

ARCUS RESIDENCE


94 TORONTO AVE

CROMER

PLAN LIST

- 01 COVER PAGE
- 02 SITE PLAN ON A2
- 03 SITE MANAGEMENT/SEDIMENT/ANALYSIS
- 04 LANDSCAPE PLAN
- 05 LANDSCAPE AREA PLAN
- 06 GROUND FLOOR PLAN ON A2
- 07 FIRST FLOOR PLAN ON A2
- 08 ELEVATIONS 1 & 2
- 09 ELEVATIONS 3 & 4
- 10 SECTIONS A & B
- 11 SECTIONS C
- 12 SLAB PLAN
- 13 MID FLOOR PLAN
- 14 ROOF PLAN
- 15 BASIX
- 16 WINDOW & DOOR SCHEDULE
- 17 KITCHEN & POWDER PLANS
- 18 SCULLERY & UTILITY & PLANS
- 19 OURDOOR BATH & DINING PLANS
- 20 ENS & L'DRY CHUTE, & OUTDOOR KITCHEN PLANS
- 21 WET AREA PLANS
- 22 POOL ENGINEERING



	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
			INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
	ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
	SET	SUBMISSION PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM

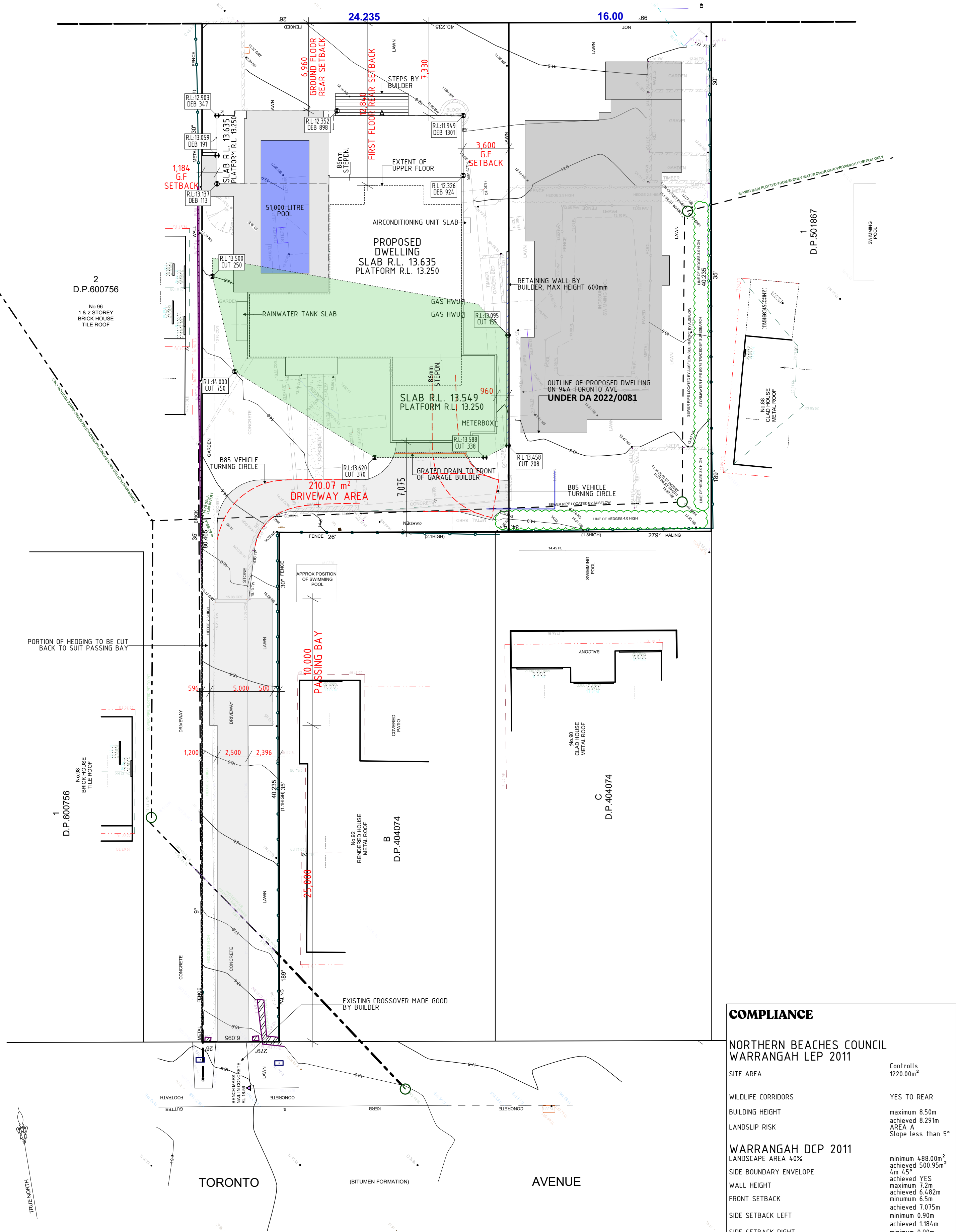
SITE PLAN ON A2

birdy

JOB NO	20144
CLIENT	ARCUS RESIDENCE
ADDRESS	94 TORONTO AVE CROMER
SET	SUBMISSION PLANS

MODEL	CUSTOM
FACADE	CUSTOM
INCLUSIONS	LUXE
LODGEMENT	DA/CC
COUNCIL	NORTHERN BEACHES COUNCIL
DP No	404074

REV	DATE	DESCRIPTION	DRAWN
F	06.08.21	FACADE CHANGE	MM
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



COMPLIANCE

NORTHERN BEACHES COUNCIL
WARRANGAH LEP 2011

SITE AREA	Controls 1220.00m ²
WILDLIFE CORRIDORS	YES TO REAR
BUILDING HEIGHT	maximum 8.50m achieved 8.291m
LANDSLIP RISK	AREA A Slope less than 5°

WARRANGAH DCP 2011

LANDSCAPE AREA 40%	minimum 488.00m ² achieved 500.95m ²
SIDE BOUNDARY ENVELOPE	4m 45°
WALL HEIGHT	achieved YES maximum 7.2m achieved 6.482m
FRONT SETBACK	minimum 6.5m achieved 7.075m
SIDE SETBACK LEFT	minimum 0.90m achieved 1.184m
SIDE SETBACK RIGHT	minimum 0.90m achieved 0.96m
REAR SETBACK	minimum 6.0m achieved 6.96m

LANDSCAPE PLAN

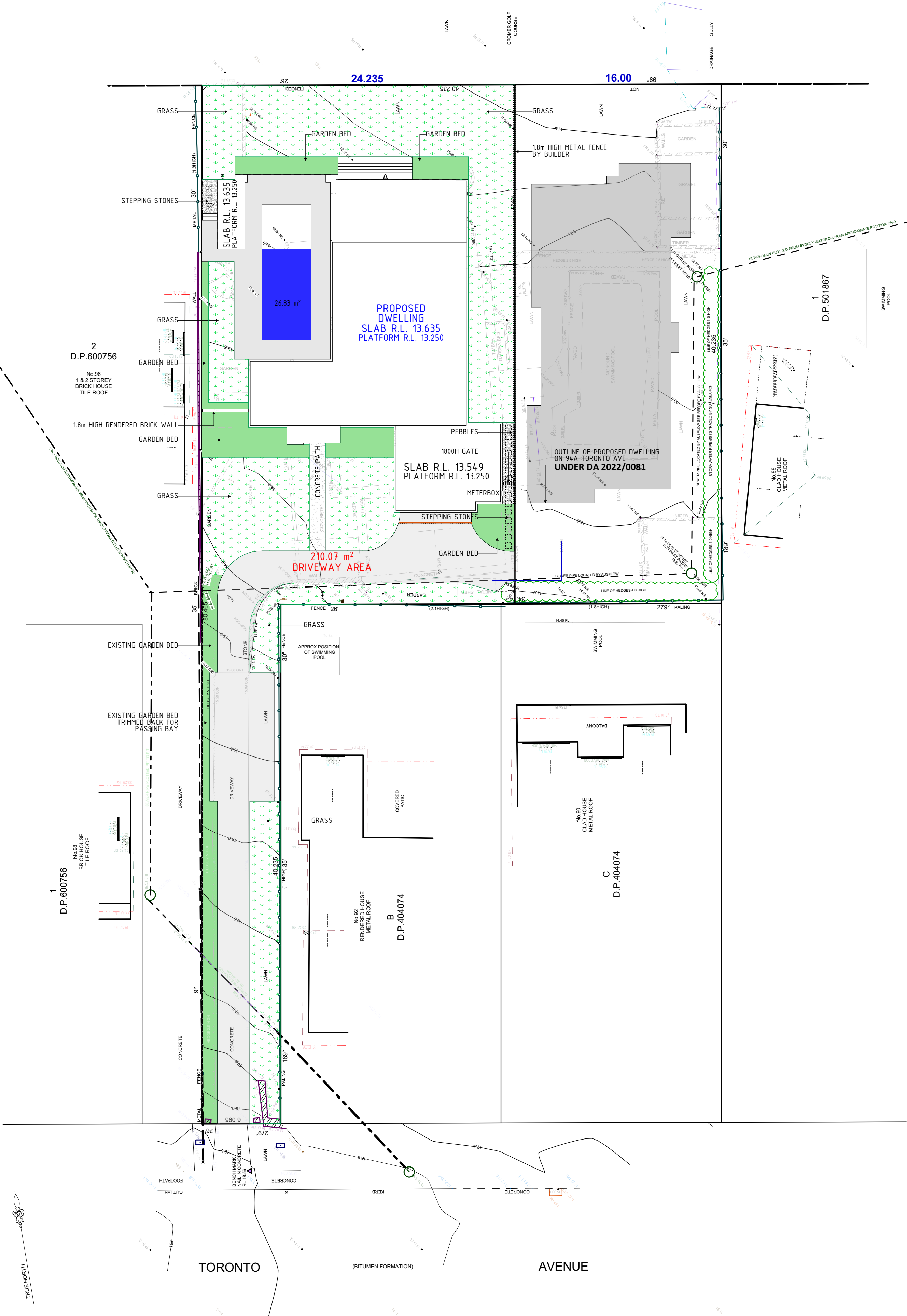
1:200

birdy

JOB NO	20144
CLIENT	ARCUS RESIDENCE
ADDRESS	94 TORONTO AVE CROMER
SET	SUBMISSION PLANS

MODEL	CUSTOM
FACADE	CUSTOM
INCLUSIONS	LUXE
LODGEMENT	DA/CC
COUNCIL	NORTHERN BEACHES COUNCIL
DP No	404074

REV	DATE	DESCRIPTION	DRAWN
F	06.08.21	FACADE CHANGE	MM
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



FRONT GARAGE	9.86
LHS FRONT GARDEN	86.50
LHS GARAGE	59.88
LHS POOL	29.23
MIDDLE FRONT GARDEN	48.21
OPPOSITE GARAGE	36.22
REAR	231.05
	<hr/> 500.95 m ²



JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
		INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
ADDRESS	94 TORONTO AVE CROMER	LODGE MENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
SET	SUBMISSION PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	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

ENGINEERING NOTES:

-REFER TO STRUCURAL ENGINEERS PLANS FOR ALL STRUCTRAL 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:

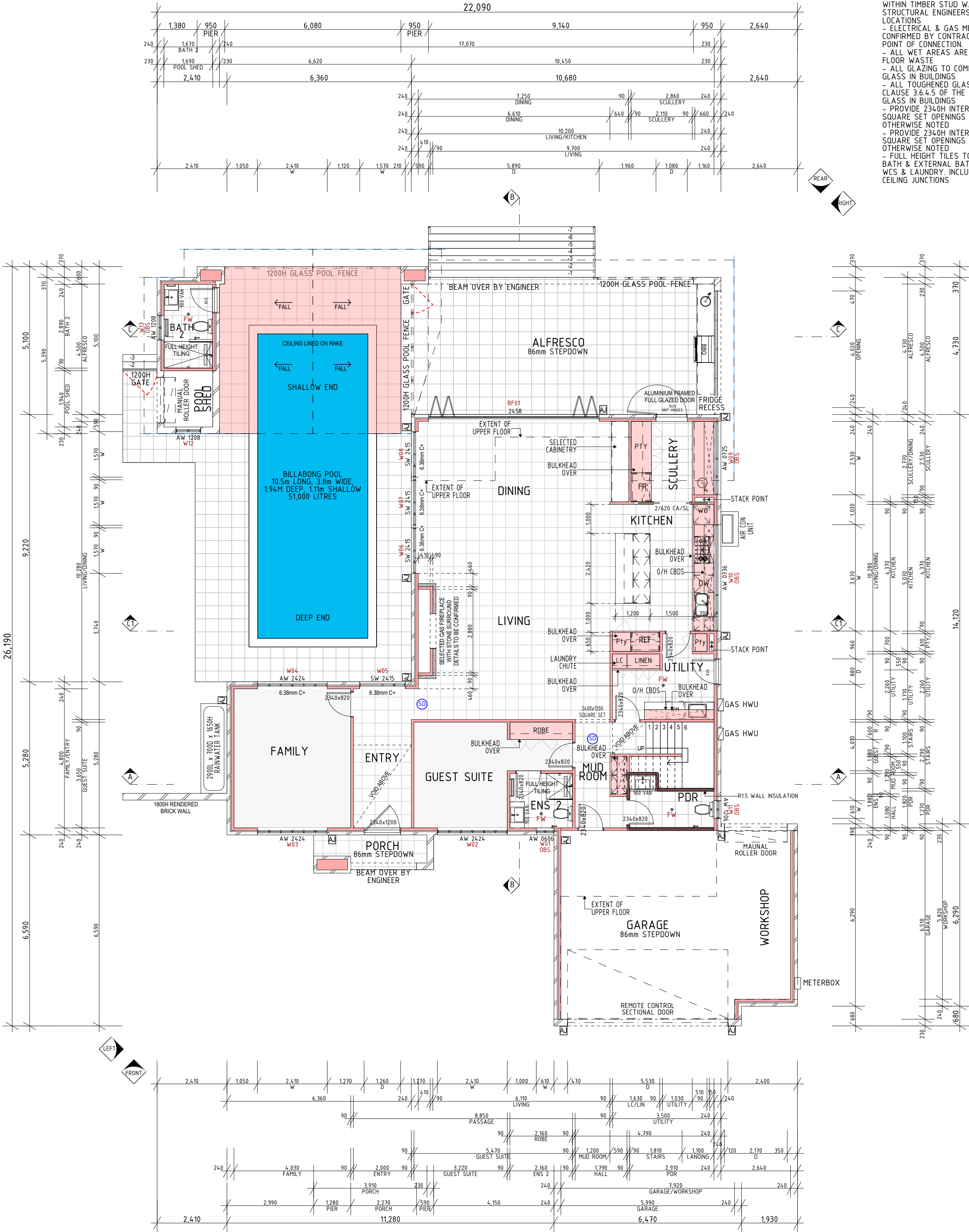
-STAIR LAYOUTS ARE INDICATIVE REFER TO STAIR QUOTE & TENDER FOR SPECIFICATIONS - SUBJECT TO SITE CHECK MEASURE & NCC REQUIREMENTS
-ALL STAIRS TO MEET SLIP RESISTANCE REQUIREMENTS OF THE NCC WHEN TESTED.

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

JOB NO	20144
CLIENT	ARCUS RESIDENCE
ADDRESS	94 TORONTO AVE CROMER
SET	SUBMISSION PLANS

MODEL	CUSTOM
FACADE	CUSTOM
INCLUSIONS	LUXE
LODGEMENT	DA/CC
COUNCIL	NORTHERN BEACHES COUNCIL
DP No	404074

REV	DATE	DESCRIPTION	DRAWN
F	06.08.21	FACADE CHANGE	MM
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

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

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:

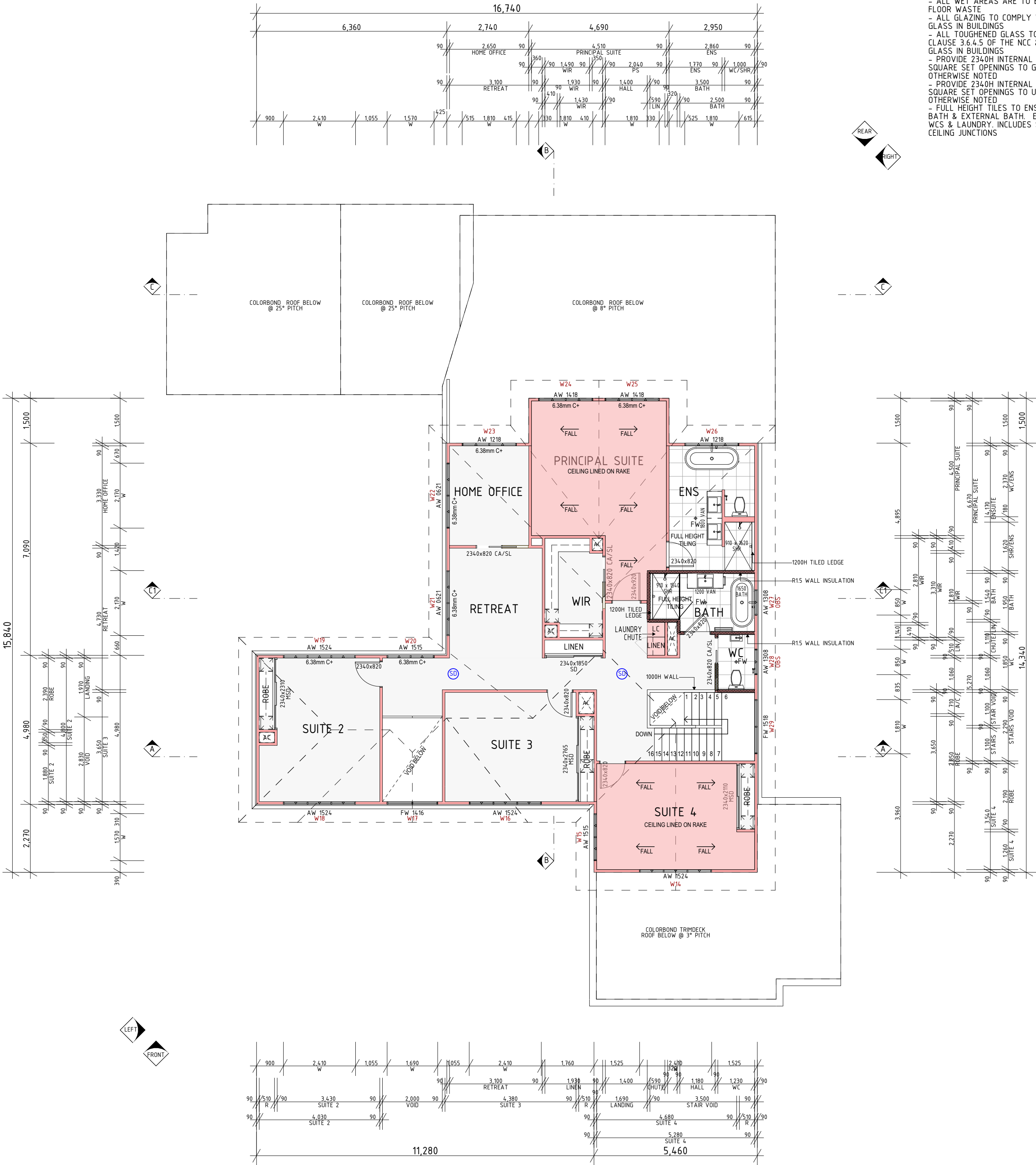
-STAIR LAYOUTS ARE INDICATIVE REFER TO STAIR QUOTE & TENDER FOR SPECIFICATIONS - SUBJECT TO SITE CHECK MEASURE & NCC REQUIREMENTS
 -ALL STAIRS TO MEET SLIP RESISTANCE REQUIREMENTS OF THE NCC WHEN TESTED.

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



FIRST 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
F	06.08.21	FACADE CHANGE	MM
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

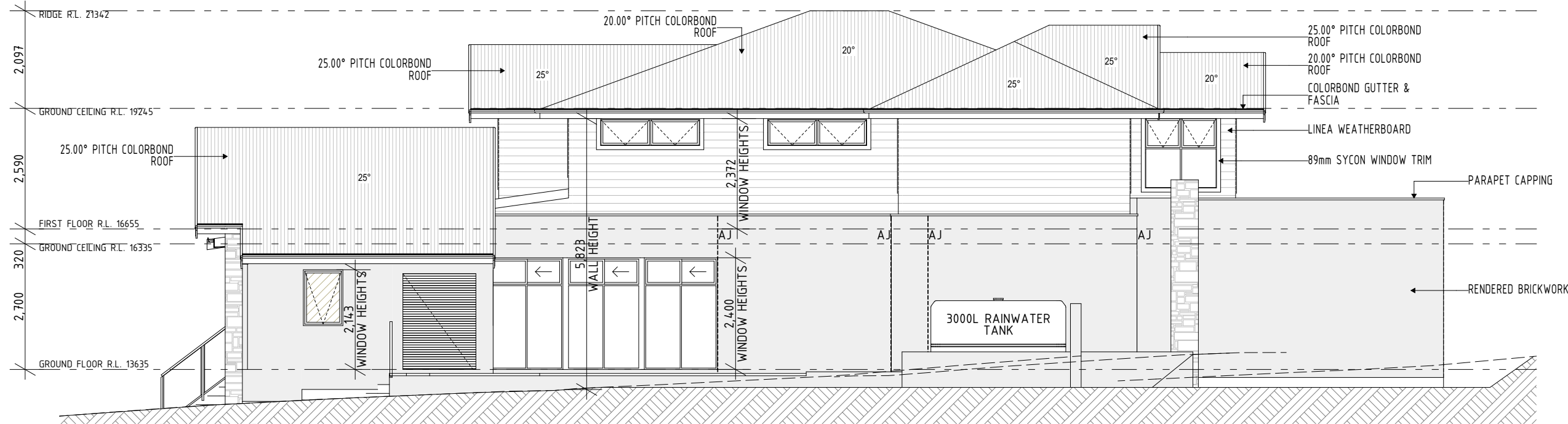
INSULATION NOTES:

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.



FRONT ELEVATION

1:100



LEFT ELEVATION

1:100

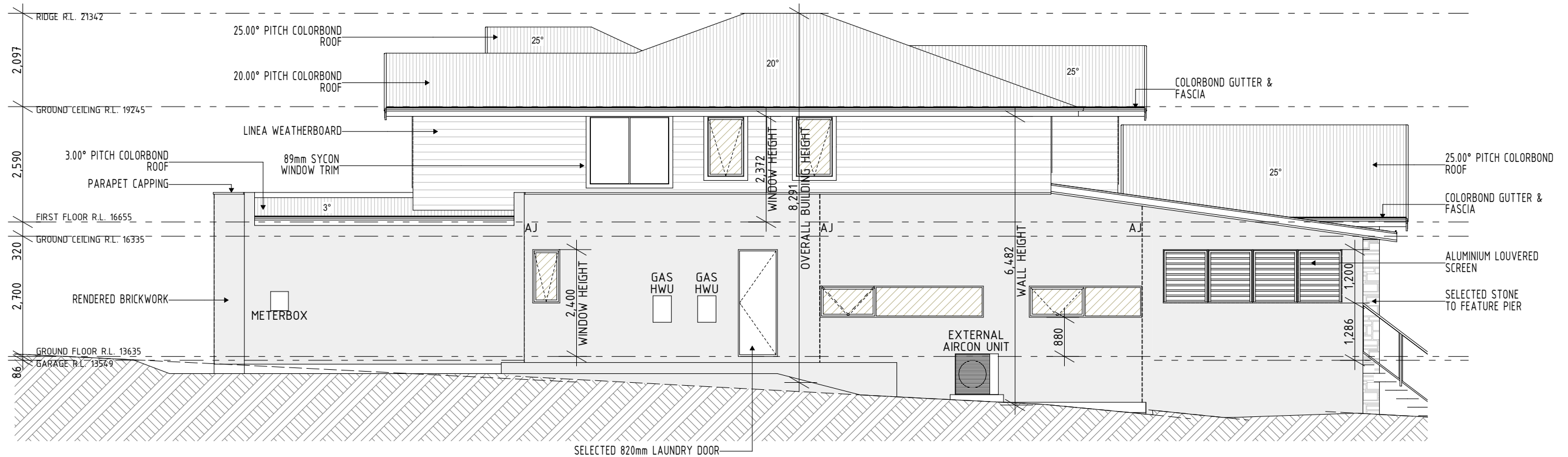
birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
		LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
SET	SUBMISSION PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



REAR ELEVATION

1:100

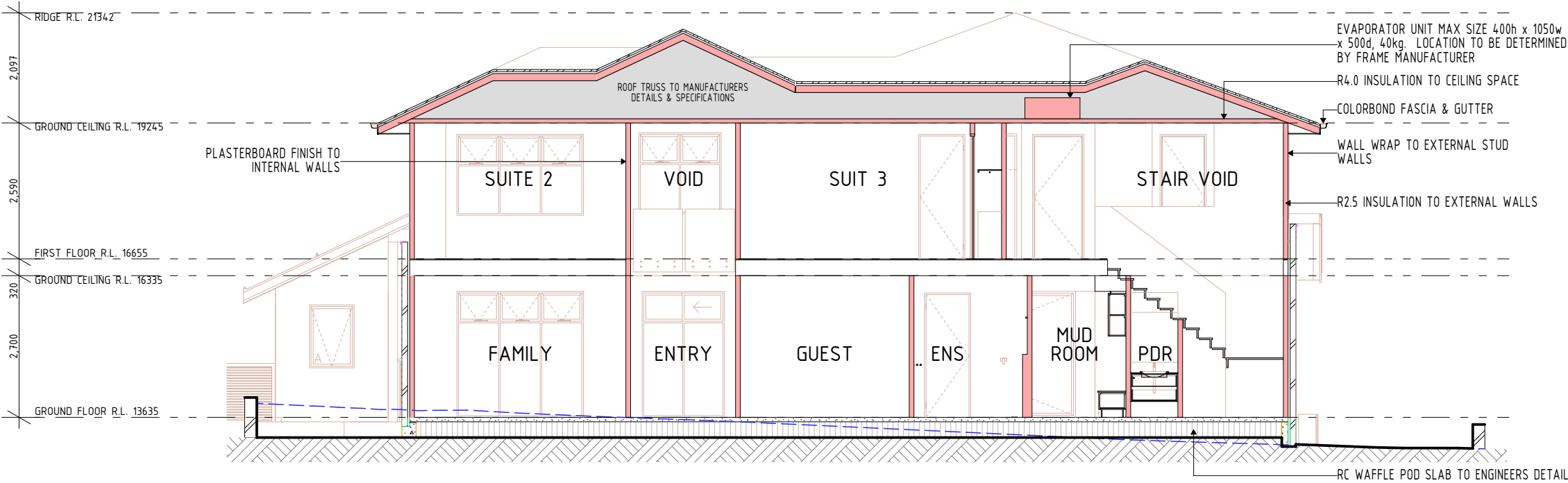


RIGHT ELEVATION

1:100

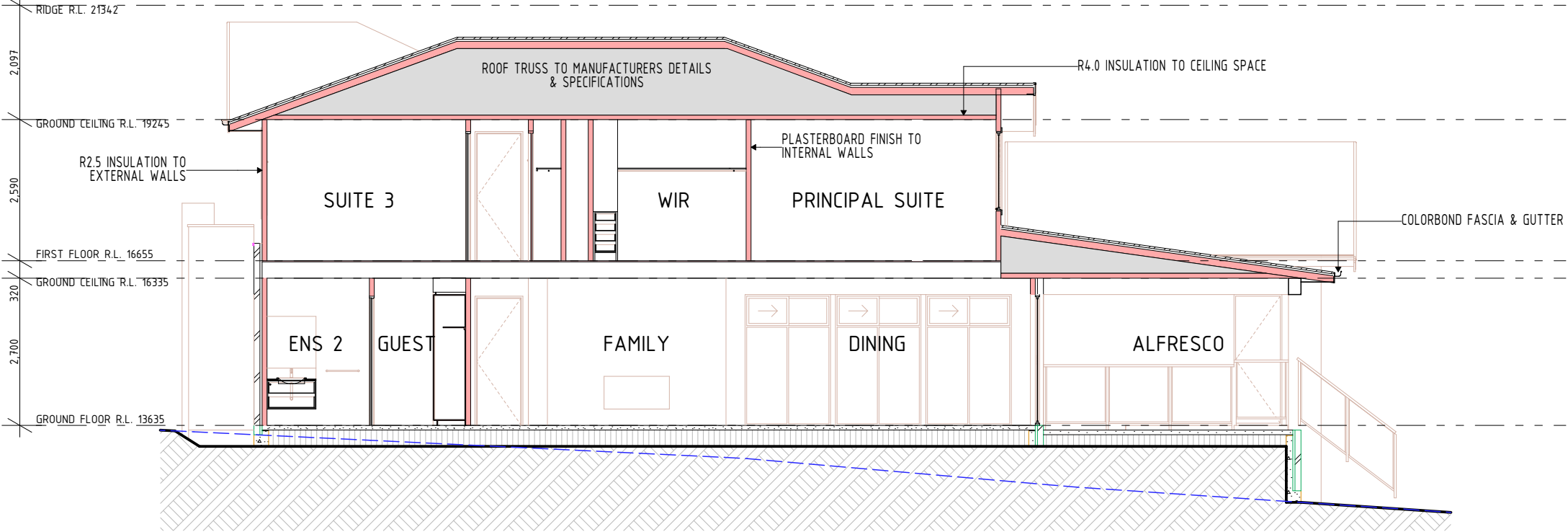
birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
SET	SUBMISSION PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
		DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



SECTION A-A

1:100



SECTION B-B

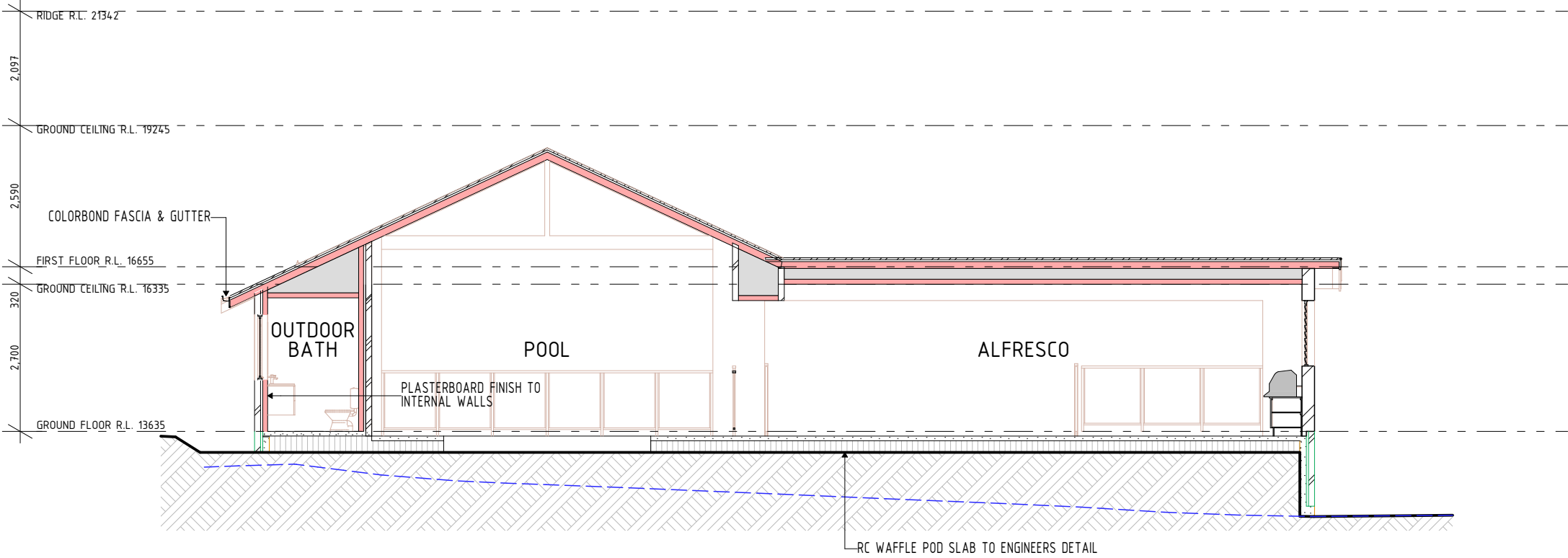
1:100

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
- R2.5 BULK INSULATION ABOVE GARAGE TO ROOMS ABOVE
- CEILING
- 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	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
SET	SUBMISSION PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
		DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



SECTION C-C
1:100

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
- R2.5 BULK INSULATION ABOVE GARAGE TO ROOMS ABOVE
CEILING
- R4.0 CEILING INSULATION (EXCLUDING GARAGE PORCH & ALFRESCO)
ROOF
- R1.5 ANTICON BLANKET TO METAL ROOF WHERE APPLICABLE.

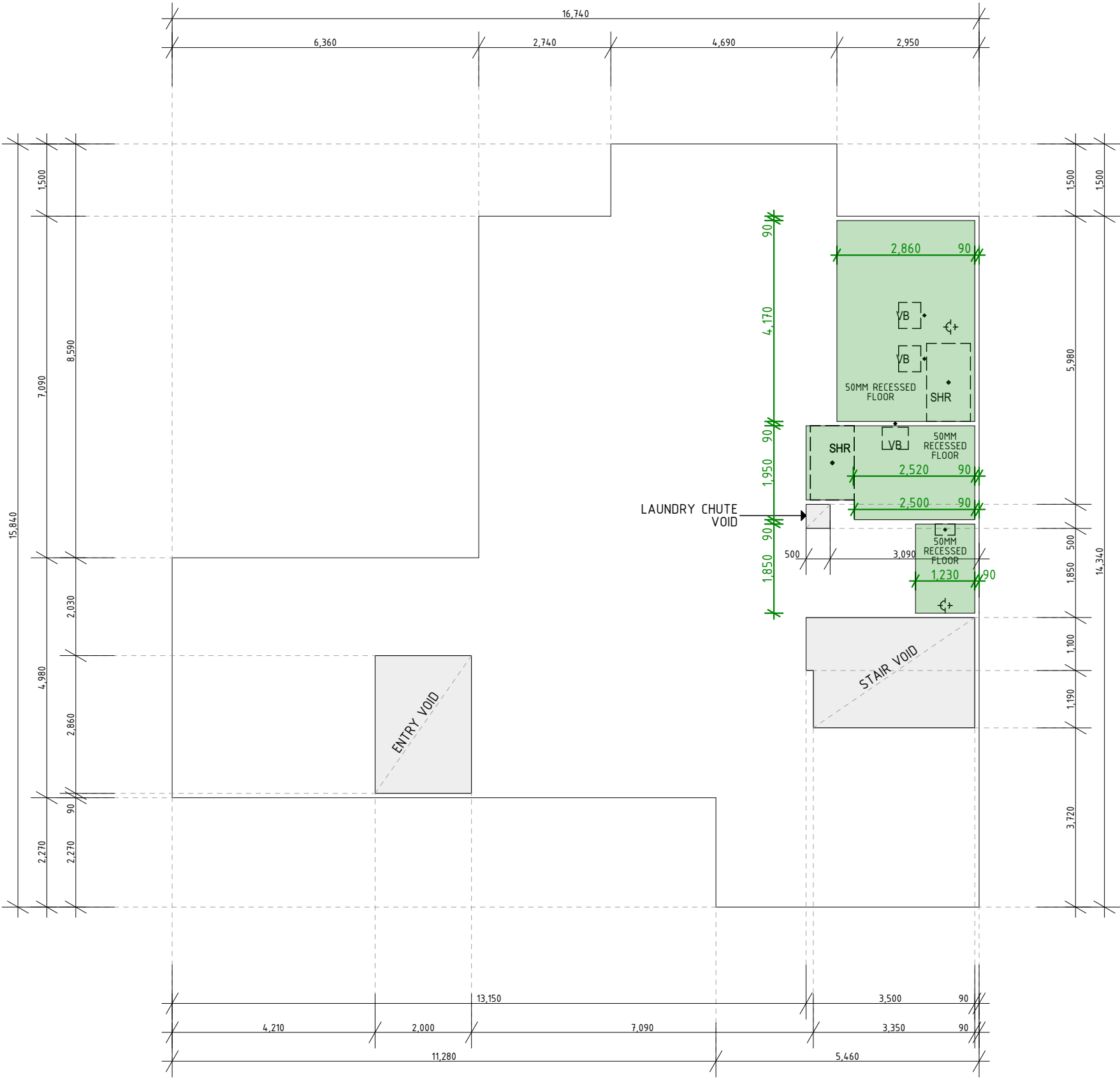
birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
SET	SUBMISSION PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
		DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM

1:100

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
		INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
SET	SUBMISSION PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM

COPYRIGHT: These plans and variations of same are the copyright of this firm. Amendments to these plans do not eliminate copyright and legal proceedings will be instigated should there be an infringement.

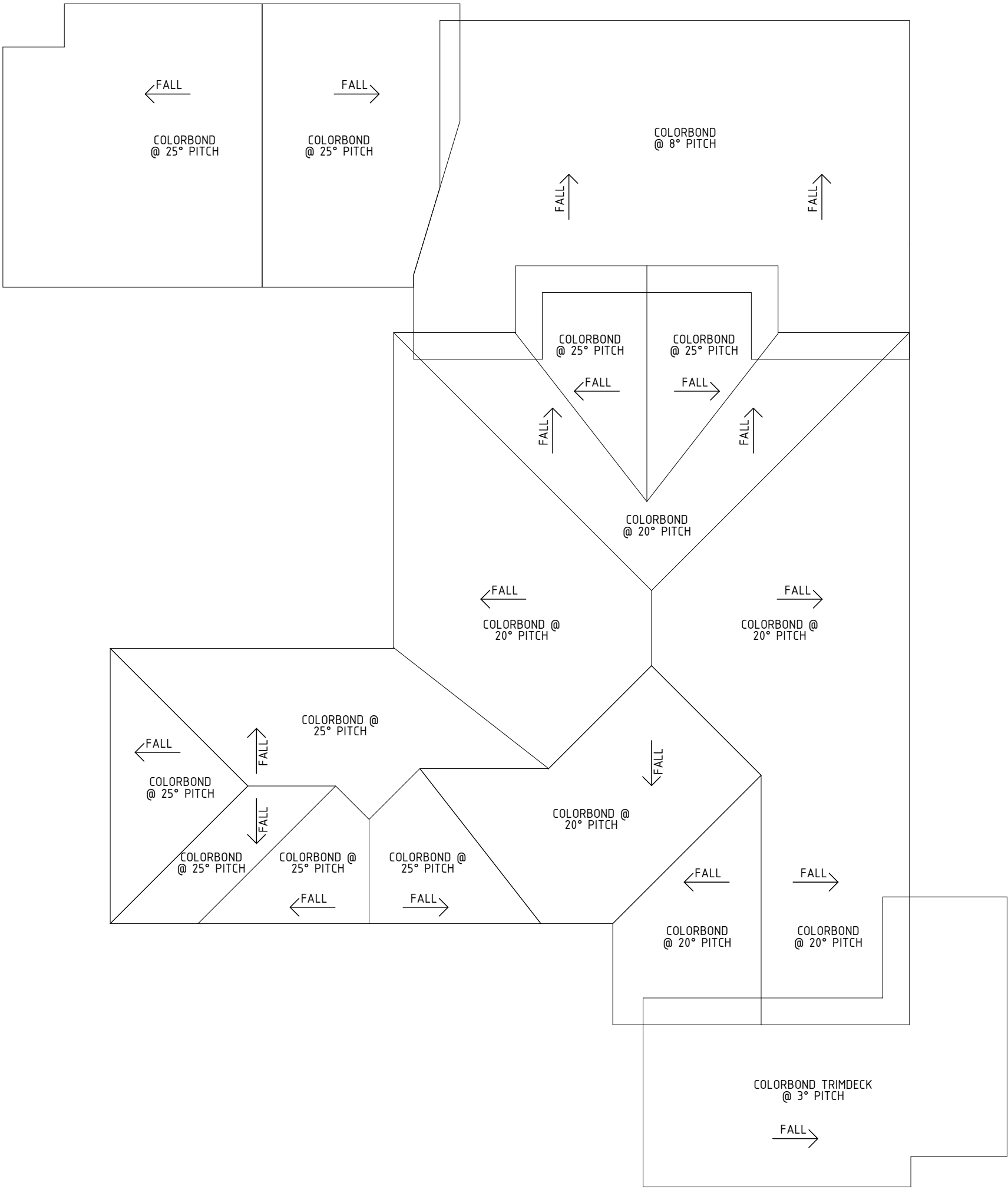


MID FLOOR PLAN

1:100




<div>JOB NO</div> <div>CLIENT</div> <div>ADDRESS</div> <div>SET</div>	20144	ARCUS RESIDENCE	94 TORONTO AVE CROMER	SUBMISSION PLANS	<div>MODEL</div> <div>FACADE</div> <div>INCLUSIONS</div> <div>LODGEMENT</div> <div>COUNCIL</div> <div>DP No</div>	CUSTOM	CUSTOM	LUXE	DA/CC	NORTHERN BEACHES COUNCIL	404074	<div>REV</div> <div>DATE</div> <div>DESCRIPTION</div> <div>DRAWN</div>	
													F
													G
													H
													I
													J
													06.08.21
													27.08.21
													14.02.22
													25.03.22
													06.04.22
													FACADE CHANGE
													REDUCED FLOOR PLAN
													REVISED ALFRESCO & POOL
													SUBMISSION PLANS
													BASIX COMMITMENTS
													MM
													MM
													MM
													MM



ROOF PLAN

1:100

	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
			INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
	ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
	SET	SUBMISSION PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM

DOOR SCHEDULE				
Door No.	Door Size		Plan Preview	Elev. View
	Height	Width		
D01	2,400	1,260		
D02	2,340	820		
D03	2,400	1,200		
D04	2,340	820		
D05	2,340	820		
D06	2,340	820		
D07	2,340	820		
D08	2,340	820		
D09	2,340	820		
D10	2,400	880		
D11	2,340	1,240		
D12	2,400	1,080		
D13	2,400	880		
D14	2,143	1,570		
D15	2,400	5,530		

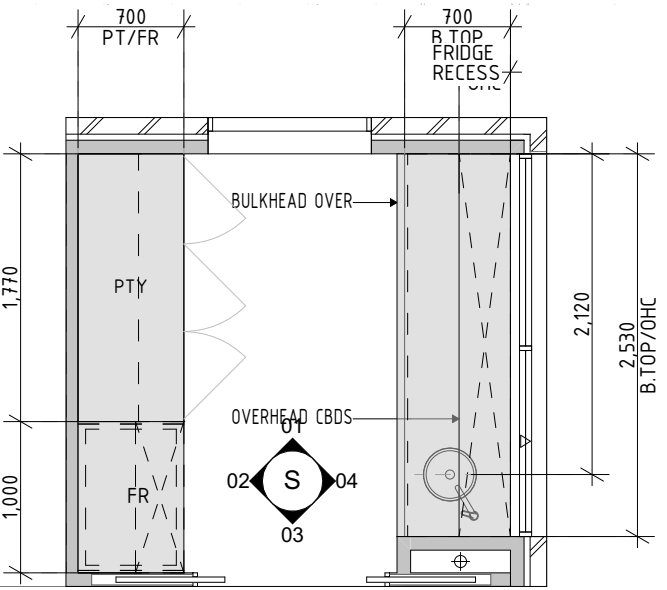
Door No.	Door Size		Plan Preview	Elev. View
	Height	Width		
D16	2,100	2,170		
D17	2,340	820		
D18	2,340	2,190		
D19	2,340	820		
D20	2,340	2,845		
D21	2,340	820		
D22	2,340	2,390		
D23	2,400	820		
D24	2,340	1,930		
D25	2,340	920		
D26	2,400	820		
D27	2,340	820		
D28	2,340	820		
D29	2,340	820		

WINDOW SCHEDULE				
Window No.	Window Size		Plan Preview	Elev. View
	Height	Width		
BF01	2,400	5,890		
W01	600	610		
W02	2,400	2,410		
W03	2,400	2,410		
W04	2,400	2,410		
W05	2,400	1,570		
W06	2,400	1,570		
W07	2,400	1,570		
W08	2,400	1,570		
W09	700	2,530		
W10	700	3,670		
W11	1,200	610		
W12	1,200	850		
W13	1,200	850		
W14	1,540	2,410		
W15	1,540	1,570		
W16	1,540	2,410		
W17	1,460	1,690		
W18	1,540	2,410		
W19	1,540	2,410		
W20	1,540	1,570		
W21	600	2,170		
W22	600	2,170		
W23	1,200	1,810		
W24	1,460	1,810		
W25	1,460	1,810		
W26	1,200	1,810		
W27	1,370	850		
W28	1,370	850		

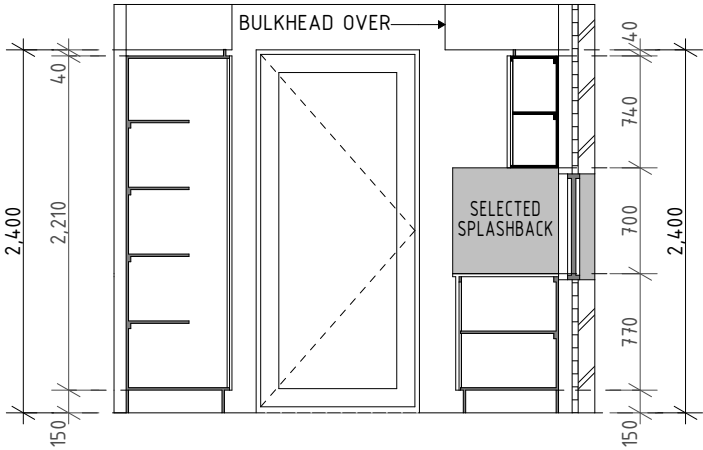
	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
	ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
	SET	SUBMISSION PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
			DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



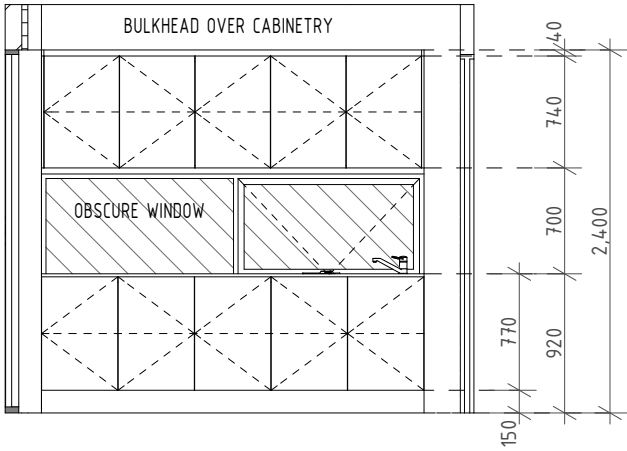
JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
		INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
ADDRESS	94 TORONTO AVE CROMER	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
SET	CONTRACT PLANS	DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



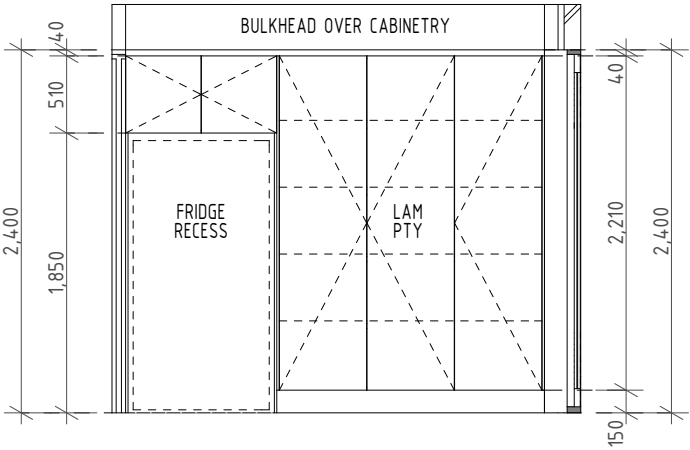
SCULLERY PLAN
1:50



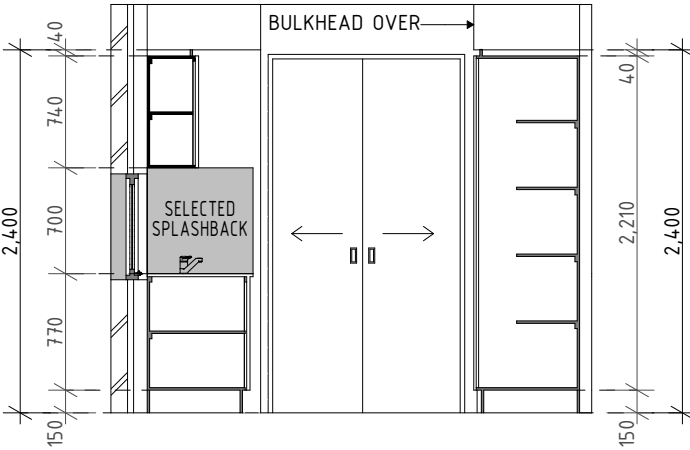
SCULLERY 01
1:50



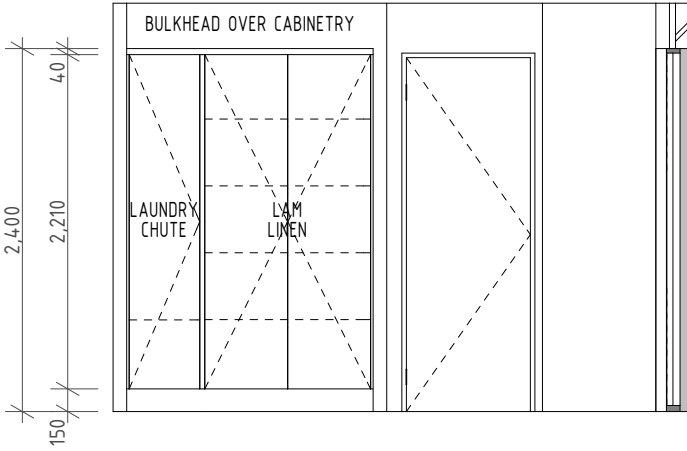
SCULLERY 04
1:50



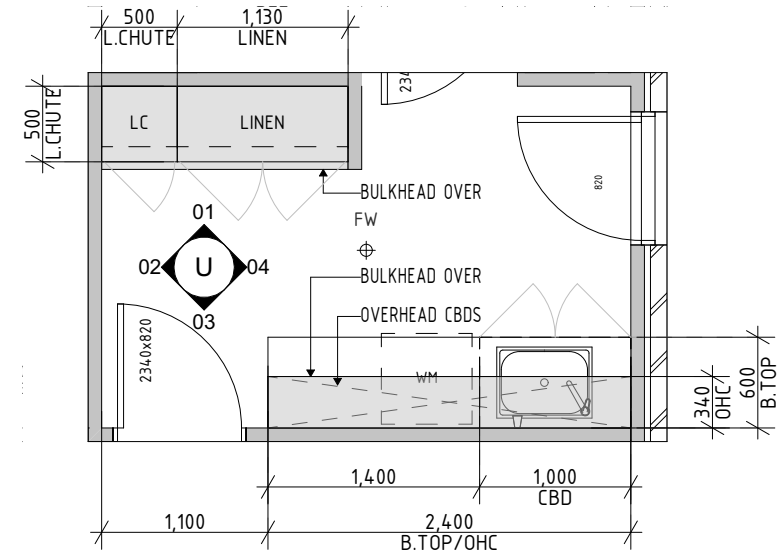
SCULLERY 02
1:50



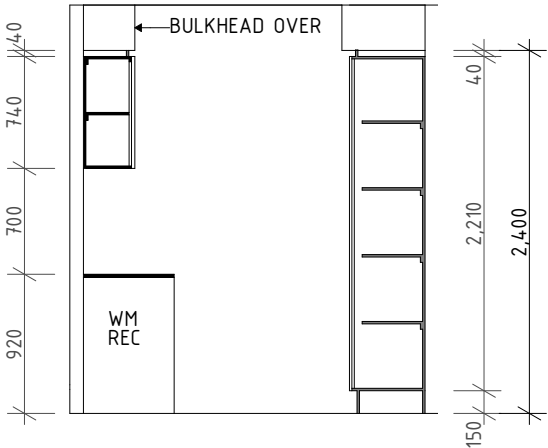
SCULLERY 03
1:50



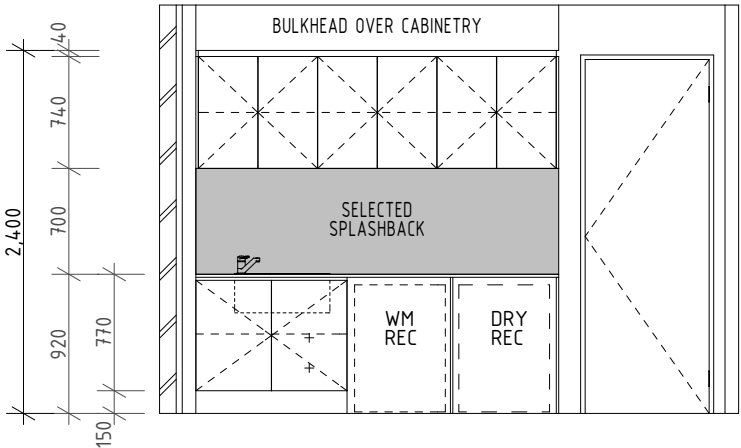
UTILITY 01
1:50



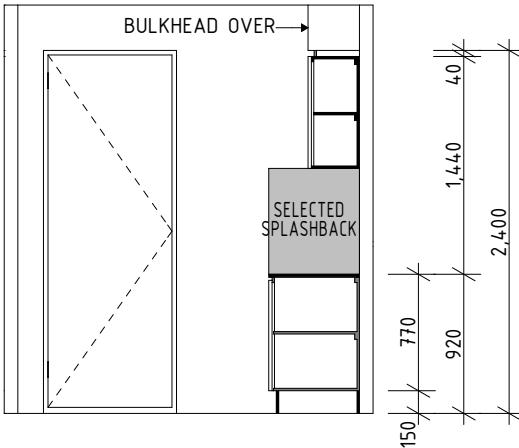
UTILITY PLAN
1:50




UTILITY 02
1:50

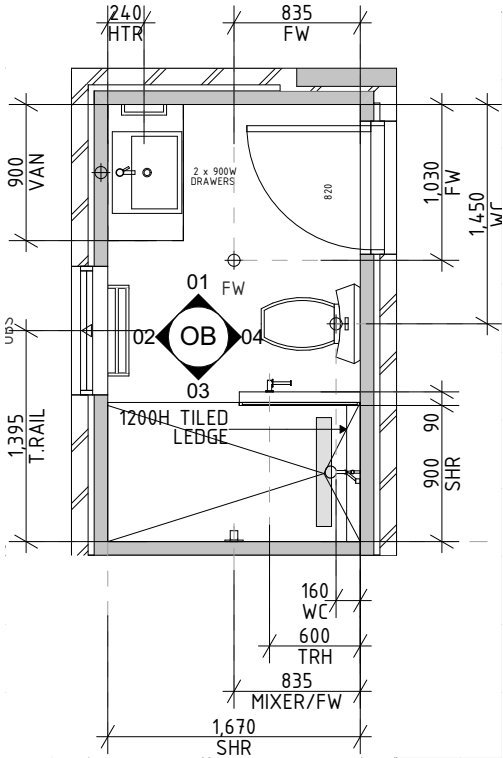


UTILITY 03
1:50

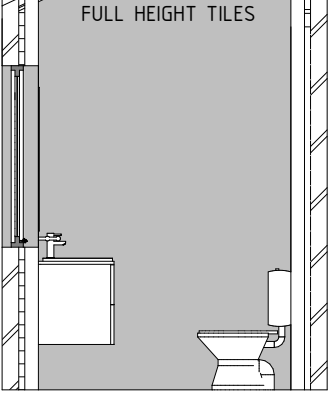


UTILITY 04
1:50

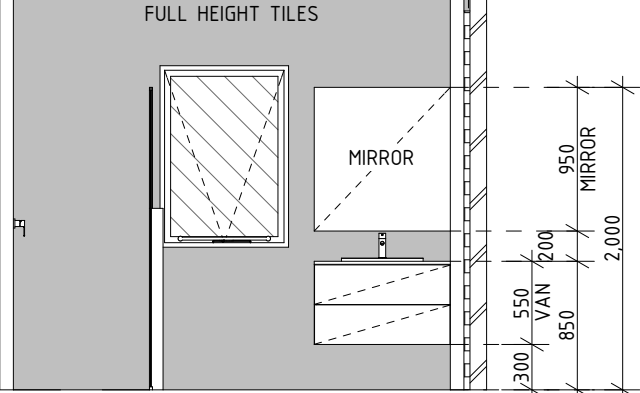
	JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
	CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
	ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
	SET	CONTRACT PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
			COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
			DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



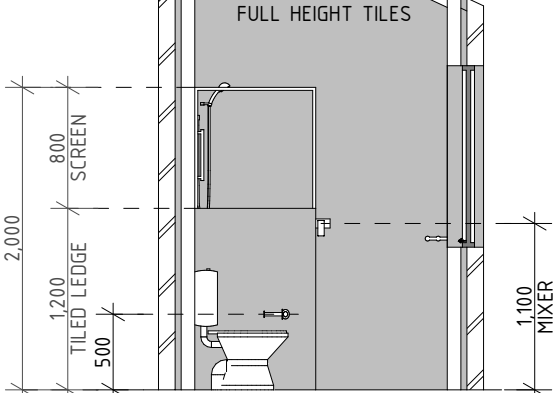
OUTDOOR BATH PLAN
1:50



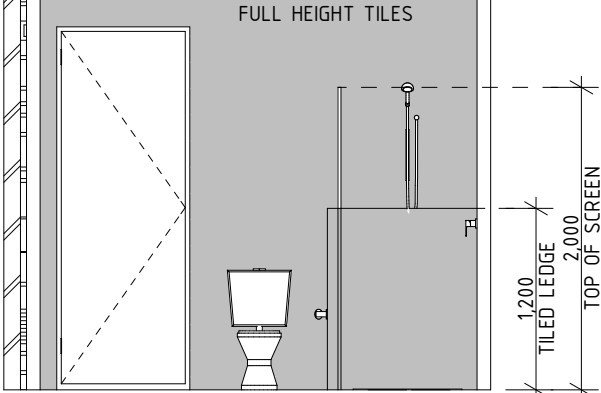
OUTDOOR BATH 01
1:50



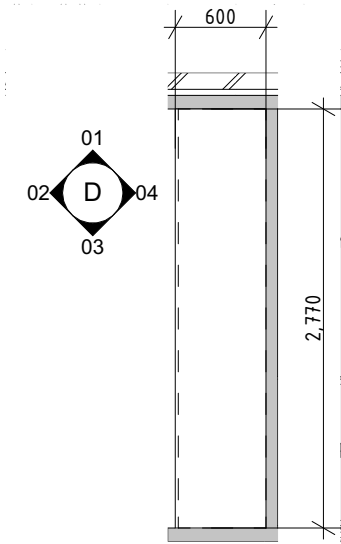
OUTDOOR BATH 02
1:50



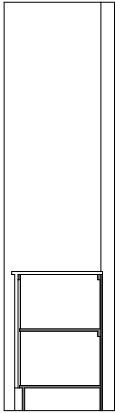
OUTDOOR BATH 03
1:50



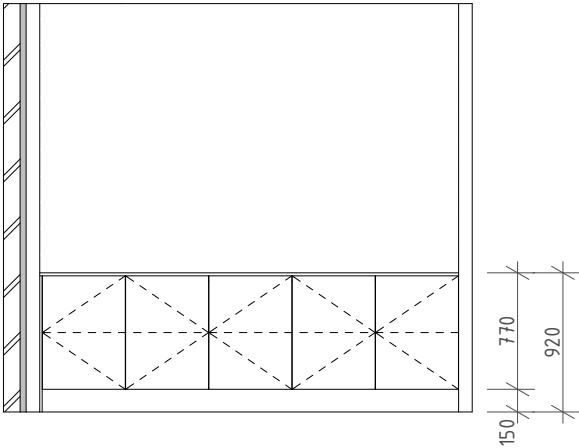
OUTDOOR BATH 04
1:50



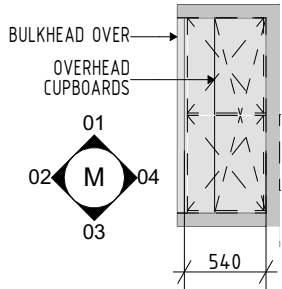
DINING ROOM PLAN
1:50



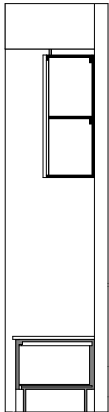
DINING ROOM 01
1:50



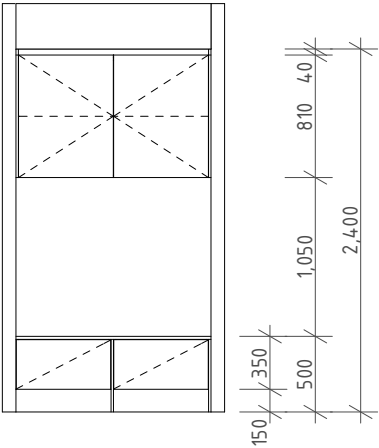
DINING ROOM 04
1:50



MUD ROOM PLAN
1:50



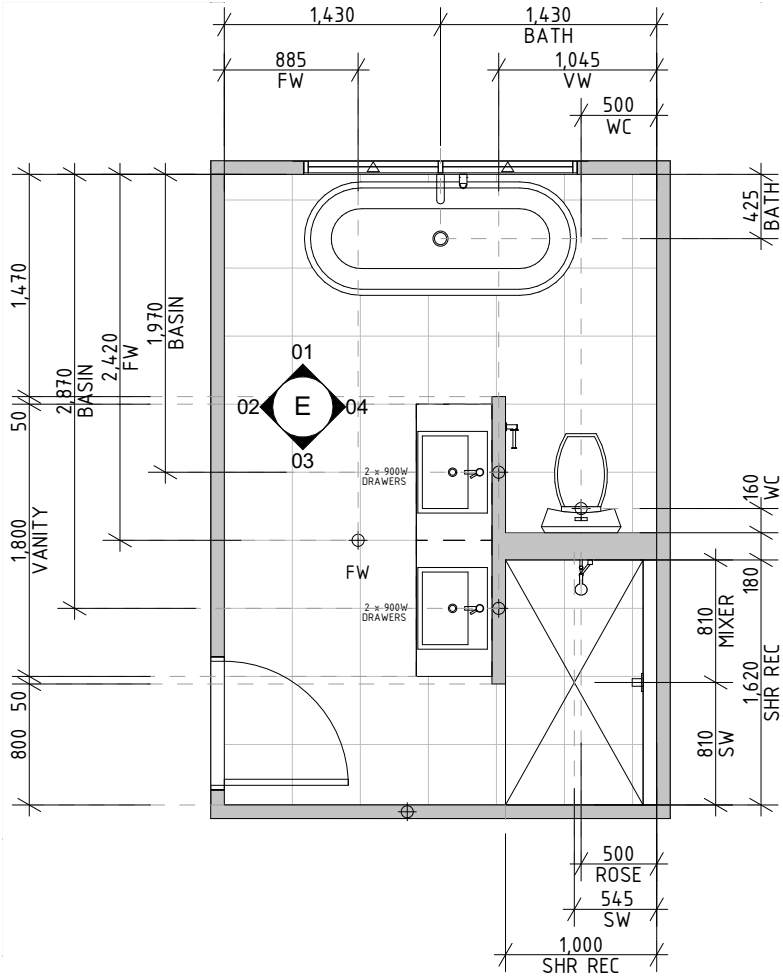
MUD ROOM 01
1:50



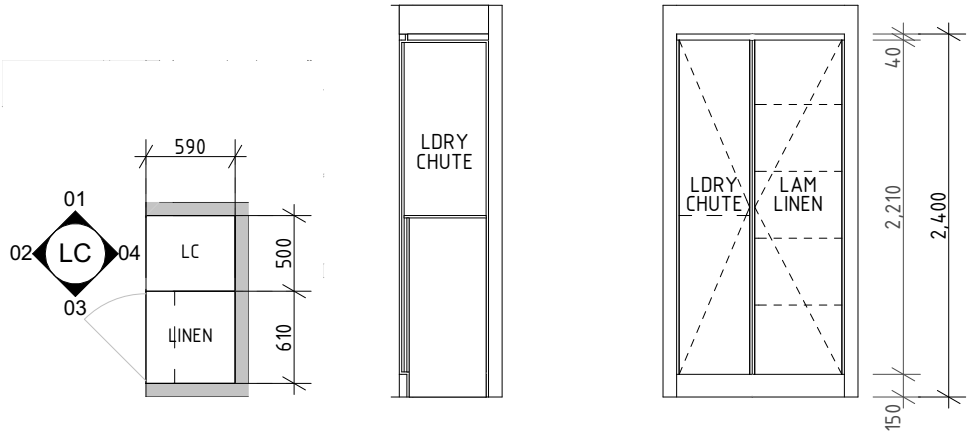
MUD ROOM 04
1:50

birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
SET	CONTRACT PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
		DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM



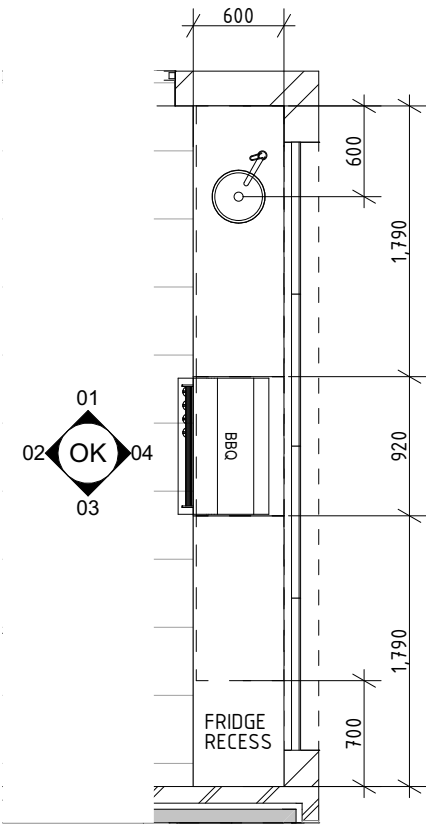
ENSUITE PLAN
1:50



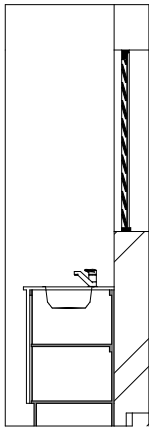
L'DRY CHUTE PLAN
1:50

CHUTE 01
1:50

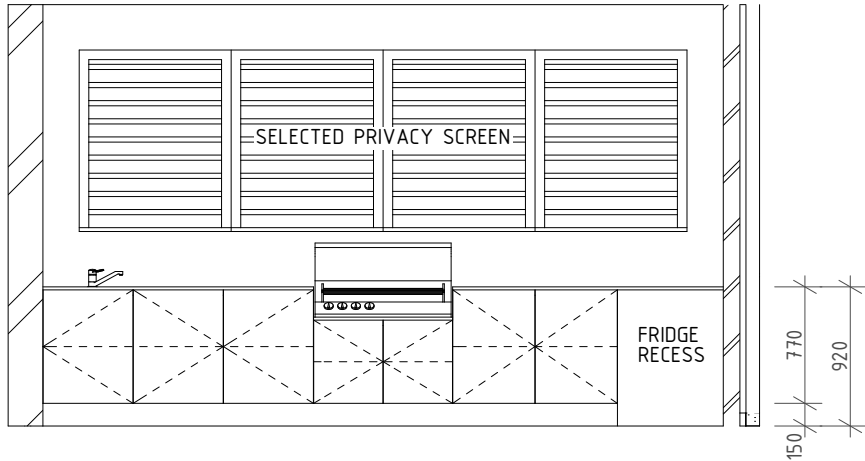
CHUTE 04
1:50



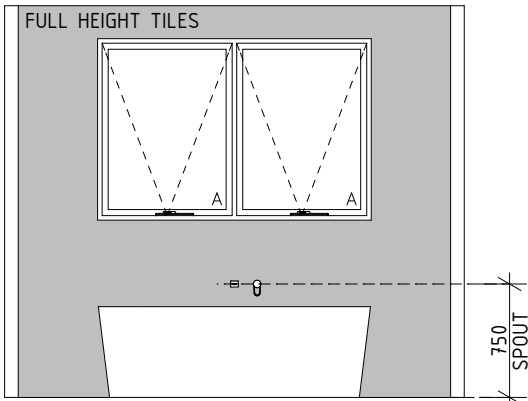
OUTDOOR KITCHEN PLAN
1:50



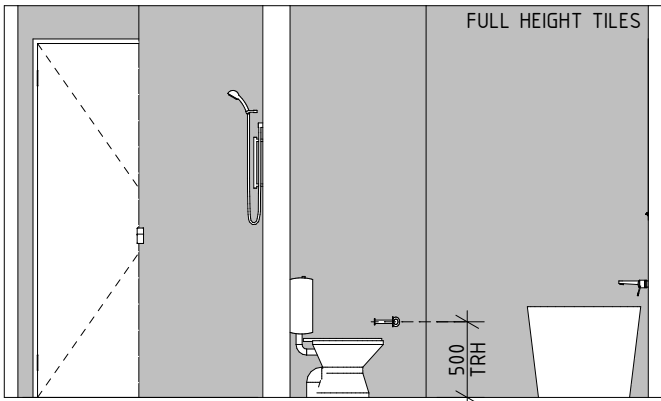
OUTDOOR KITCHEN 01
1:50



OUTDOOR KITCHEN 04
1:50



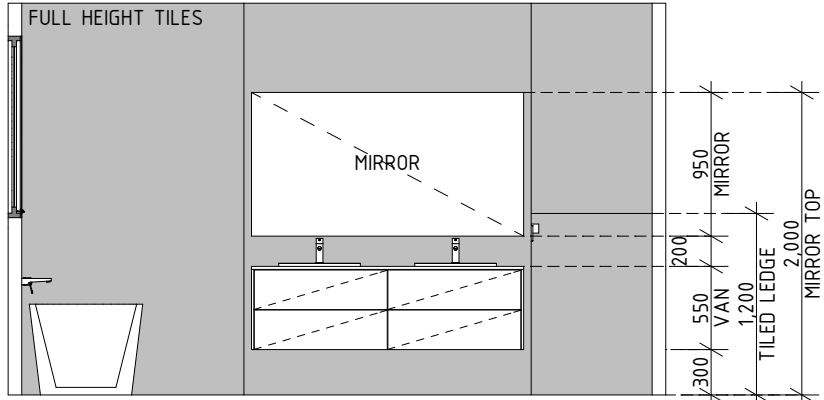
ENSUITE 01
1:50



ENSUITE 02
1:50



ENSUITE 03
1:50



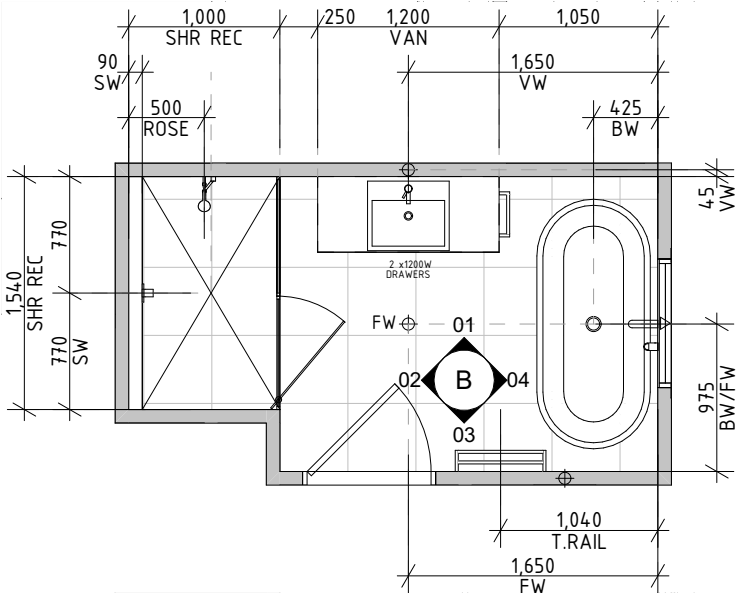
ENSUITE 04
1:50

birdy

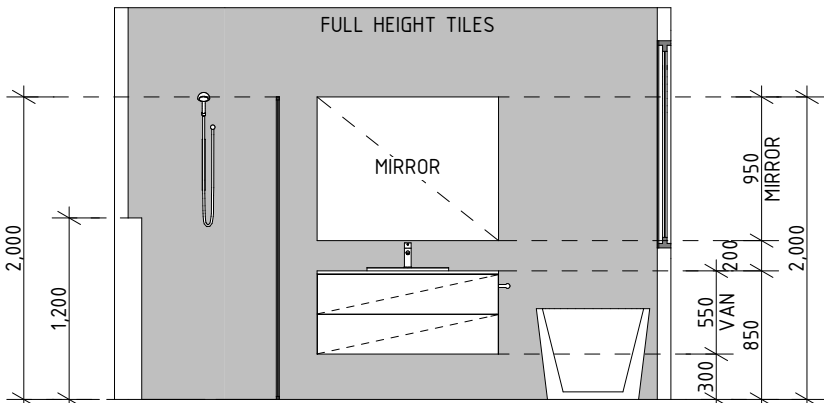
JOB NO	20144
CLIENT	ARCUS RESIDENCE
ADDRESS	94 TORONTO AVE CROMER
SET	CONTRACT PLANS

MODEL	CUSTOM
FACADE	CUSTOM
INCLUSIONS	LUXE
LODGEMENT	DA/CC
COUNCIL	NORTHERN BEACHES COUNCIL
DP No	404074

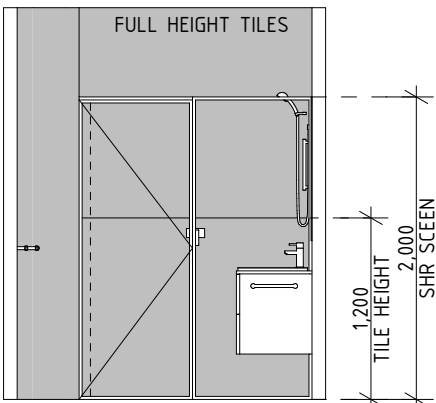
REV	DATE	DESCRIPTION	DRAWN
F	06.08.21	FACADE CHANGE	MM
G	27.08.21	REDUCED FLOOR PLAN	MM
H	14.02.22	REVISED ALFRESCO & POOL	MM
I	25.03.22	SUBMISSION PLANS	MM
J	06.04.22	BASIX COMMITMENTS	MM



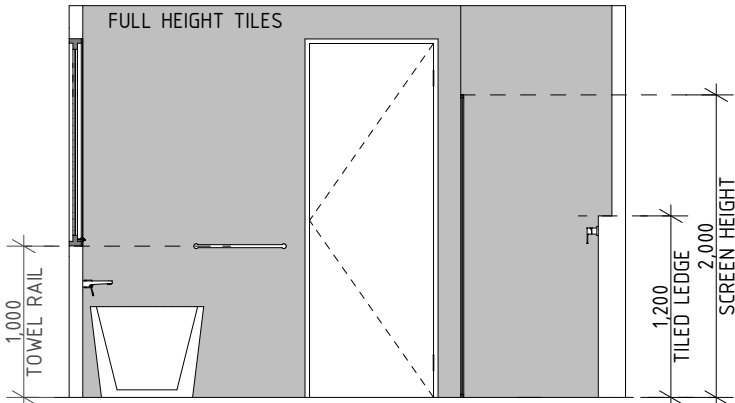
BATH PLAN
1:50



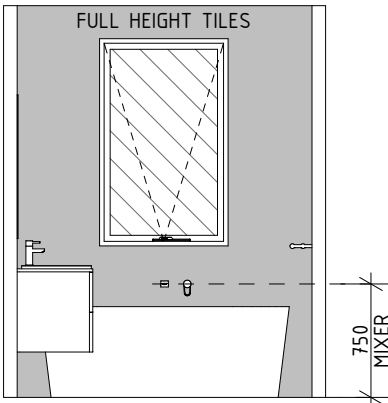
BATHROOM 01
1:50



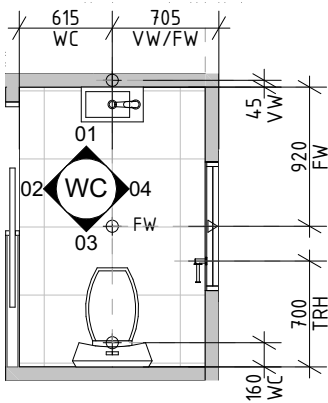
BATHROOM 02
1:50



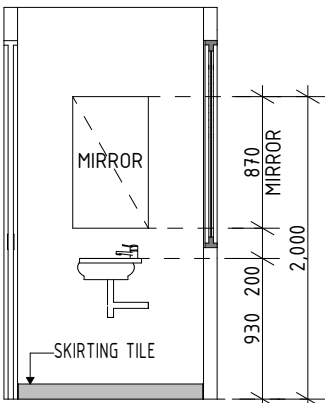
BATHROOM 03
1:50



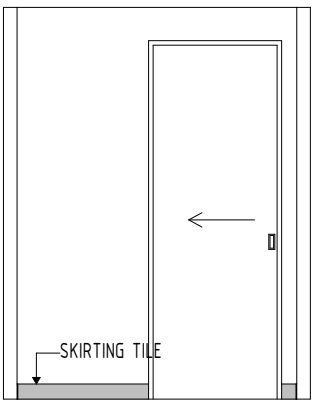
BATHROOM 04
1:50



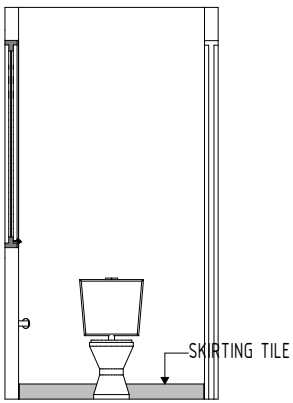
WC PLAN
1:50



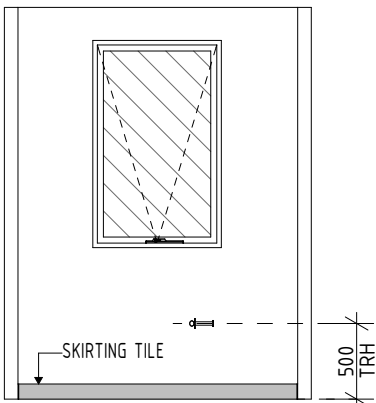
WC 01
1:50



WC 02
1:50



WC 03
1:50



WC 04
1:50

birdy

JOB NO	20144	MODEL	CUSTOM	REV	DATE	DESCRIPTION	DRAWN
CLIENT	ARCUS RESIDENCE	FACADE	CUSTOM	F	06.08.21	FACADE CHANGE	MM
ADDRESS	94 TORONTO AVE CROMER	INCLUSIONS	LUXE	G	27.08.21	REDUCED FLOOR PLAN	MM
SET	CONTRACT PLANS	LODGEMENT	DA/CC	H	14.02.22	REVISED ALFRESCO & POOL	MM
		COUNCIL	NORTHERN BEACHES COUNCIL	I	25.03.22	SUBMISSION PLANS	MM
		DP No	404074	J	06.04.22	BASIX COMMITMENTS	MM

