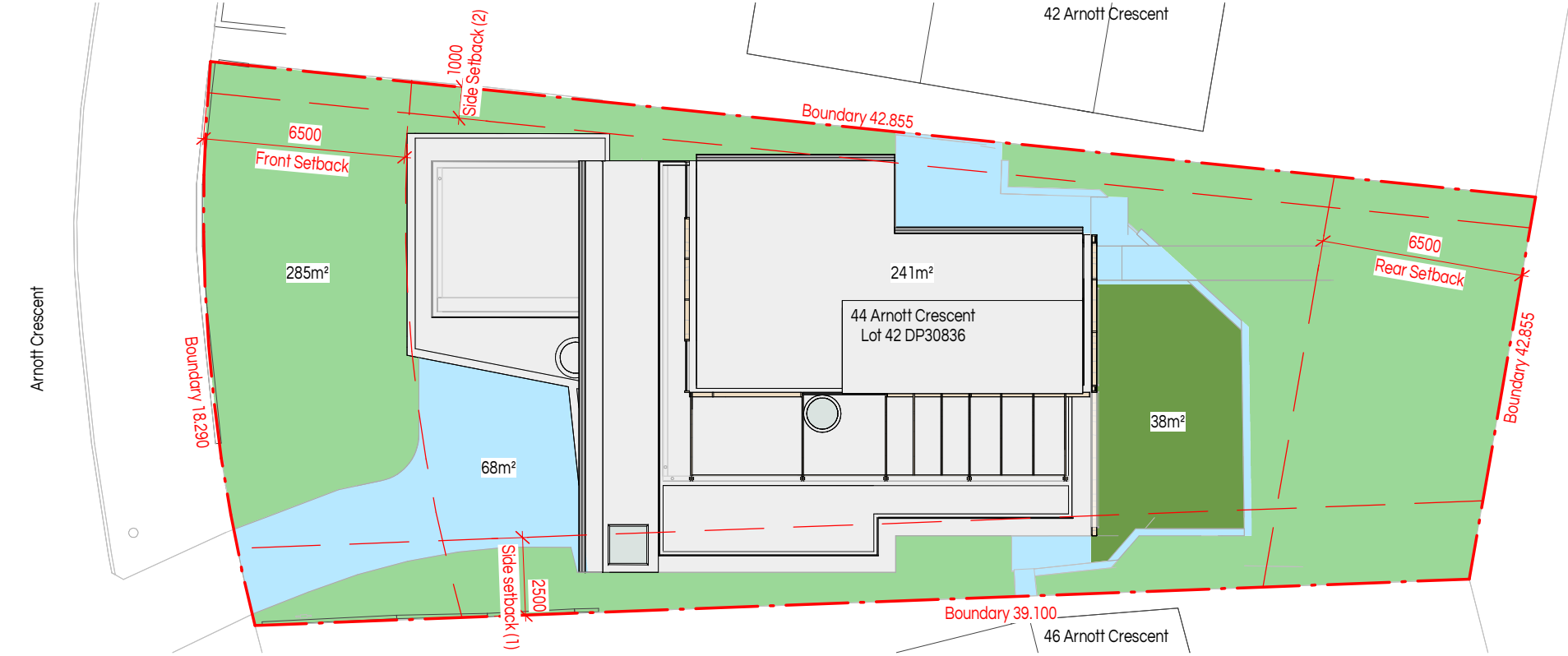
Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Site Layout &amp; Site Analysis - Proposed</b>

Scale @ A3 <b>1 : 200</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D012</b>	Revision <b>A</b>



Legend		Calculation	
<span style="color: green;">■</span>	Soft Landscaping	329 m <sup>2</sup>	52 %
<span style="color: lightblue;">■</span>	Hard Landscaping	130 m <sup>2</sup>	21 %
<span style="color: grey;">■</span>	Building Site Coverage	173 m <sup>2</sup>	27 %
	Total Impervious Area	303 m <sup>2</sup>	
<span style="color: red;">□</span>	Site Area	632 m <sup>2</sup>	

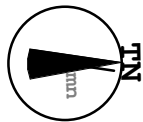
1 Compliance Plan - Existing  
1:200



Legend		Calculation	
<span style="color: green;">■</span>	Soft Landscaping	280 m <sup>2</sup>	44.5 %
<span style="color: darkgreen;">■</span>	6% Hard landscaped area for outdoor recreational purposes	38 m <sup>2</sup>	6 %
<span style="color: lightblue;">■</span>	Hard Landscaping	73 m <sup>2</sup>	11.5 %
<span style="color: grey;">■</span>	Building Site Coverage	241 m <sup>2</sup>	38 %
	Total Impervious Area (Increase of 49 m <sup>2</sup> )	352 m <sup>2</sup>	
<span style="color: red;">□</span>	Site Area	632 m <sup>2</sup>	

2 Compliance Plan - Proposed  
1:200

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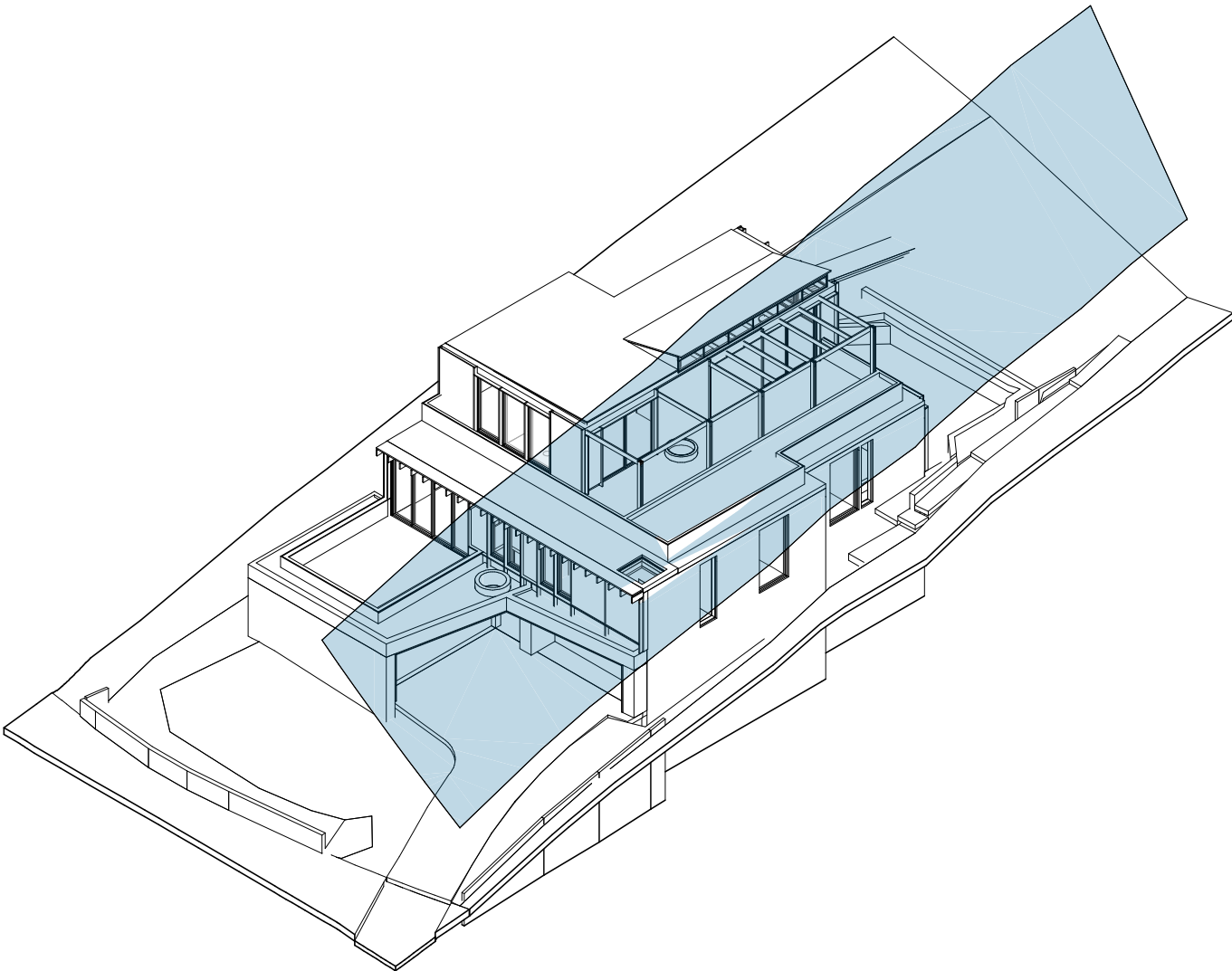
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**DA**

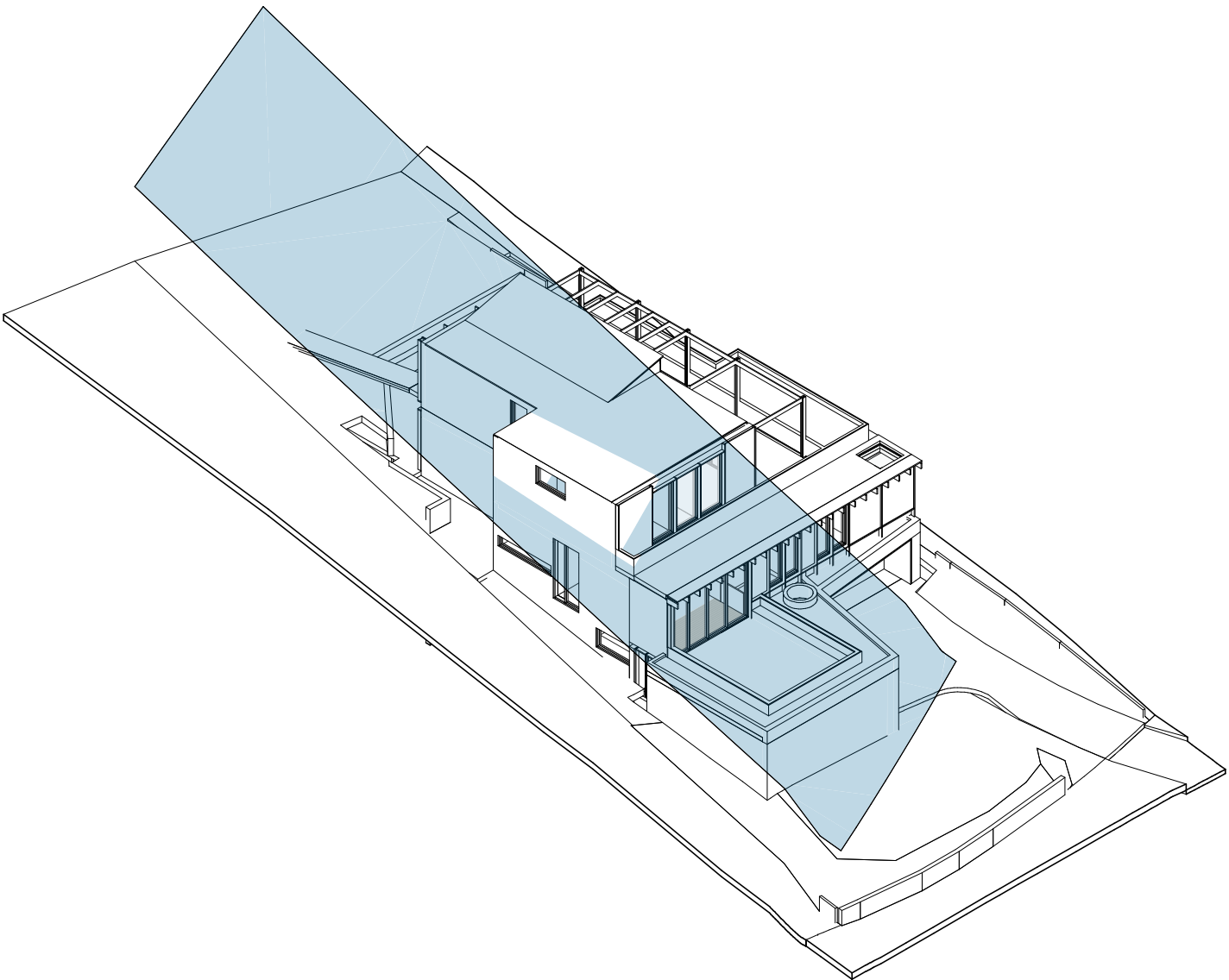
No.	Description	Date
A	DA	22 Oct 2024

Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Compliance Plan</b>

Scale @ A3 <b>As indicated</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D050</b>	Revision <b>A</b>



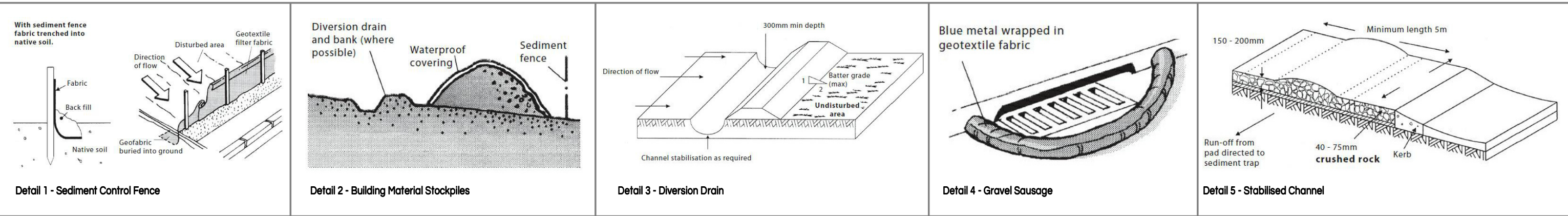
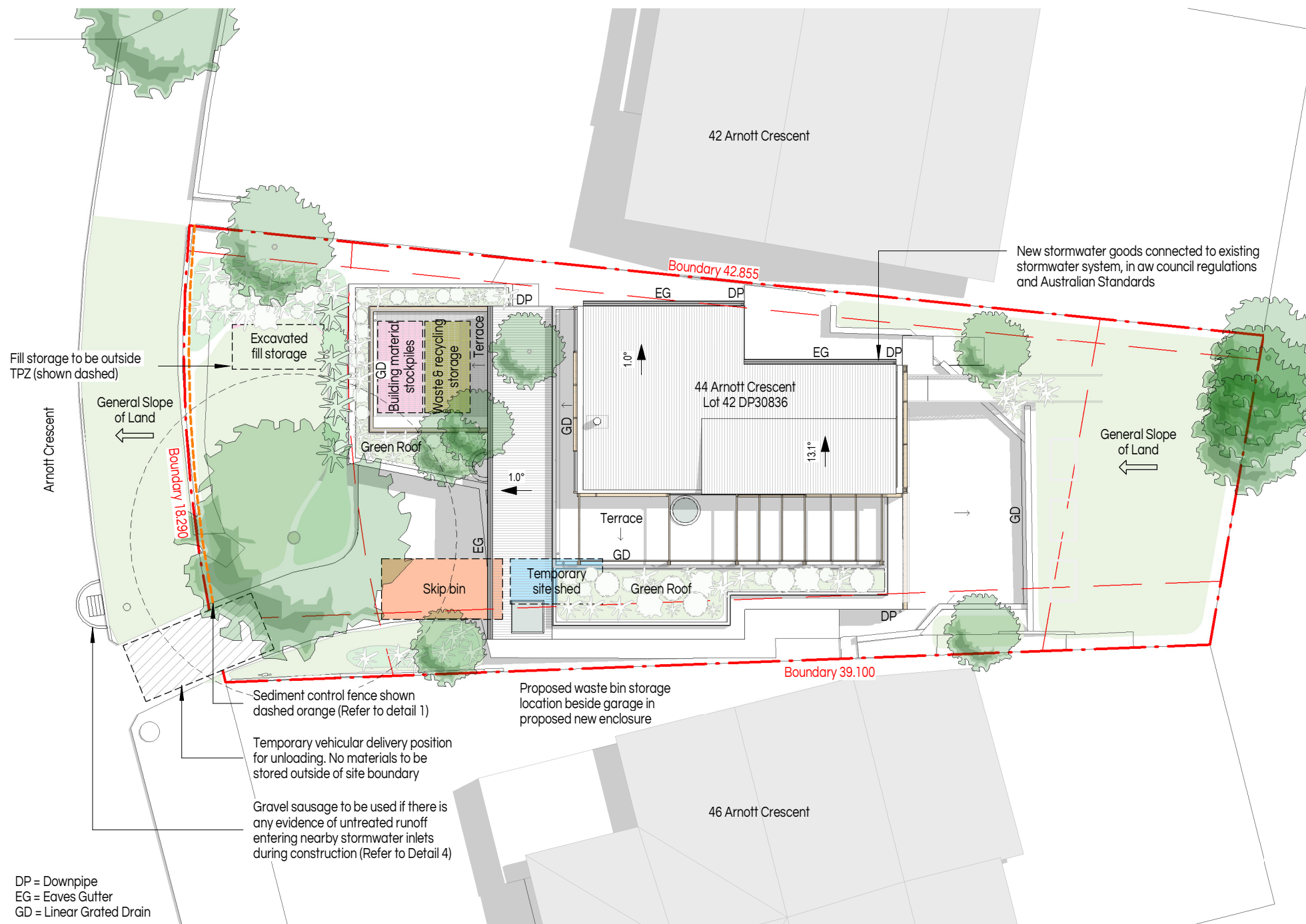
Building Envelope Diagram - East



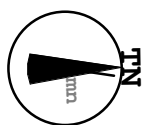
Building Envelope Diagram - West

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	<b>DA</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	BS	BS
					Client <b>Isles Family</b>		Sheet Issue Date <b>22 Oct 2024</b>		
					Drawing <b>Building Envelope Diagrams</b>		Project number <b>1256</b>	Drawing # <b>D051</b>	Revision <b>A</b>





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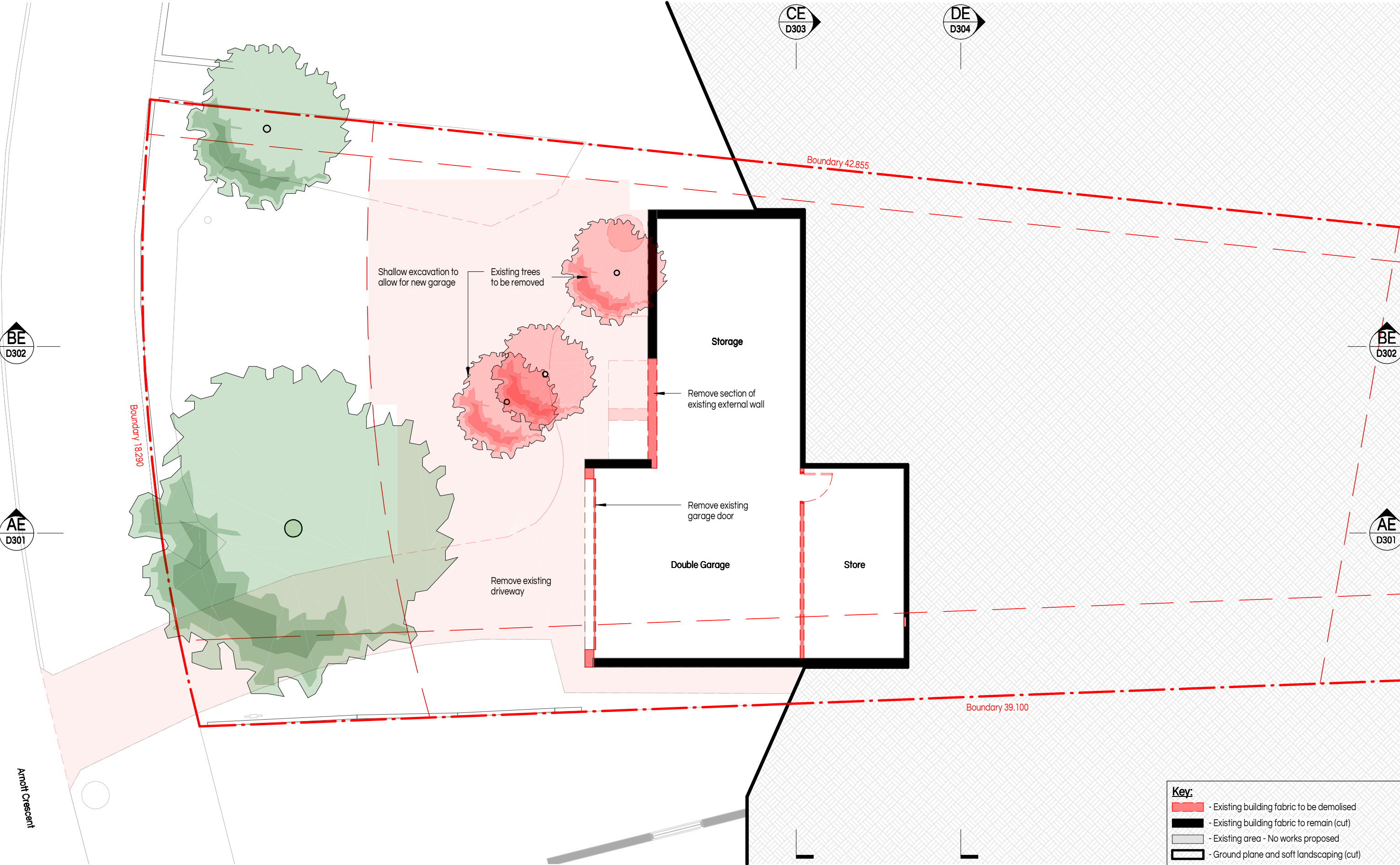
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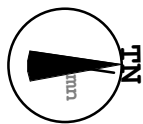
No.	Description	Date
A	DA	22 Oct 2024

Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Erosion, Sediment, Stormwater Control &amp; Waste Management Plan</b>

Scale @ A3 <b>As indicated</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D060</b>	Revision <b>A</b>



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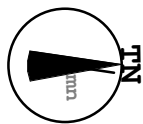


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			A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>			Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>			Project number <b>1256</b>	Drawing # <b>D101</b>	Revision <b>A</b>
			DA		Drawing <b>Ground Floor Plan - Existing &amp; Demolition</b>					



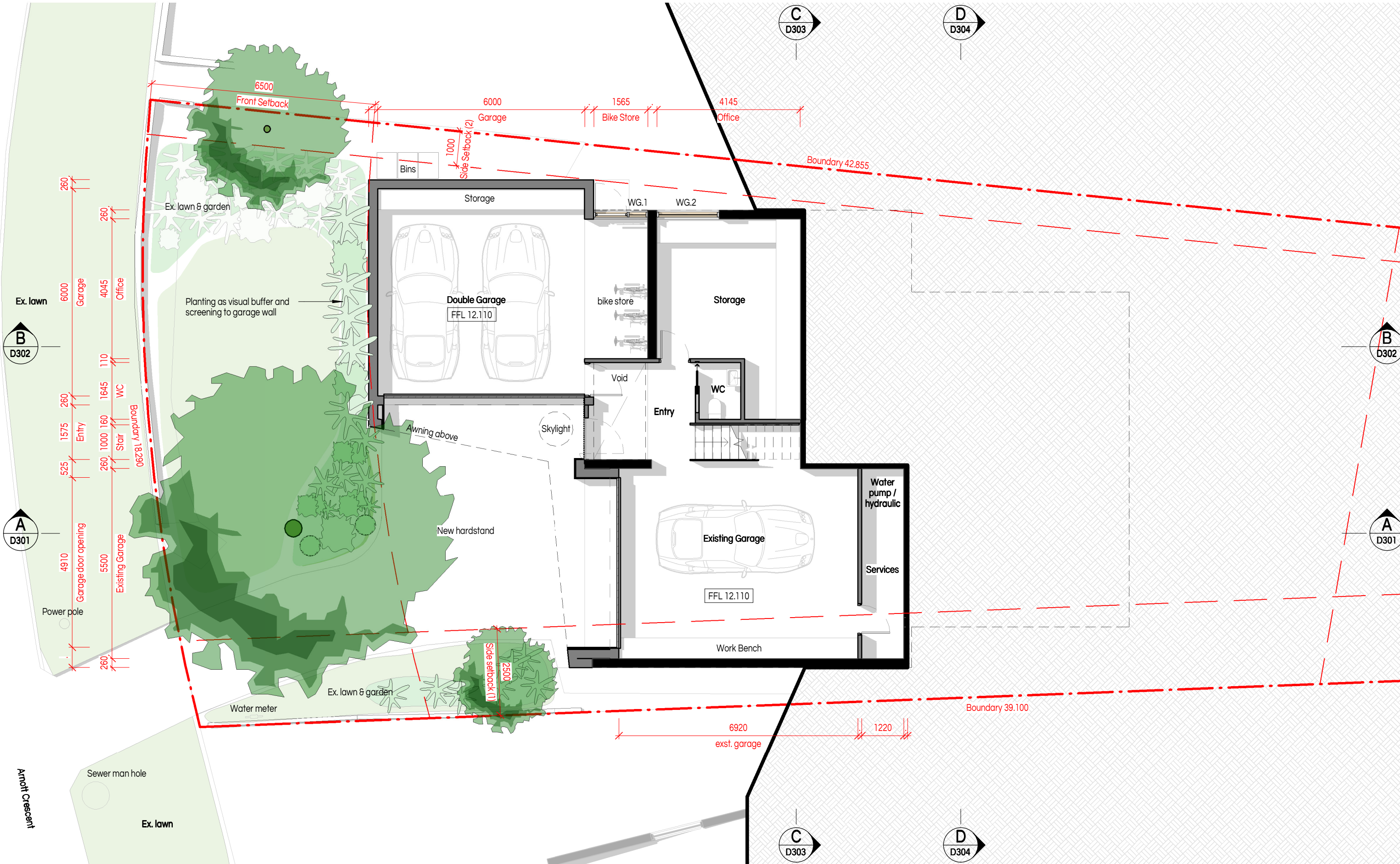


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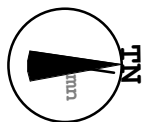


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	<b>DA</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>		Project number <b>1256</b>	Drawing # <b>D102</b>	Revision <b>A</b>
					Drawing <b>First Floor Plan - Existing &amp; Demolition</b>				





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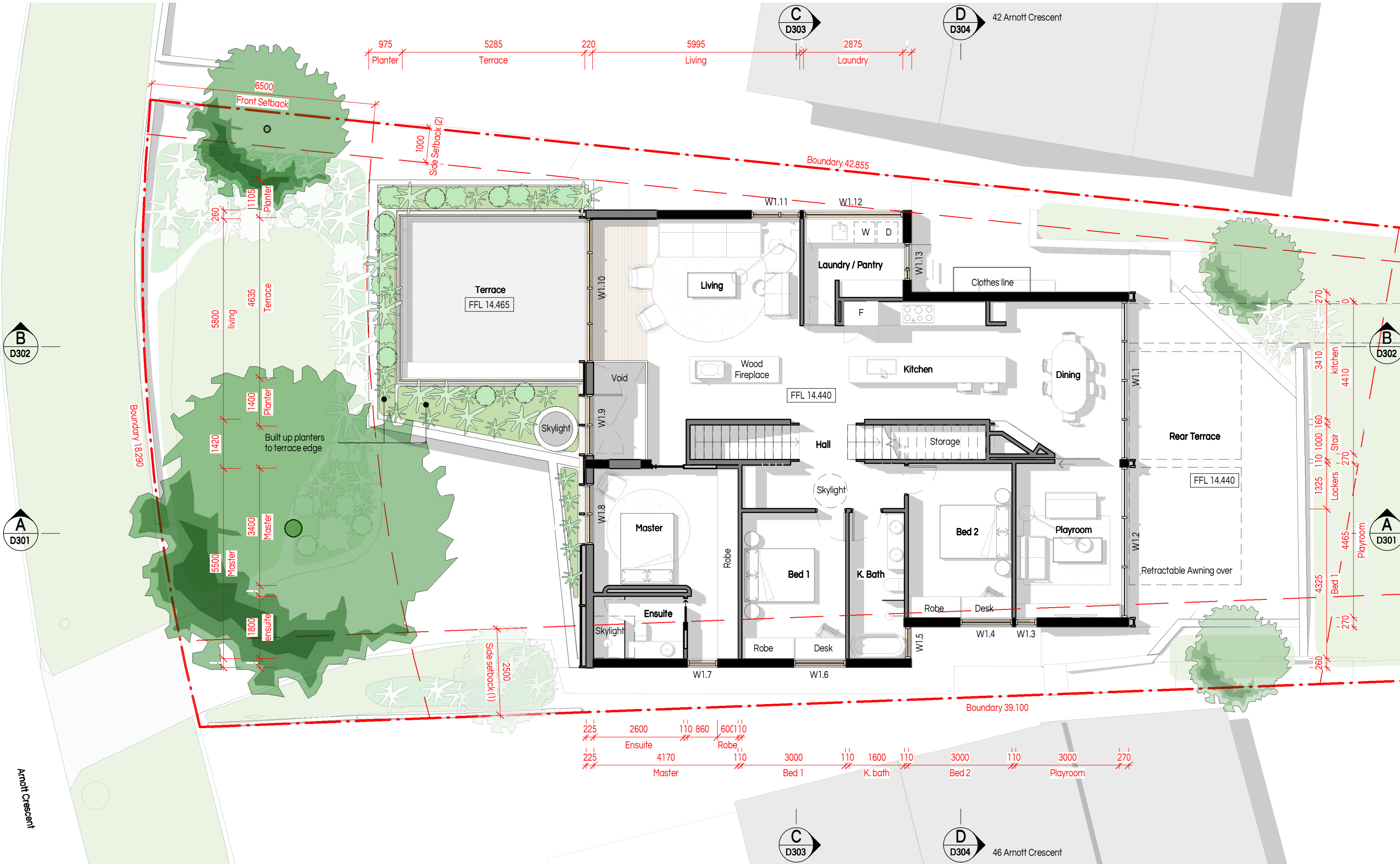
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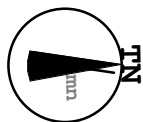
No.	Description	Date
A	DA	22 Oct 2024

Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Ground Floor Plan - Proposed</b>

Scale @ A3 <b>1 : 100</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D111</b>	Revision <b>A</b>



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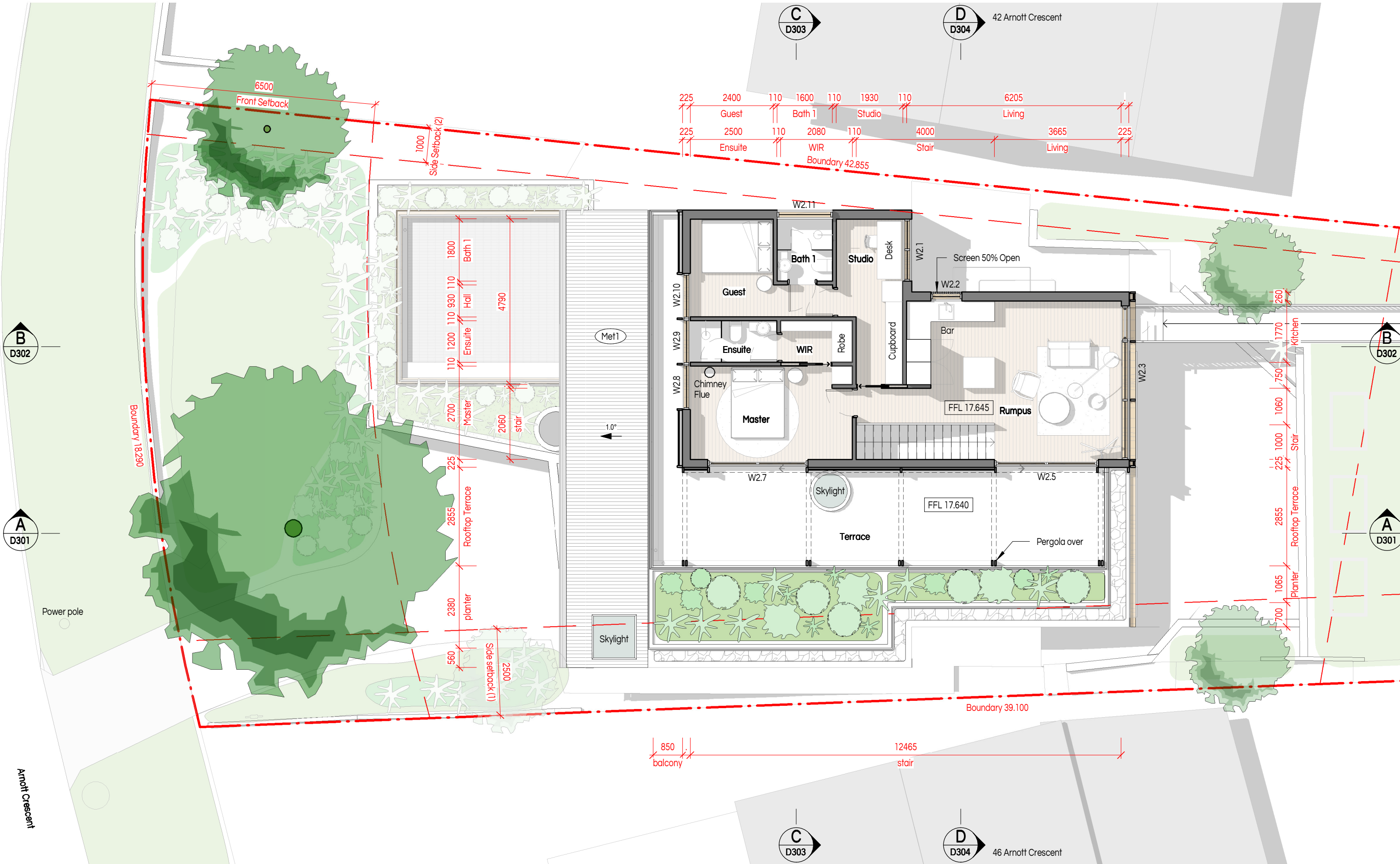
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NSW #8631 VIC #19664  
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No.	Description	Date
A	DA	22 Oct 2024

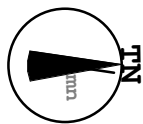
Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>First Floor Plan - Proposed</b>

Scale @ A3 <b>1 : 100</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D112</b>	Revision <b>A</b>





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				<div>Location</div> <div>44 Arnott Cr, Warriewood NSW 2102</div>	1 : 100	BS	BS
				<div>Client</div> <div>Isles Family</div>	<div>Project Issue Date</div> <div>21/08/2023</div>	<div>Sheet Issue Date</div> <div>22 Oct 2024</div>	
				<div>Drawing</div> <div>Second Floor Plan - Proposed</div>	<div>Project number</div> <div>1256</div>	<div>Drawing #</div> <div>D113</div>	<div>Revision</div> <div>A</div>



Key:

- Existing building fabric to be demolished

- Existing building fabric to remain (cut)

- Existing area - No works proposed

- Ground plane and soft landscaping (cut)

- Site Boundary

Section AE - Existing & Demolition

Section AA - Proposed

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	www.buckandsimple.com		A DA		22 Oct 2024		
	DA						
Project Kumiko House			Scale @ A3 1 : 100				
Location 44 Arnott Cr, Warriewood NSW 2102			Drawn by BS				
Client Isles Family			Checked by BS				
Drawing Section AA			Project Issue Date 21/08/2023				
			Sheet Issue Date 22 Oct 2024				
			Project number 1256				
			Drawing # D301				
			Revision A				

23/10/2024 12:09:36 PM

Key:

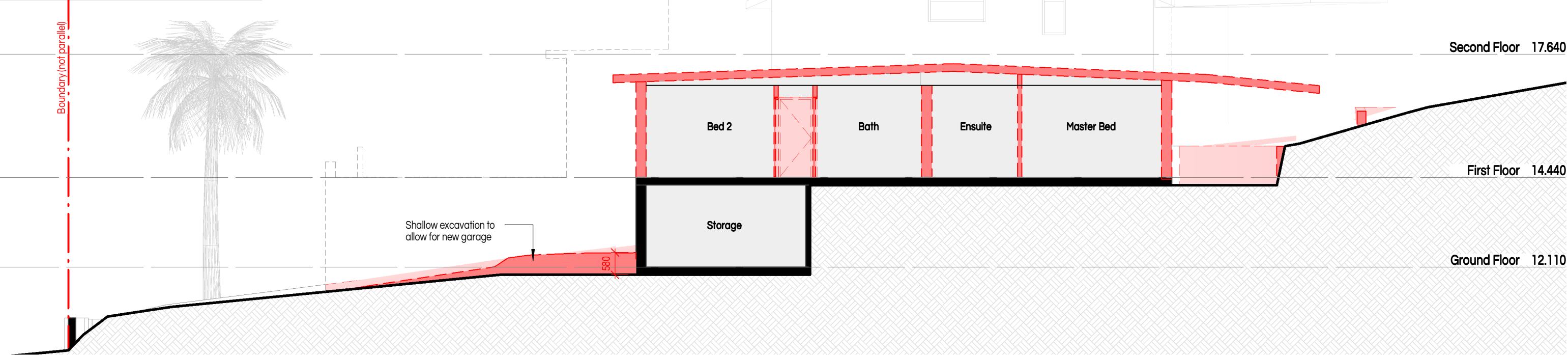
- Existing building fabric to be demolished

- Existing building fabric to remain (cut)

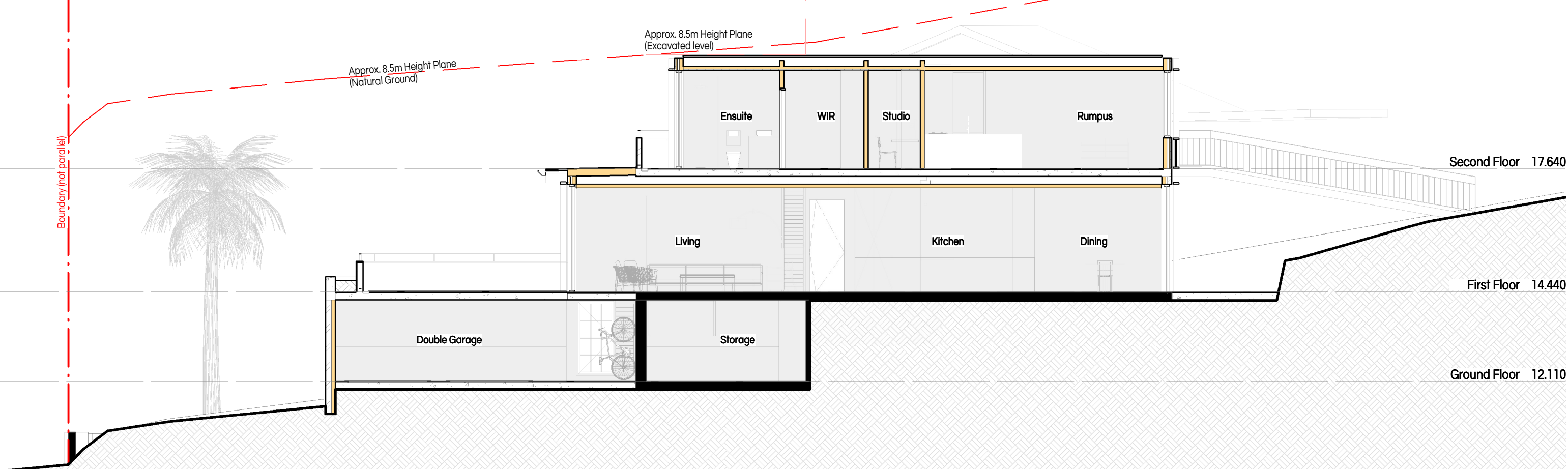
- Existing area - No works proposed

- Ground plane and soft landscaping (cut)

- Site Boundary



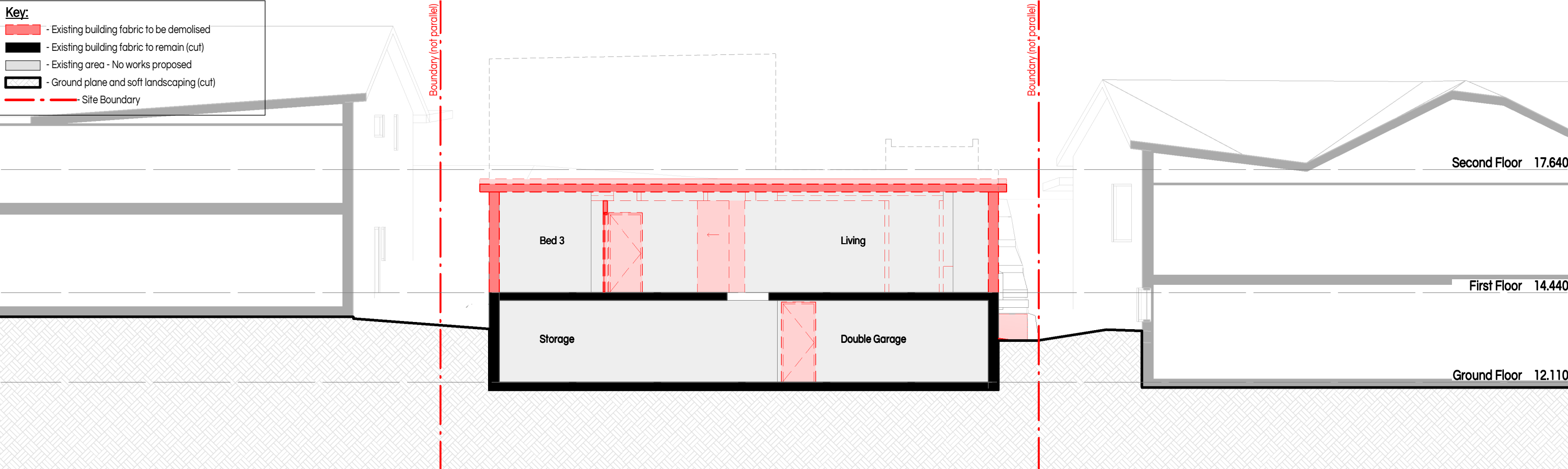
Section BE - Existing & Demolition



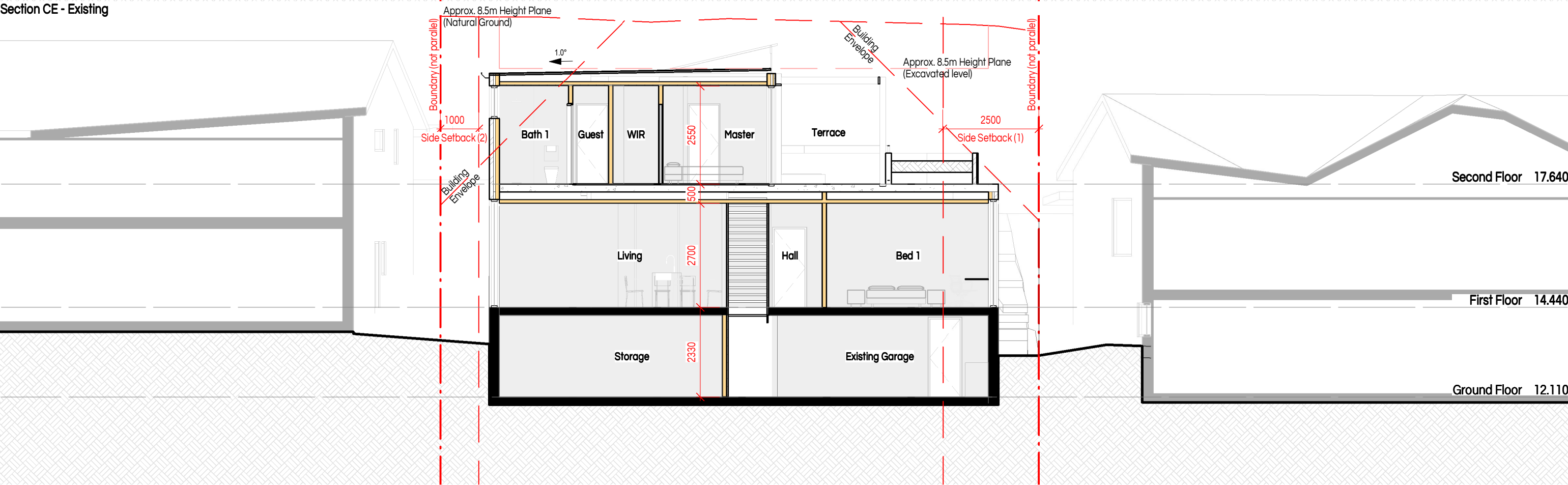
Section BB - Proposed

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	<b>www.buckandsimple.com</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>			Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>			Project number <b>1256</b>	Drawing # <b>D302</b>	Revision <b>A</b>
			DA		Drawing <b>Section BB</b>					



Section CE - Existing

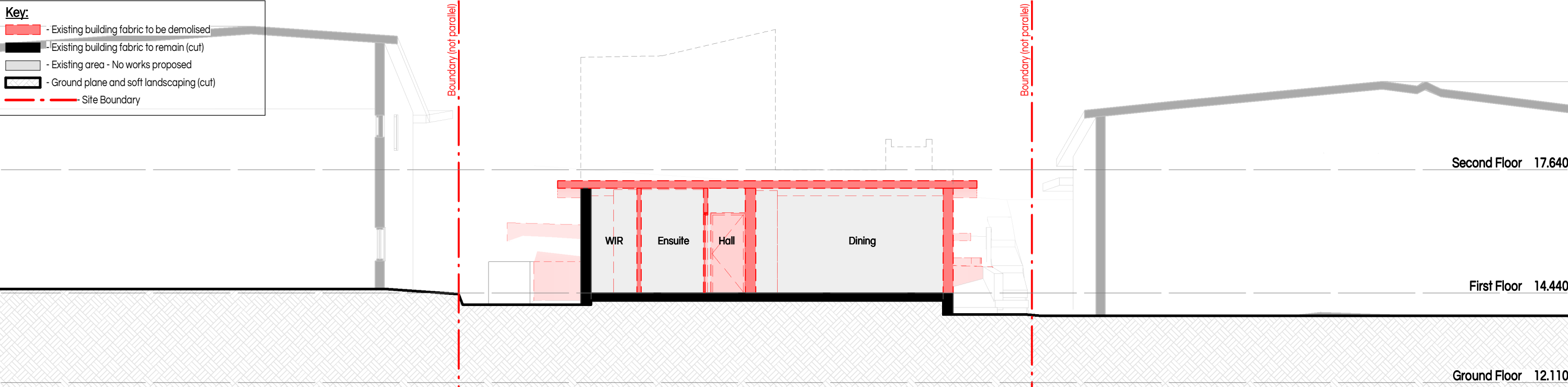


Section CC - Proposed

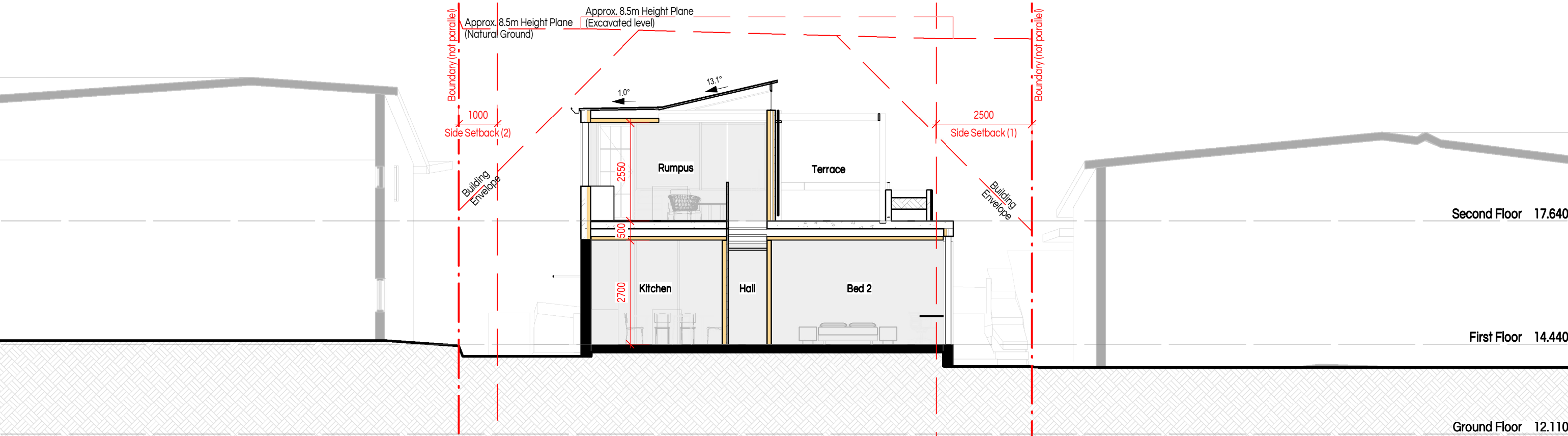
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General Notes		No.	Description	Date	Project			Scale @ A3	Drawn by	Checked by	
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						Location			Project Issue Date	Sheet Issue Date	
						44 Arnott Cr, Warriewood NSW 2102			21/08/2023	22 Oct 2024	
						Client			Project number	Drawing #	Revision
					Isles Family			1256	D303	A	
					Drawing						
					Section CC						





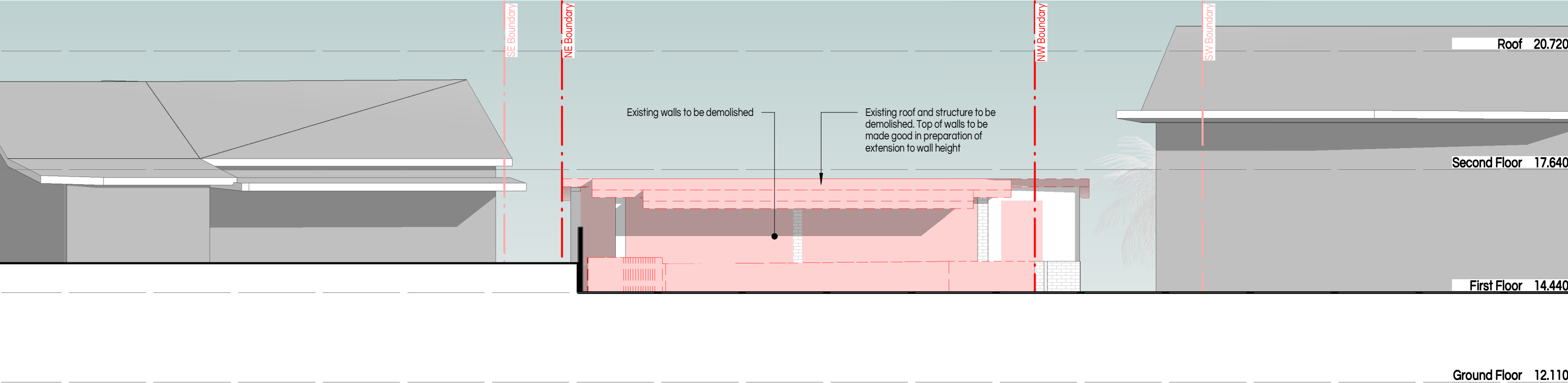
Section DE - Existing



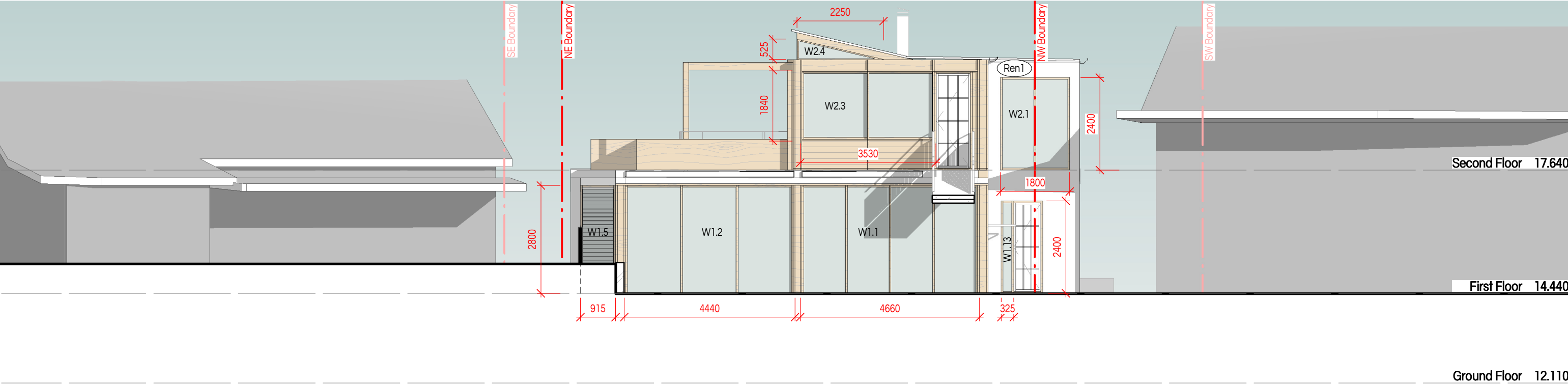
Section DD - Proposed

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			A DA22 Oct 2024		Location 44 Arnott Cr, Warriewood NSW 2102		1 : 100	BS	BS
					Client Isles Family		Project Issue Date 21/08/2023	Sheet Issue Date 22 Oct 2024	
					Drawing Section DD		Project number 1256	Drawing # D304	Revision A



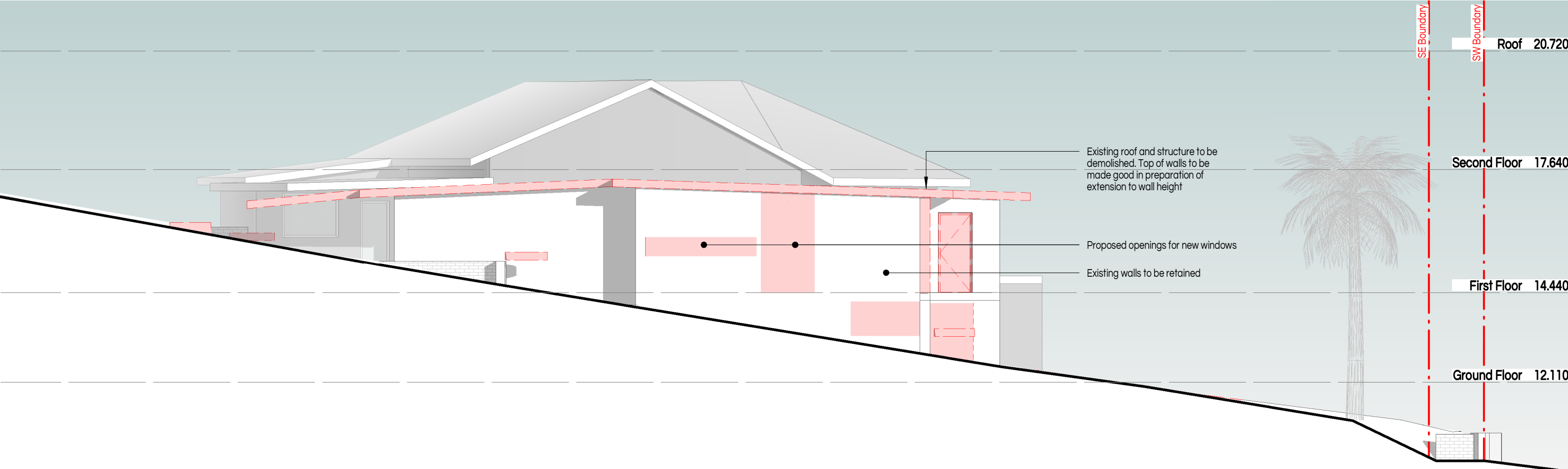
North Elevation - Existing & Demolition



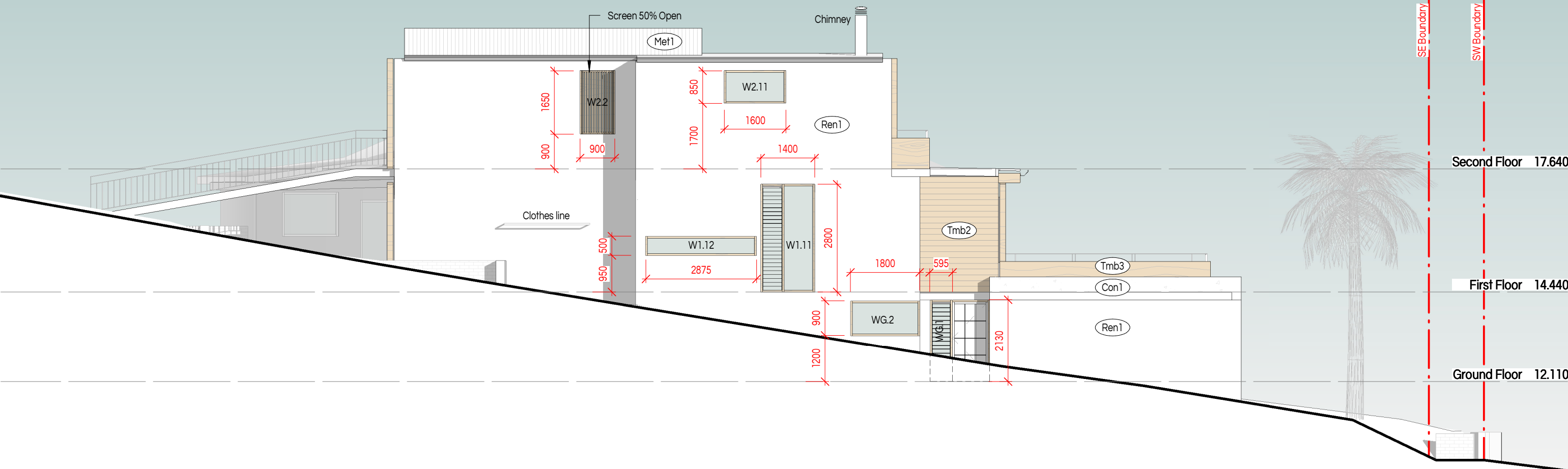
North Elevation - Proposed

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			A DA22 Oct 2024		Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		1 : 100	BS	BS
					Client <b>Isles Family</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Drawing <b>North Elevations</b>		Project number <b>1256</b>	Drawing # <b>D401</b>	Revision <b>A</b>



West Elevation - Existing & Demolition

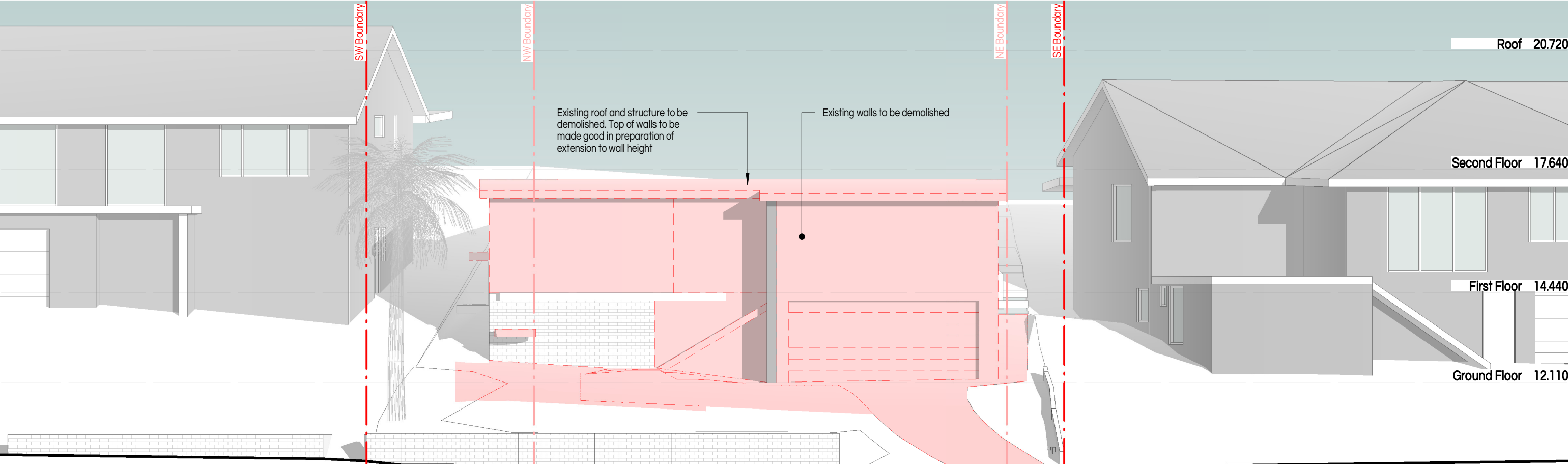


West Elevation - Proposed

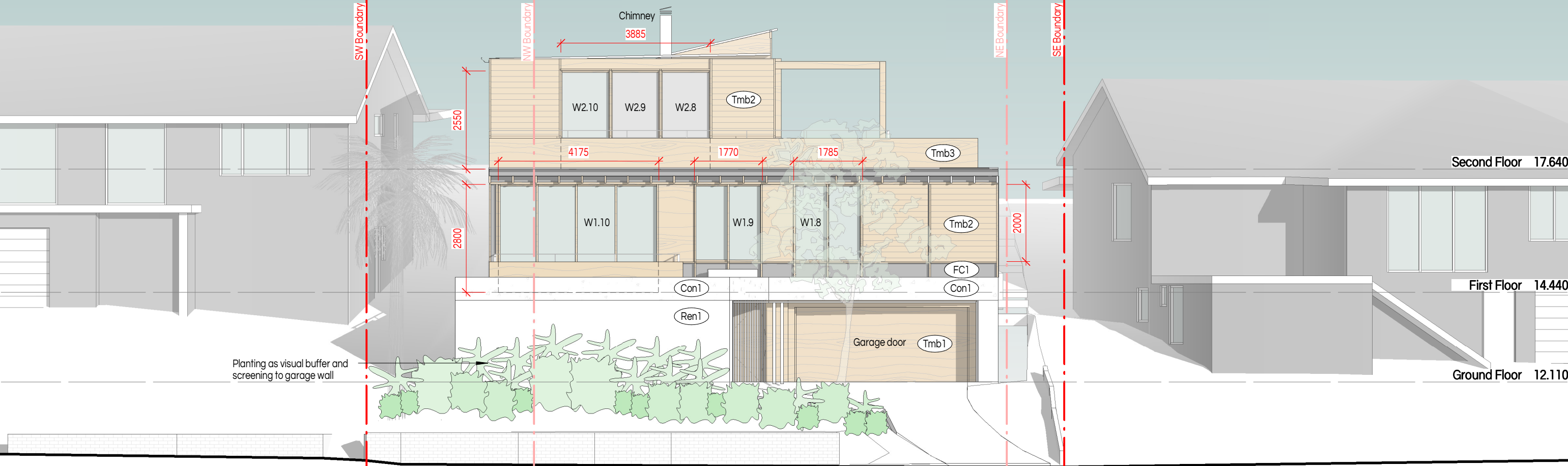
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	<b>DA</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>		Project number <b>1256</b>	Drawing # <b>D402</b>	Revision <b>A</b>
					Drawing <b>West Elevations</b>				





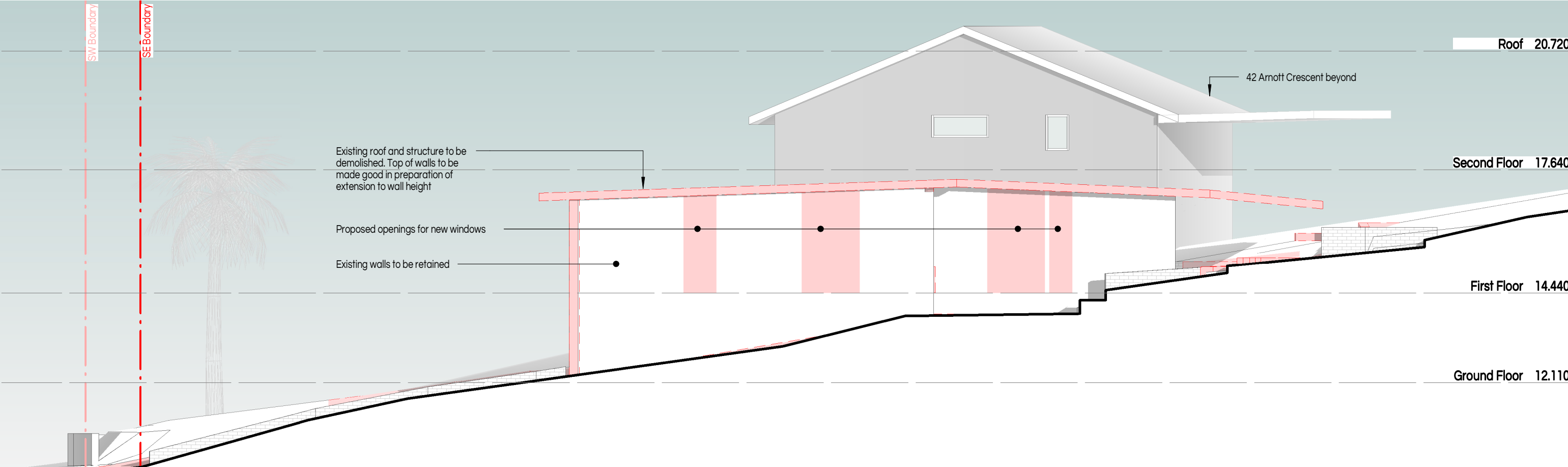
South Elevation - Existing & Demolition



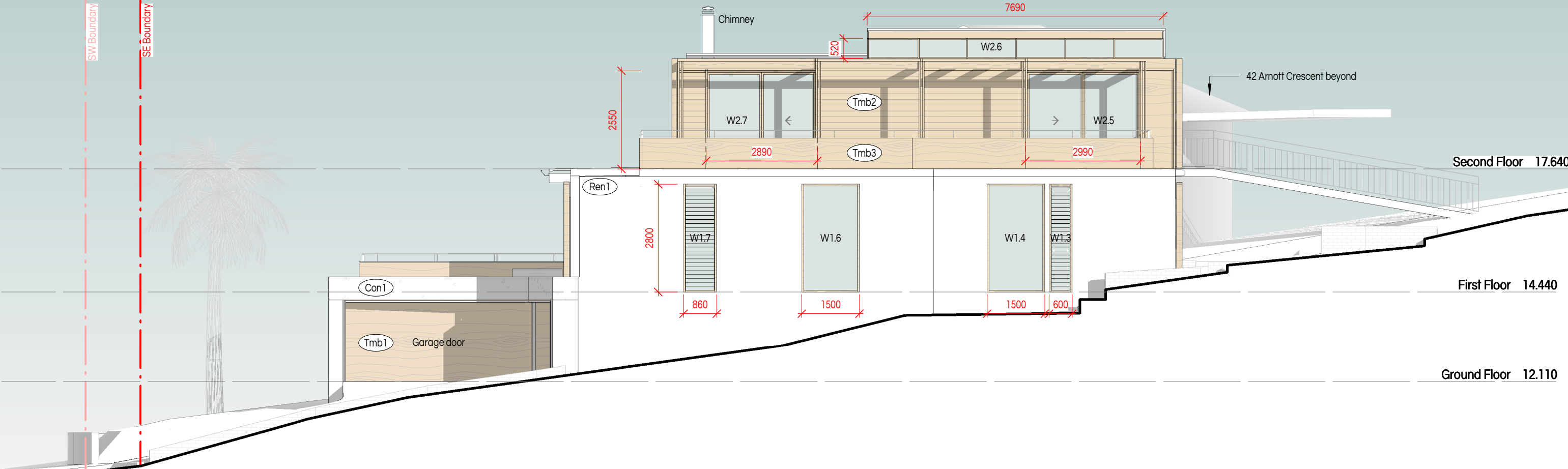
South Elevation - Proposed

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				Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
				Client <b>Isles Family</b>		Project number <b>1256</b>	Drawing # <b>D403</b>	Revision <b>A</b>
				Drawing <b>South Elevations</b>				



East Elevation - Existing & Demolition



East Elevation - Proposed

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					Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>		Project number <b>1256</b>		Revision <b>A</b>
					Drawing <b>East Elevations</b>		Drawing # <b>D404</b>		

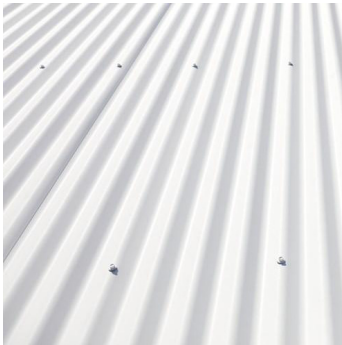




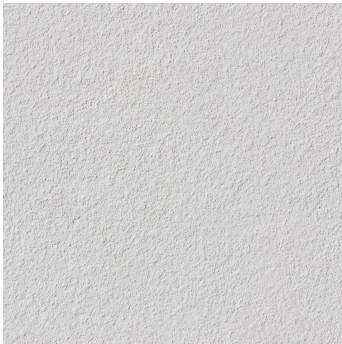
**Con1**  
High quality In-Situ off-form concrete finish



**FC1**  
High quality compressed fibrecement sheet cladding, with paint finish Dulux Colorbond Monument or similar



**Met1**  
High quality Colorbond metal sheet roofing, Surfmist or similar



**Ren1**  
High quality Render with paint finish Dulux Lexicon Quarter or similar



**Tmb1**  
High quality Natural finish timber cladding to garage door



**Tmb2**  
High quality Natural finish timber board cladding



**Tmb3**  
High quality Natural finish timber cladding



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	<b>www.buckandsimple.com</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
	<b>DA</b>				Client <b>Isles Family</b>		Project number <b>1256</b>	Drawing # <b>D901</b>	Revision <b>A</b>
					Drawing <b>Perspectives &amp; Materials</b>				





**Con1**  
High quality In-Situ off-form concrete finish



**FC1**  
High quality compressed fibrecement sheet cladding, with paint finish Dulux Colorbond Monument or similar



**Met1**  
High quality Colorbond metal sheet roofing, Surfmist or similar



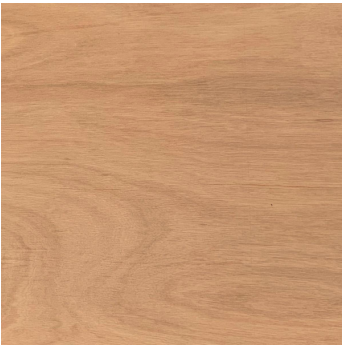
**Ren1**  
High quality Render with paint finish Dulux Lexicon Quarter or similar



**Tmb1**  
High quality Natural finish timber cladding to garage door



**Tmb2**  
High quality Natural finish timber board cladding



**Tmb3**  
High quality Natural finish timber cladding



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	<b>www.buckandsimple.com</b>		A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>		Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
	<b>DA</b>				Client <b>Isles Family</b>		Project number <b>1256</b>	Drawing # <b>D902</b>	Revision <b>A</b>

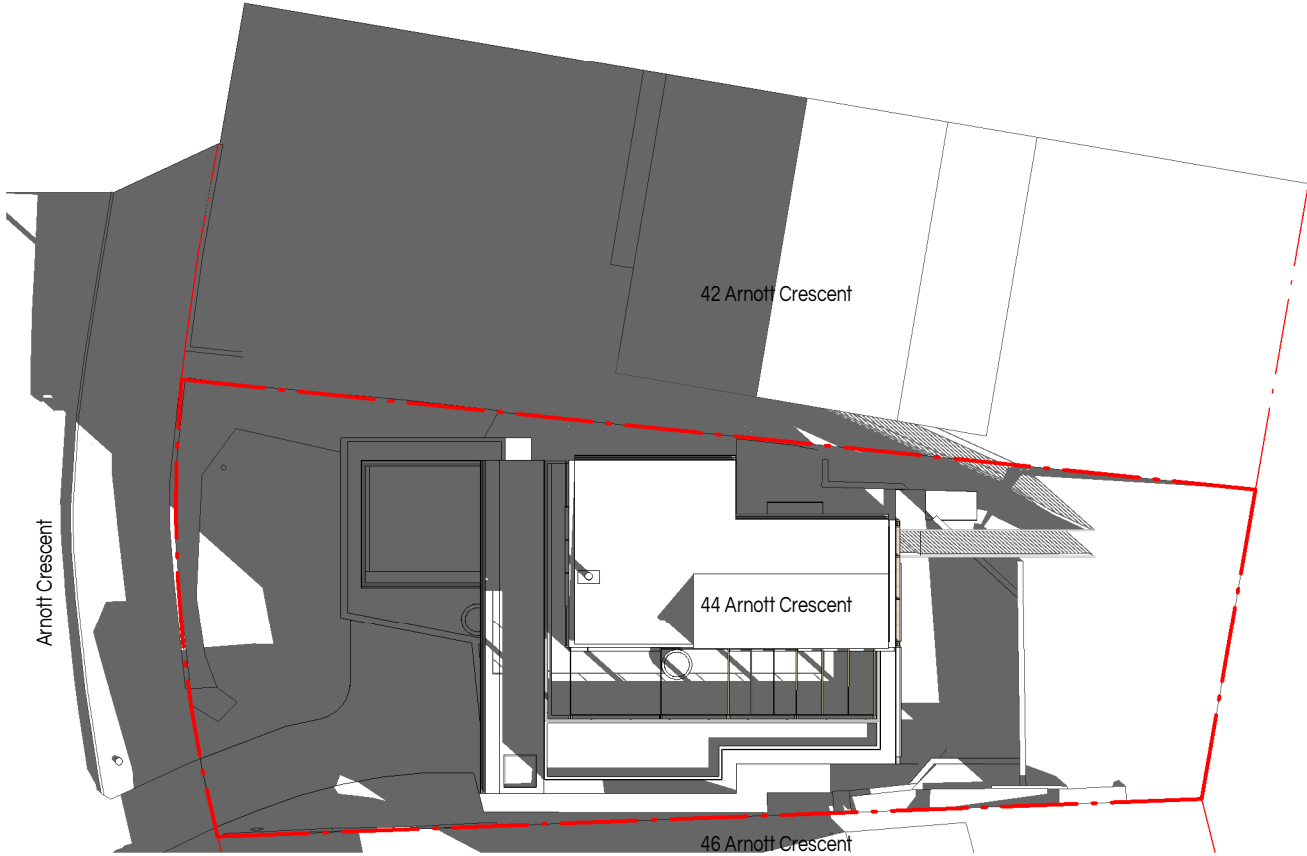
23/10/2024 12:09:52 PM



Shadow Diagram - Existing 9am

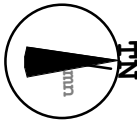


Shadow Diagram - Proposed 9am



This is an accurate depiction of Shadows  
Certified Arch Reg #8631 *KLG*

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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 <b>www.buckandsimple.com</b> <b>DA</b>			

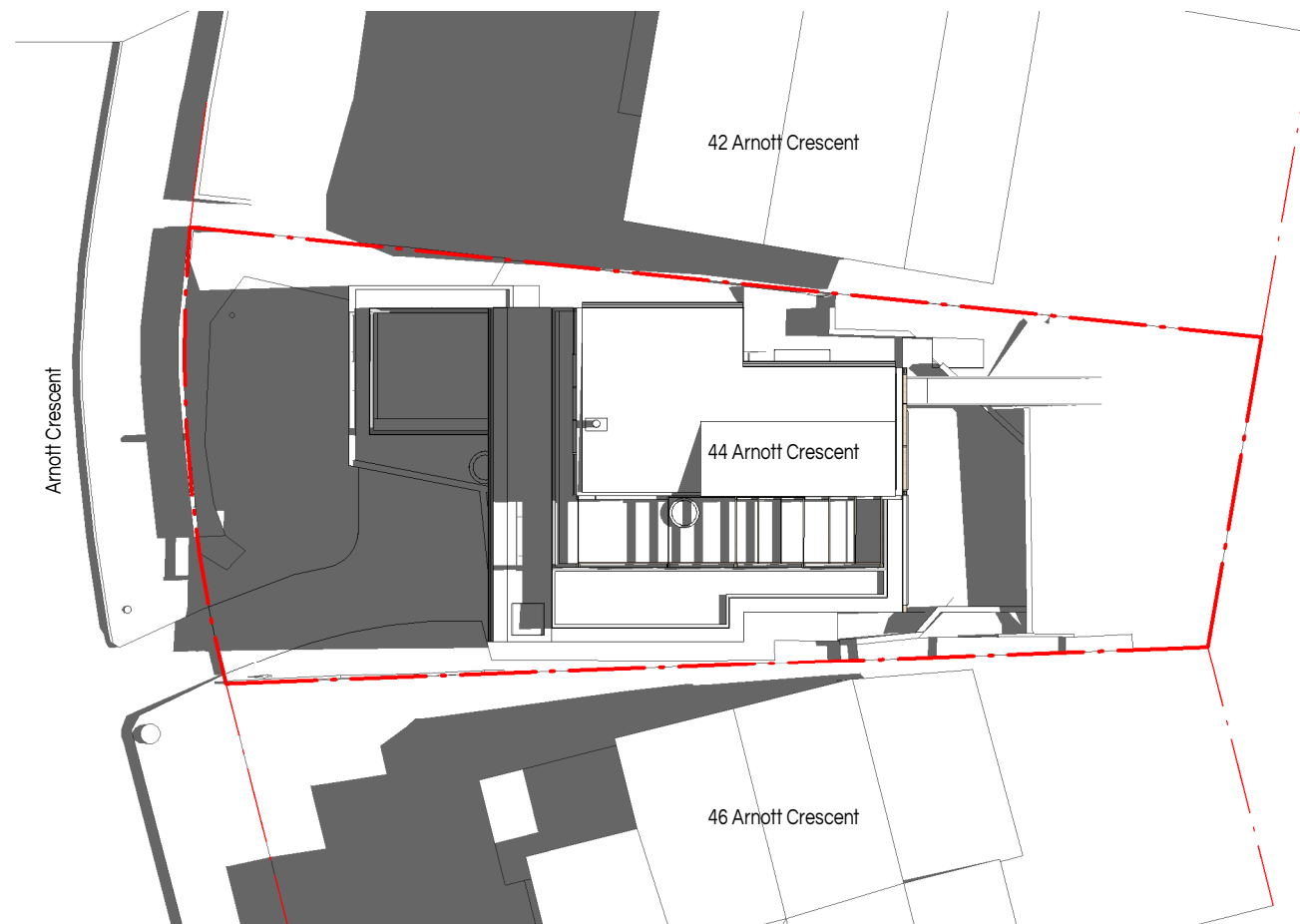
Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Shadow Diagrams - 21 June 9am</b>

Scale @ A3 <b>As indicated</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D911</b>	Revision <b>A</b>

Shadow Diagram - Existing 12pm

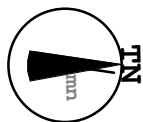


Shadow Diagram - Proposed 12pm



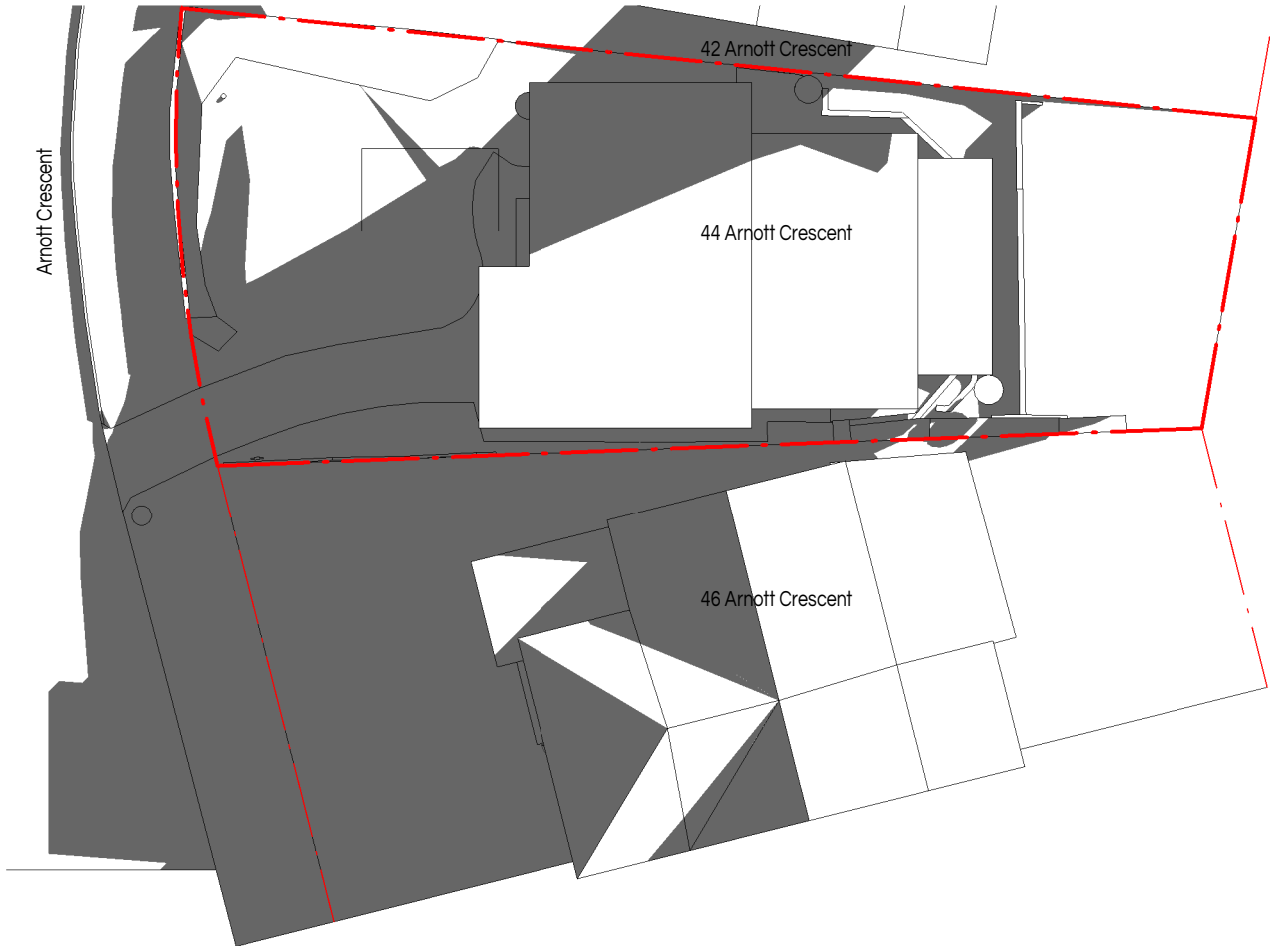
This is an accurate depiction of Shadows  
Certified Arch Reg #8631 *KL61*

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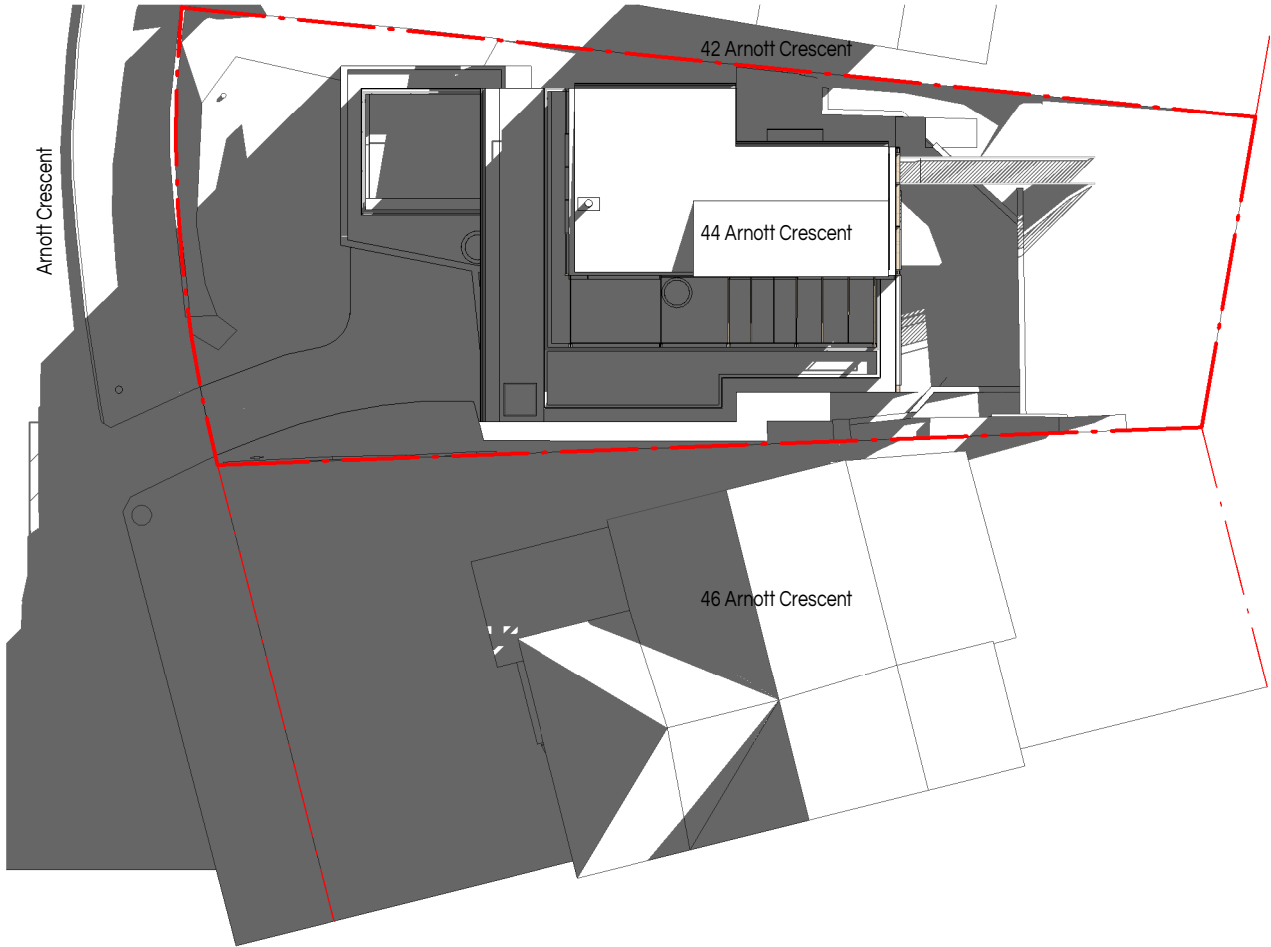


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			A DA	22 Oct 2024	Location <b>44 Arnott Cr, Warriewood NSW 2102</b>			Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
					Client <b>Isles Family</b>			Project number <b>1256</b>		Revision <b>A</b>
					Drawing <b>Shadow Diagrams - 21 June 12pm</b>			Drawing # <b>D912</b>		





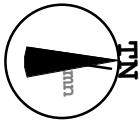
Shadow Diagram - Existing 3pm



Shadow Diagram - Proposed 3pm

This is an accurate depiction of Shadows  
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Contact: info@buckandsimple.com ABN : 86 106 604 025 NSW #8631 VIC #19664 <b>www.buckandsimple.com</b> <b>DA</b>			

Project <b>Kumiko House</b>
Location <b>44 Arnott Cr, Warriewood NSW 2102</b>
Client <b>Isles Family</b>
Drawing <b>Shadow Diagrams - 21 June 3pm</b>

Scale @ A3 <b>As indicated</b>	Drawn by <b>BS</b>	Checked by <b>BS</b>
Project Issue Date <b>21/08/2023</b>	Sheet Issue Date <b>22 Oct 2024</b>	
Project number <b>1256</b>	Drawing # <b>D913</b>	Revision <b>A</b>