

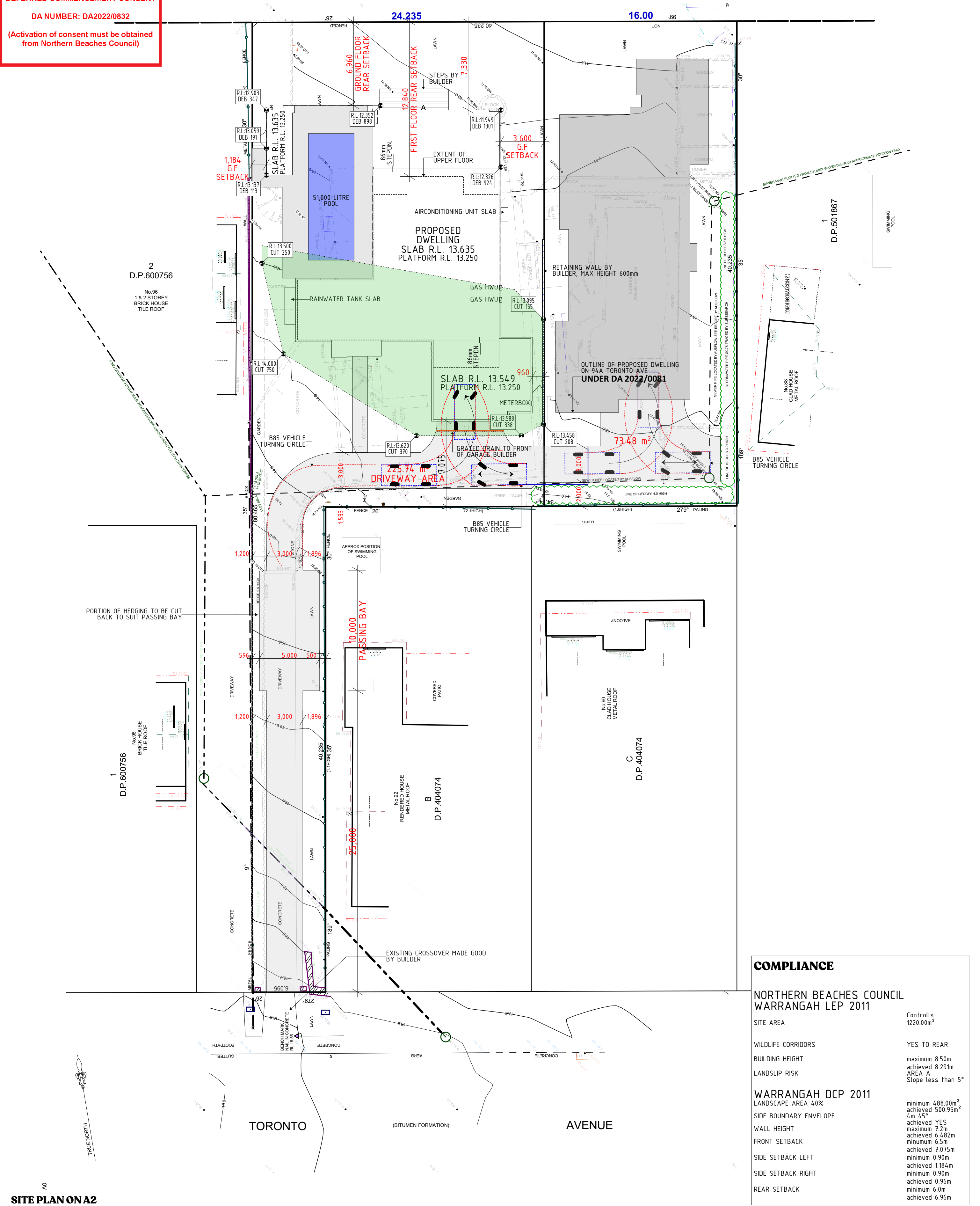


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DA NUMBER: DA2022/0832

(Activation of consent must be obtained from Northern Beaches Council)



SITE PLAN ON A2

<div><div>birdy</div><div>PO Box 6165 Baulkham Hills, NSW 2153 Ph (02) 9114 8878 Fax (02) 9114 8877 Build Licence # 348558C birdyhomes.com.au</div></div>	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
	ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
	SET	SUBMISSION PLANS	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
			DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

FLOOR AREAS	
GROUND FLOOR	187.54
UPPER FLOOR	176.38
GARAGE	55.95
ALFRESCO	50.52
OUTDOOR ROOM	11.59
PORCH	5.12
487.10 m ²	

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ENGINEERING NOTES:

- REFER TO STRUCTURAL ENGINEERS PLANS FOR ALL STRUCTURAL DETAILING & SPECIFICATIONS.
- REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- REFER TO ENGINEERS DETAILS FOR ALL BEAM & JOISTS LOCATIONS & DIRECTIONS.
- REFER TO MANUFACTURERS DETAILS FOR ALL FRAMING DETAILS.

AIR CONDITIONING NOTES:

- AIRCON DUCTS SHOWN ON PLANS ARE INDICATIVE AND FINAL LOCATION & SIZES WILL BE CONFIRMED ON SITE.

STAIRS NOTES:

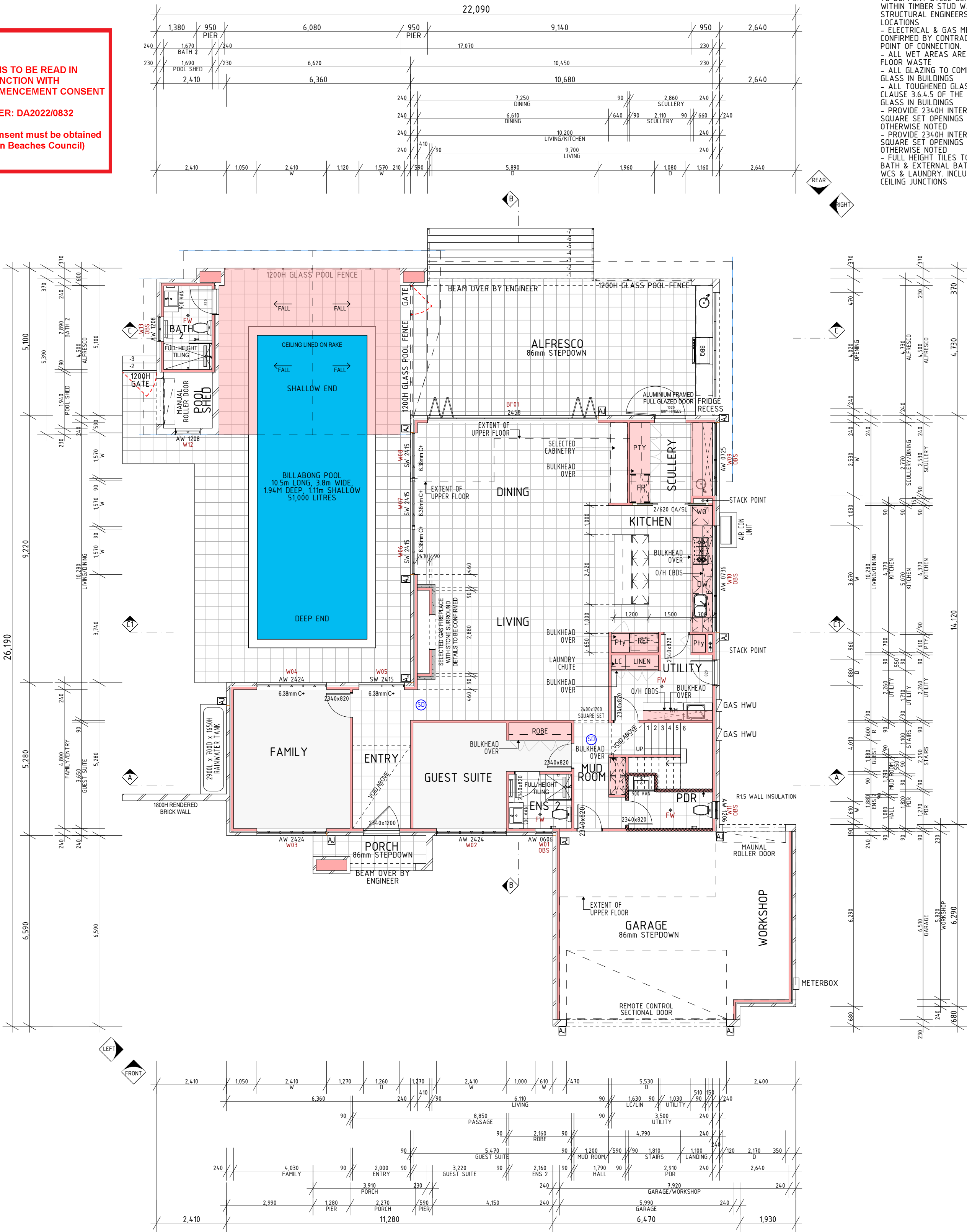
- STAIR LAYOUTS ARE INDICATIVE REFER TO STAIR QUOTE & TENDER FOR SPECIFICATIONS - SUBJECT TO SITE CHECK MEASURE & NCC REQUIREMENTS
- ALL STAIRS TO MEET SLIP RESISTANCE REQUIREMENTS OF THE NCC WHEN TESTED.

STACKPOINT NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST DIRECTIONS & BEAM LOCATIONS & SIZES.

NOTES GENERAL:

- STEEL & H/W TIMBER POSTS TO ENG'S DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES, REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS
- ELECTRICAL & GAS METER POSITIONS ARE TO BE CONFIRMED BY CONTRACTORS ON SITE TO CLOSEST POINT OF CONNECTION.
- ALL WET AREAS ARE TO BE PROVIDED WITH A FLOOR WASTE
- ALL GLAZING TO COMPLY WITH AS 1288 - 2006 GLASS IN BUILDINGS
- ALL TOUGHENED GLASS TO COMPLY WITH CLAUSE 3.6.4.5 OF THE NCC & AS 1288 - 2006 GLASS IN BUILDINGS
- PROVIDE 2340H INTERNAL DOORS & 2400H SQUARE SET OPENINGS TO GROUND FLOOR UNLESS OTHERWISE NOTED
- PROVIDE 2340H INTERNAL DOORS & 2400H SQUARE SET OPENINGS TO UPPER FLOOR UNLESS OTHERWISE NOTED
- FULL HEIGHT TILES TO ENSUITE, ENSUITE 2, BATH & EXTERNAL BATH. EXCLUDES POWDER WCS & LAUNDRY. INCLUDES SQUARE SET WALL & CEILING JUNCTIONS



GROUND FLOOR PLAN ON A2

1:100

birdy


JOB NO	20144	MODEL	CUSTOM
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE
SET	SUBMISSION PLANS	LODGEMENT	DA/CC
		COUNCIL	NORTHERN BEACHES COUNCIL
		DP No	404074

REV	DATE	DESCRIPTION	DRAWN
G	27.08.21	REDUCED FLOOR PLAN	MM
H	14.02.22	REVISED ALFRESCO & POOL	MM
I	25.03.22	SUBMISSION PLANS	MM
J	06.04.22	BASIX COMMITMENTS	MM
K	05.09.22	DRIVEWAY RECONFIGURATION	MM

INSULATION NOTES:

- WALLS
 - R2.5 EXTERNAL WALL INSULATION
 - R15 INTERNAL WALL INSULATION TO PDR, BATH & WC
- WALL SARKING TO ALL EXTERNAL WALLS
- MID FLOOR
 - R2.5 BULK INSULATION ABOVE GARAGE TO ROOMS ABOVE
- CEILING
 - R4.0 CEILING INSULATION (EXCLUDING GARAGE PORCH & ALFRESCO)
- ROOF
 - R15 ANTICON BLANKET TO METAL ROOF WHERE APPLICABLE.

FLOOR AREAS	
GROUND FLOOR	187.54
UPPER FLOOR	176.38
GARAGE	55.95
ALFRESCO	50.52
OUTDOOR ROOM	11.59
PORCH	5.12
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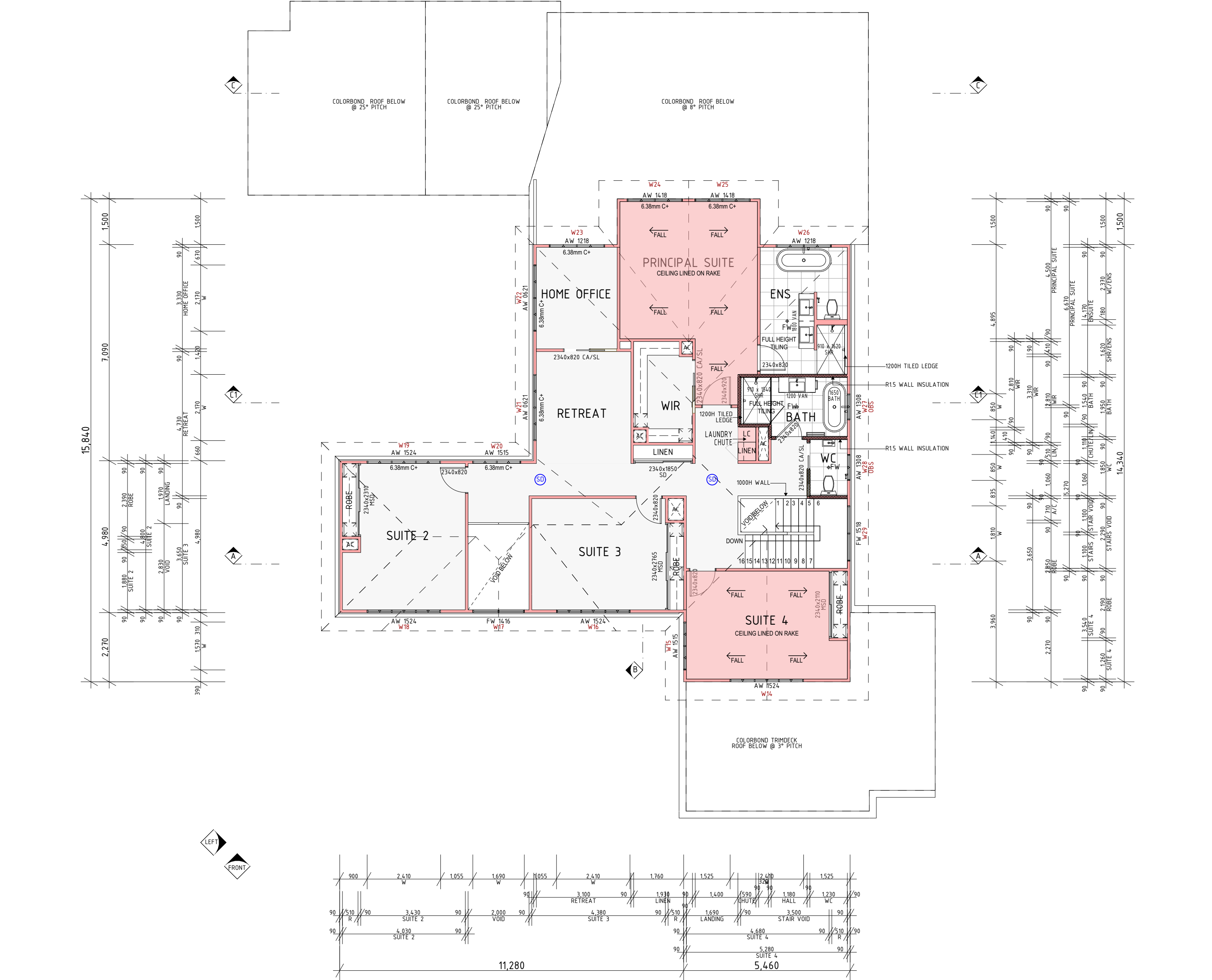
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INSULATION NOTES:

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- CEILING
- R4.0 CEILING INSULATION (EXCLUDING GARAGE PORCH & ALFRESCO)
- ROOF
- R15 ANTICON BLANKET TO METAL ROOF WHERE APPLICABLE.

FIRST FLOOR PLAN ON A2

1:100

	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
			INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
	ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
	SET	SUBMISSION PLANS	DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM



FRONT ELEVATION

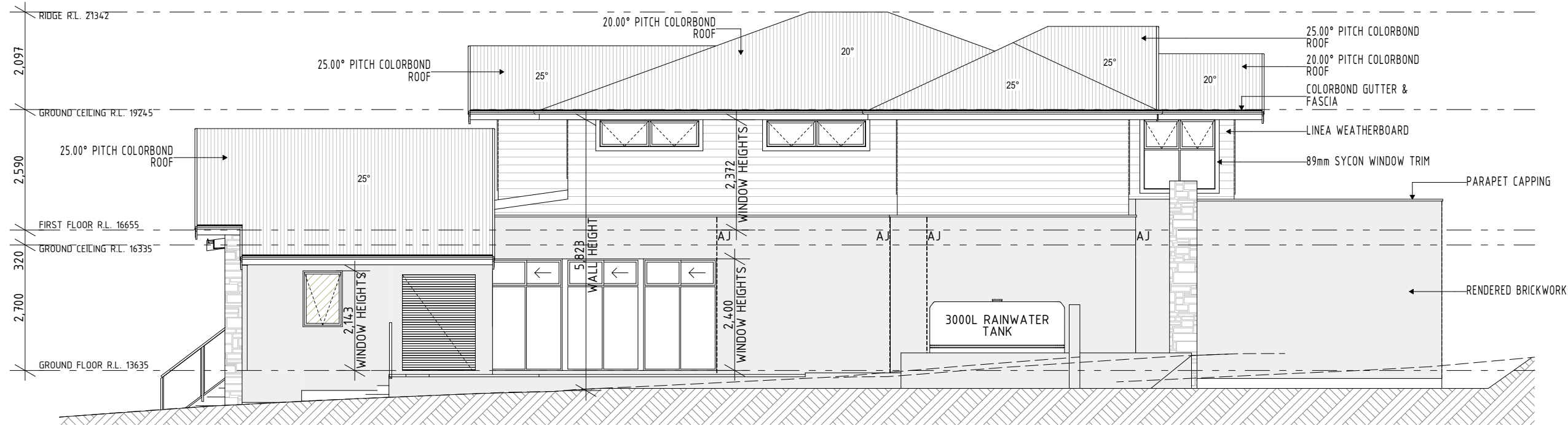
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LEFT ELEVATION

1:100

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JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
SET	SUBMISSION PLANS	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
		DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

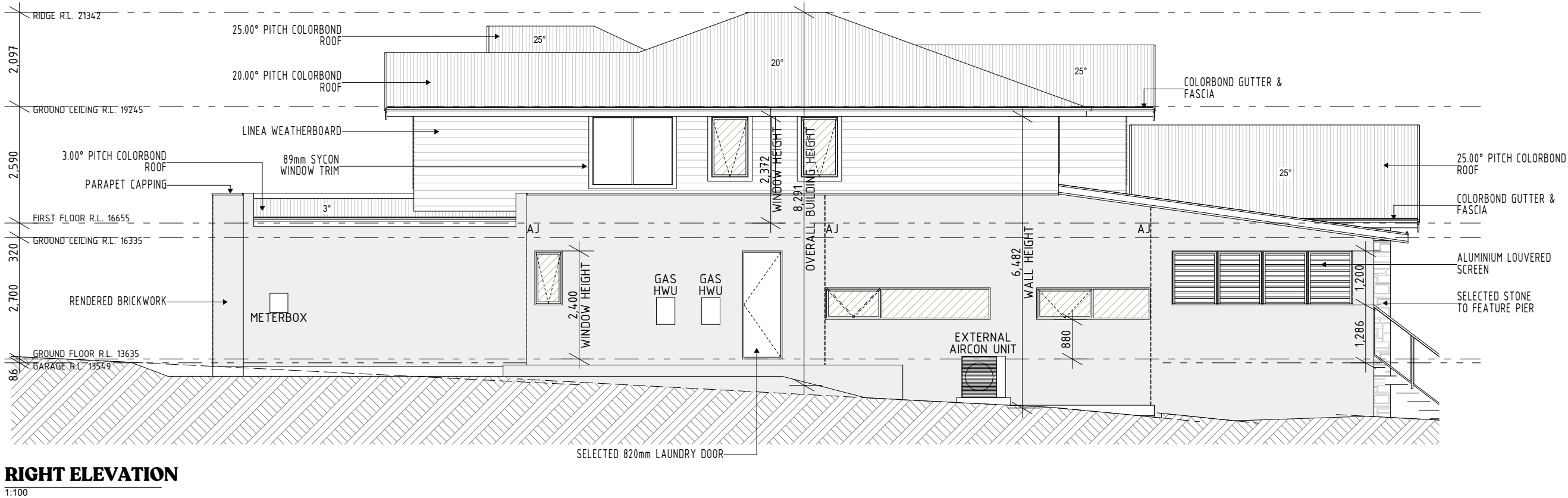
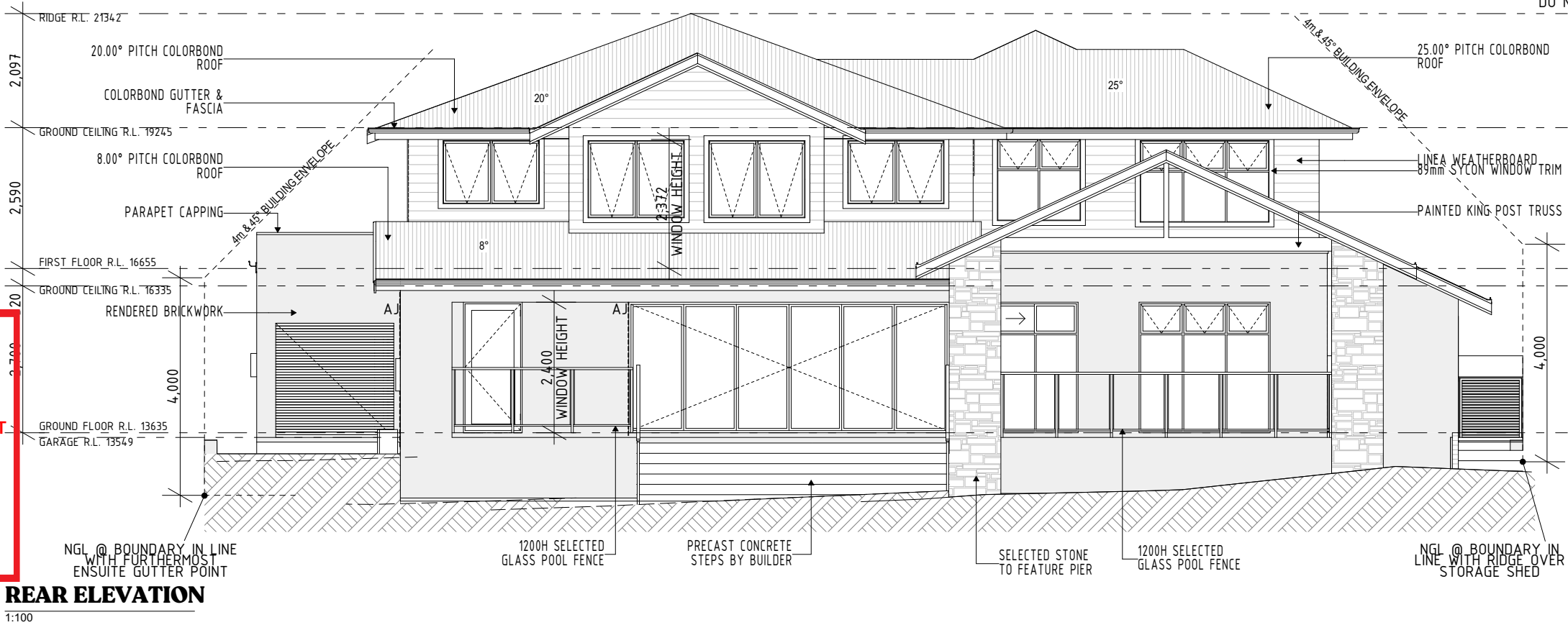


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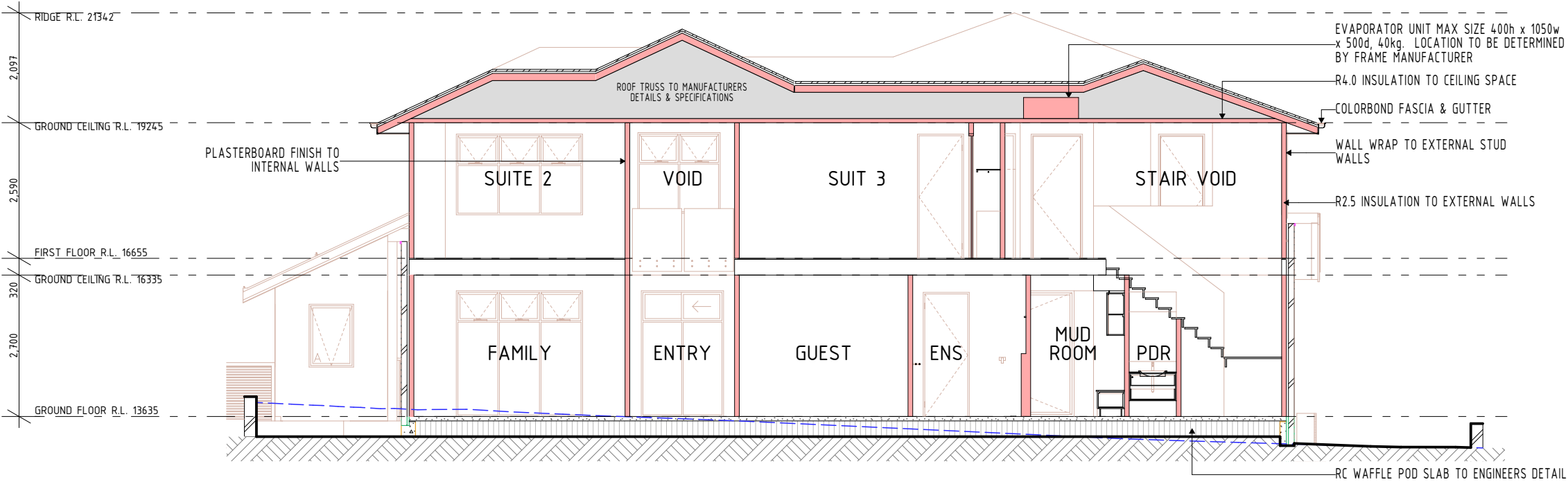
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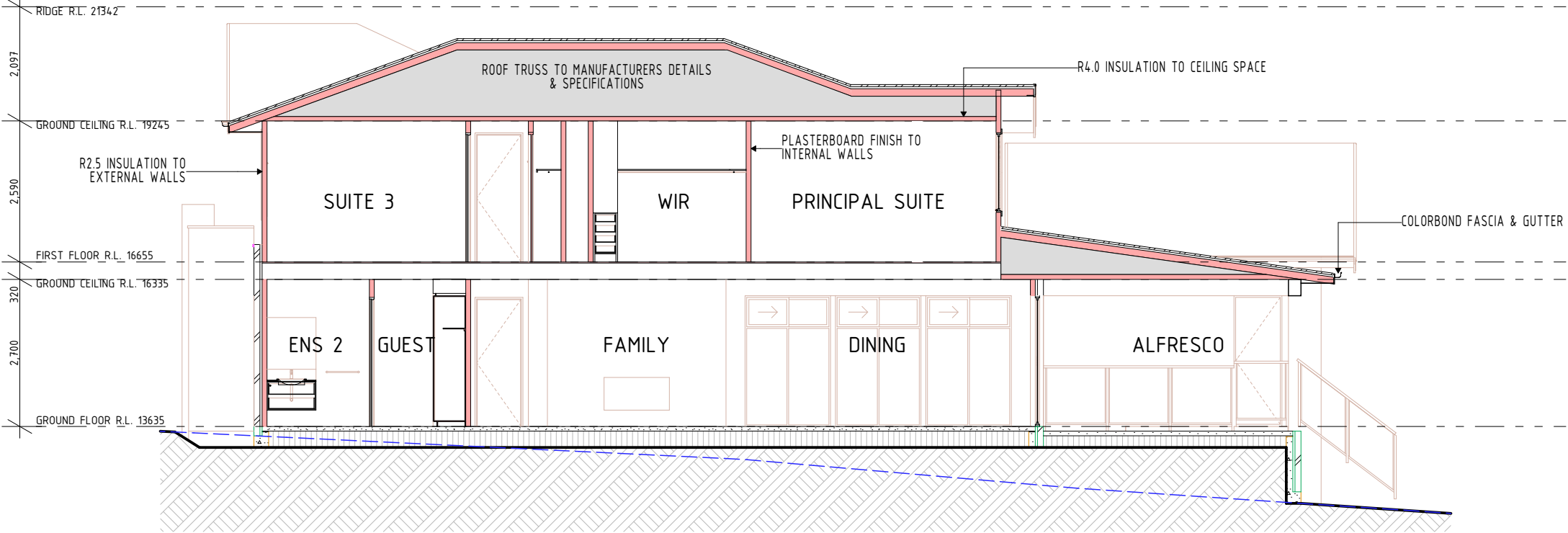


	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
	ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
	SET	SUBMISSION PLANS	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
			DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM



SECTION A-A

1:100



SECTION B-B

1:100



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INSULATION NOTES:

- WALLS
- R2.5 EXTERNAL WALL INSULATION
 - R1.5 INTERNAL WALL INSULATION TO PDR, BATH & WC
 - WALL SARKING TO ALL EXTERNAL WALLS
- MID FLOOR
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- R4.0 CEILING INSULATION (EXCLUDING GARAGE PORCH & ALFRESCO)
- ROOF
- R1.5 ANTICON BLANKET TO METAL ROOF WHERE APPLICABLE.

birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
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		COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
		DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

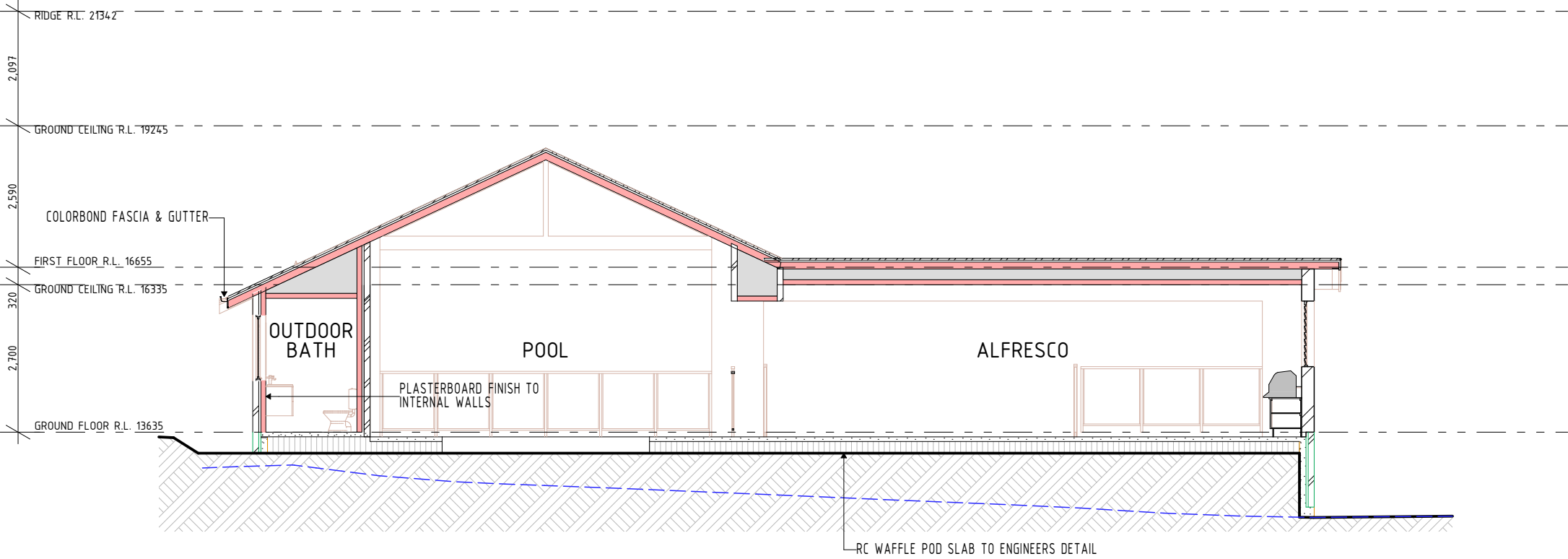


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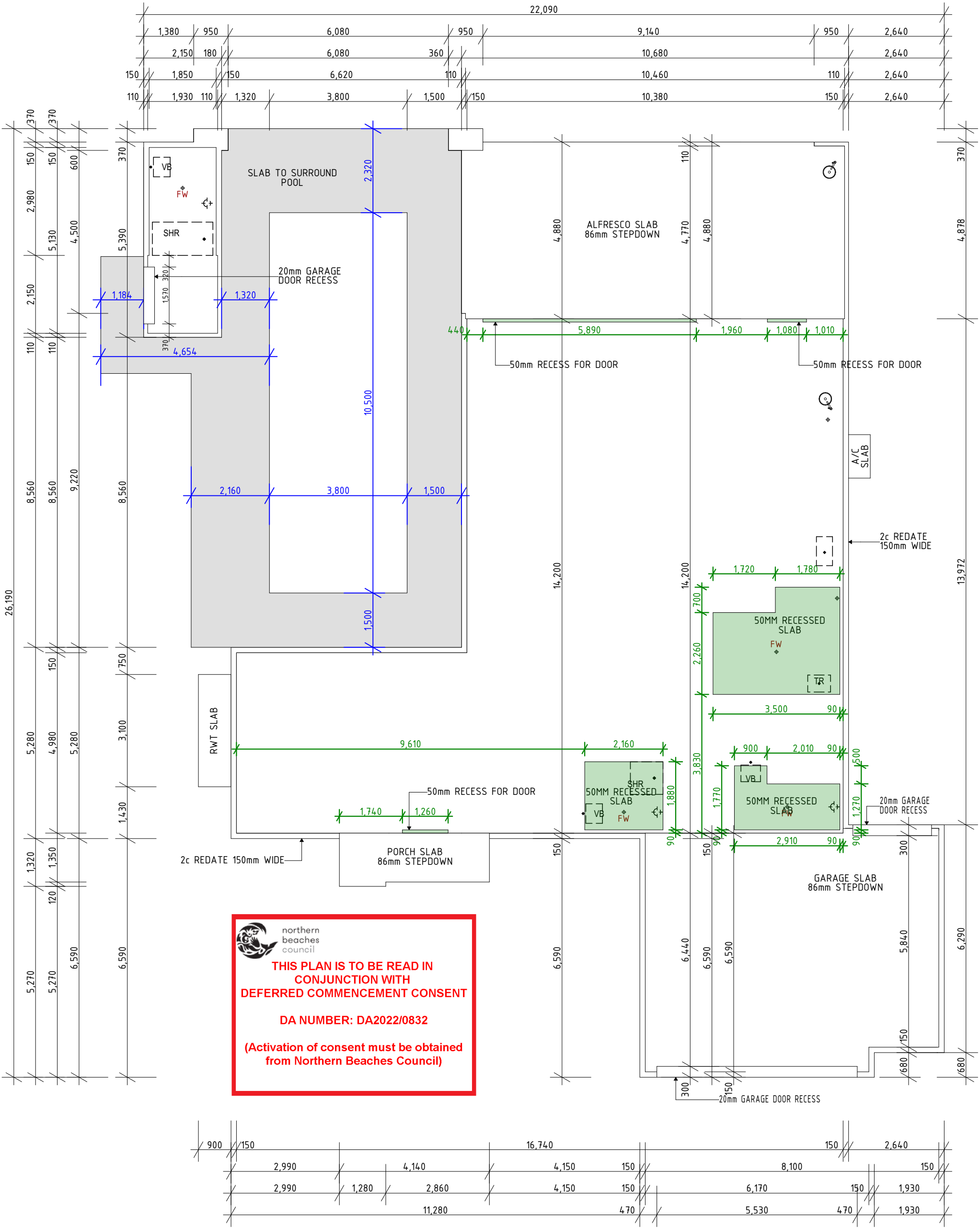
SECTION C-C
1:100

INSULATION NOTES:


- WALLS
- R2.5 EXTERNAL WALL INSULATION
 - R1.5 INTERNAL WALL INSULATION TO PDR, BATH & WC
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birdy

<div>JOB NO</div> <div>CLIENT</div> <div>ADDRESS</div> <div>SET</div>	20144	ARCUS RESIDENCE	94 TORONTO AVE CROMER	SUBMISSION PLANS	MODEL	CUSTOM	FACADE	CUSTOM	INCLUSIONS	LUXE	LODGEMENT	DA/CC	COUNCIL	NORTHERN BEACHES COUNCIL	DP No	404074	REV	DATE	DESCRIPTION	DRAWN
																	G	27.08.21	REDUCED FLOOR PLAN	MM
																	H	14.02.22	REVISED ALFRESCO & POOL	MM
																	I	25.03.22	SUBMISSION PLANS	MM
																	J	06.04.22	BASIX COMMITMENTS	MM
																	K	05.09.22	DRIVEWAY RECONFIGURATION	MM



SLAB PLAN
1:100

	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
	ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
			LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
	SET	SUBMISSION PLANS	COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
			DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

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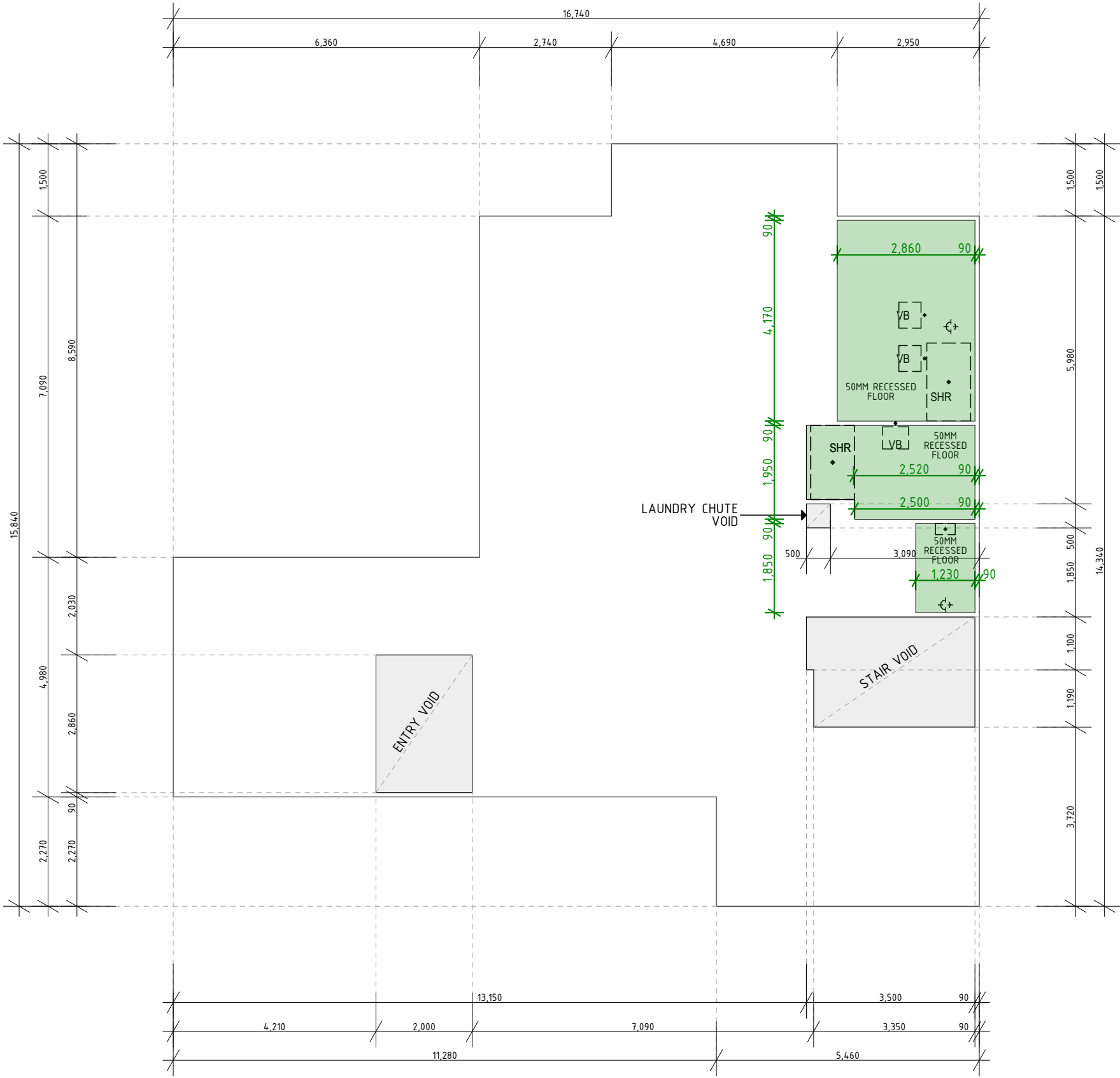
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DO NOT SCALE - USE FIGURED DIMENSIONS ONLY

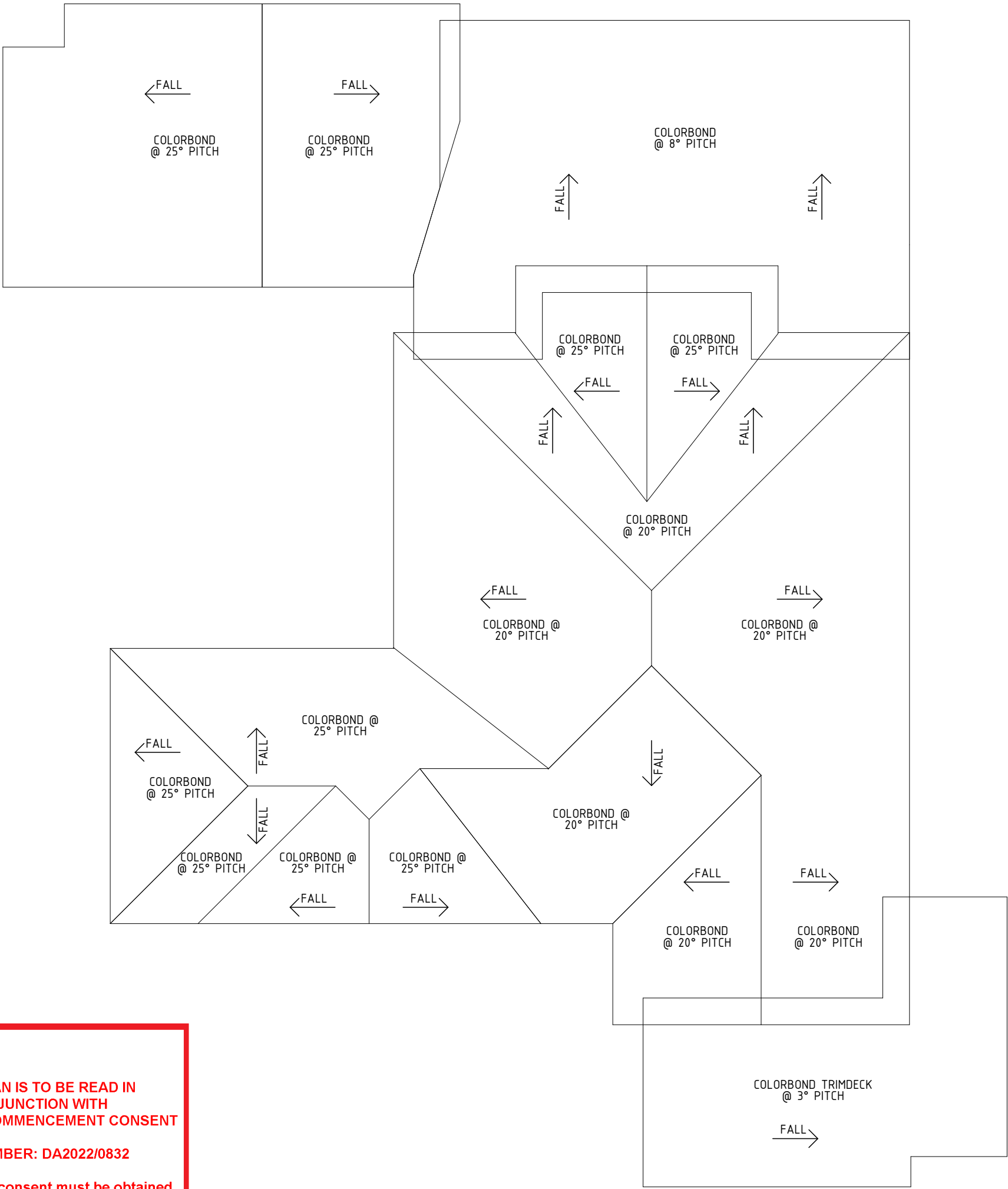


MID FLOOR PLAN

1:100

	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
			INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
	ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
	SET	SUBMISSION PLANS	DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

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ROOF PLAN

1:100

	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	G	27.08.21	REDUCED FLOOR PLAN	MM
			INCLUSIONS	LUXE	H	14.02.22	REVISED ALFRESCO & POOL	MM
	ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	I	25.03.22	SUBMISSION PLANS	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	J	06.04.22	BASIX COMMITMENTS	MM
	SET	SUBMISSION PLANS	DP No	404074	K	05.09.22	DRIVEWAY RECONFIGURATION	MM

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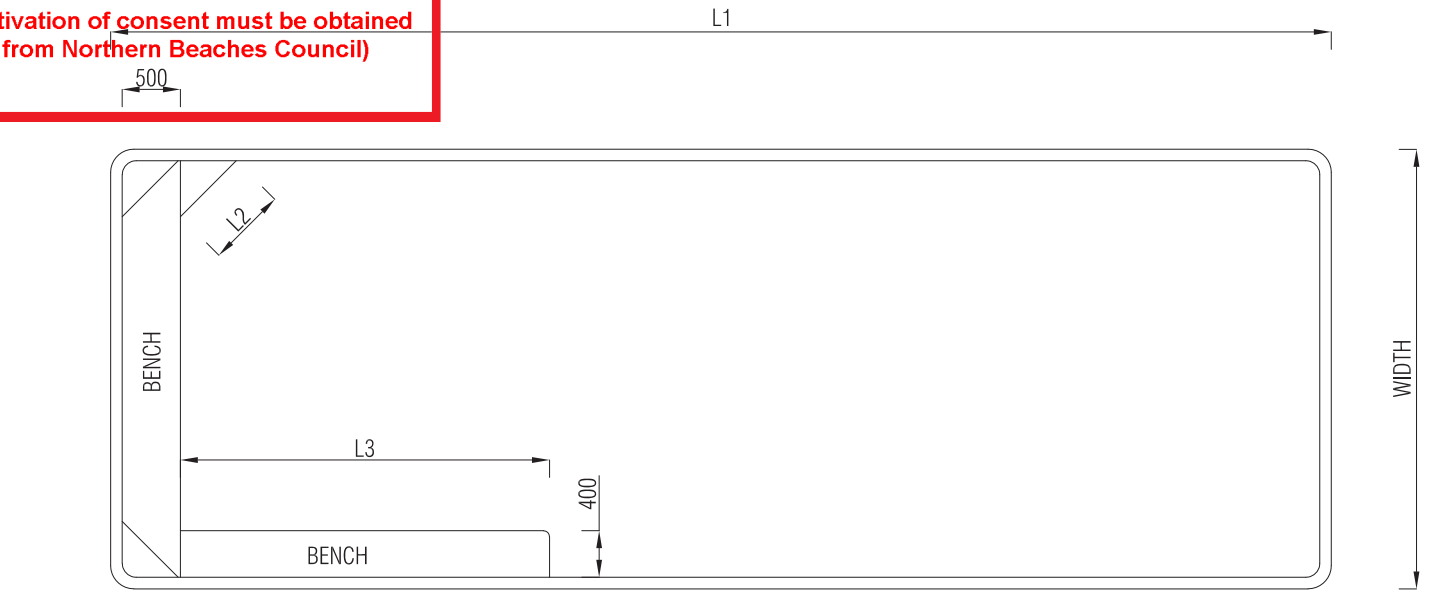
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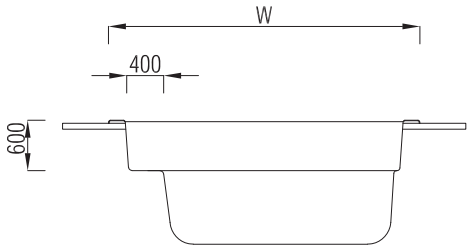
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PLAN
N.T.S



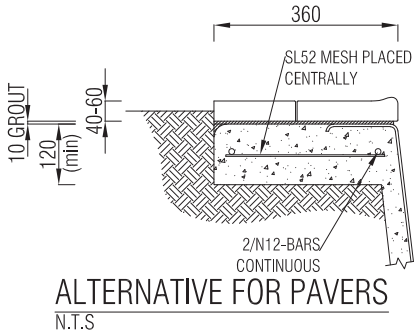
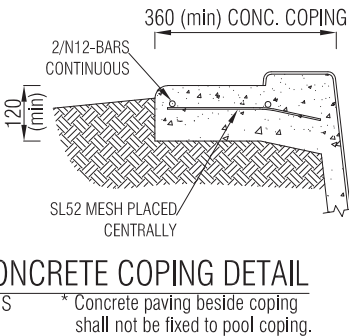
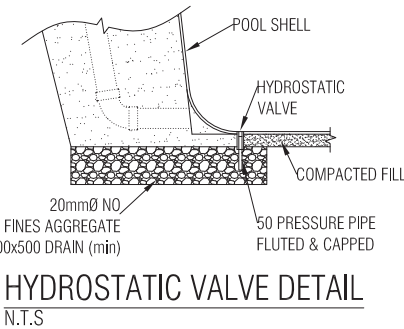
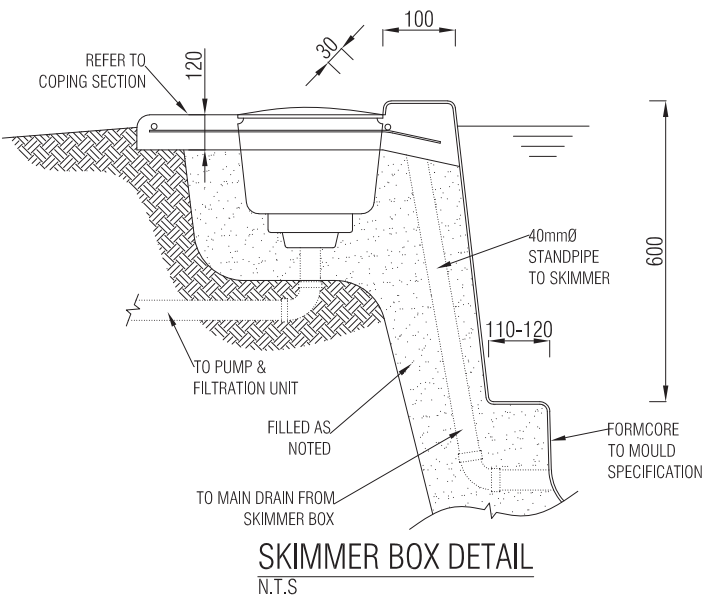
ELEVATION
N.T.S



SECTION
N.T.S



BILLABONG RANGE						
POOL	LENGTH (L1)	WIDTH	LENGTH (L2)	BENCH (L3)	MIN DEPTH (D1)	MAX DEPTH (D2)
BILLABONG (slimline)	4200	1600	700	-	1600	1600
BILLABONG 4.2	4200	2600	700	3500	1600	1600
BILLABONG 6.2	6200	2800	700	2900	1245	1720
BILLABONG 7.2	7160	2800	700	2900	1245	1815
BILLABONG 7.5	7500	3800	680	3000	1110	1710
BILLABONG 8.5	8500	3800	680	3175	1110	1795
BILLABONG 9.5	9500	3800	680	3175	1110	1860
BILLABONG 10.5	10500	3800	680	3175	1110	1940

* All measurements are mm.



GENERAL NOTES

- PROVIDE A 100mm (min) THICK BEDDING LAYER OF NON-COHESIVE PERMEABLE MATERIAL (max) SIZE 12mm.
- WORK TO COMPLY WITH AS1838 SAA PREMOULDED REINFORCED PLASTIC SWIMMING POOLS & AS1839-1994 SWIMMING POOLS - PREMOULDED FIBRE-REINFORCED PLASTICS - INSTALLATION & THE REQUIREMENTS OF ALL THE RELEVANT STATUTORY AUTHORITIES.
- THE GRANULAR BASE SHALL BE SCREEDED & COMPACTED TO PROVIDE UNIFORM SUPPORT FOR THE SHELL. PLACE GRAVEL, PLUG, LEVEL THE POOL, HANDLING WITH A CENTRE SPREADER.
- BEDDING TO BE RAMMED BETWEEN SHELL & EXCAVATION IN LAYERS WHEN POOL HAS BEEN FILLED, COMPLETE THE SURROUND.
- THE FIBREGLOSS SHELL SHALL HAVE A MINIMUM THICKNESS OF 4.2mm WITH 3 LAYERS OF 0.025 LBS/FT² ROVINGS.
- THE FLOOR SHALL HAVE 3 LAYERS OF CHOP STRAND FIBREGLOSS.
- THE RIBS SHALL HAVE 1 LAYER OF 600gr/m².
- ROVINGS OVER RIBS FORMS & LAMINATED TO POOL WALLS.
- RESIN TO GLASS RATIO 2.25:1 BY WEIGHT.
- GRIP RAILS & COPING TO BE 10mm (min) THICKNESS.
- CONCRETE STRENGTH TO BE N20/20/100.
- FILTER TO BE CONNECTED TO SKIMMER BOX & WATER RETURN PORTS WITH 40mmØ PVC PRESSURE PIPE & FITTINGS, FIT UP TO HYDROSTATIC VALVE, RETURN PIPES SHALL BE 50mmØ.
- NO RESPONSIBILITY WILL BE TAKEN BY THE CONSULTING ENGINEER FOR DIMENSIONS OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE AND NEIGHBOURING STRUCTURES IN A SAFE AND STABLE CONDITION DURING CONSTRUCTION. NO PART SHALL BE OVERSTRESSED.
- THIS POOL IS NOT INTENDED FOR USE ON ABOVE GROUND INSTALLATIONS OR DESIGNED TO BE EMPTIED WITHOUT THE APPROVAL OF BARRIER REEF POOLS P/L.
- ALL POOLS TO HAVE 1/N12 INSIDE & OUTSIDE OF COPING ON THE LONGEST SIDE & 1/N12 EACH END.
- ALL LAPPING OF BARS TO BE 600mm (min) & TIED.
- POOLS OVER 8400mm LONG ARE TO HAVE 2/N12 BARS ON OUTSIDE OF COPING 50mm APART.
- THIS POOL IS SUITABLE FOR SOIL CLASSIFICATIONS OF 'A', 'S', 'M' & 'H1' SITES.
- FOR SOIL CLASSIFICATIONS OF 'H2' & 'E' SITES REFER TO CERTIFICATION LETTER FOR REQUIRED ADJUSTMENTS.
- ALL SOIL CLASSIFICATIONS OF 'P' SITES SHALL BE REFERED TO AN ENGINEER.

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							APPROVED		21APR2021		BARRIER REEF GROUP		GENERIC STRUCTURAL DETAILS	
							RPEQ		6715		9 Doug Sullivan Ct, Beaudesert, QLD, 4285.		TITLE	
							REVIEWED				13-6293-S07		BILLABONG RANGE	
							DESIGNED	RAB	MAR 2021		DRAWING NUMBER		REV	
							DRAWN	GAB	MAR 2021		13-6293-S07		AA	
AA	PRELIMINARY FOR CLIENTS APPROVAL	GAB	MAR2021			ORIGINAL DRAWING SIZE at A3								
-	PRELIMINARY FOR CLIENTS APPROVAL	GAB	OCT2013											
REV	DESCRIPTION	BY	DATE	DRAWING NAME	TITLE									