

LEGENDS

- (720)

LIFT OFF DOOR HINGE
- CJ*

CONTROL BRICK JOINT
- MH

CEILING MAN HOLE
- SA

SMOKE ALARM
- DP

DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

BASIX

ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS, WHICH ARE TO BE COMPLIED WITH IN FULL

-PROVIDE **R4** GLASSWOOD BUK INSULATION TO JOIST OVER GARAGE CEILING.
-PROVIDE **R2** GLASSWOOD BULK INSULATION TO UNDERSIDE OD ENTIRE BEARER&JOIST SECTION

EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS (IF REQUIRED) ARE APPROX. ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT DIFFERENT CONSTRUCTION OR NOISE REQUIREMENTS. FINAL POSITION TO BE DETERMINED BY A/C CONTRACTOR

BUSHFIRE ATTACK LEVEL (BAL)

BAL 40

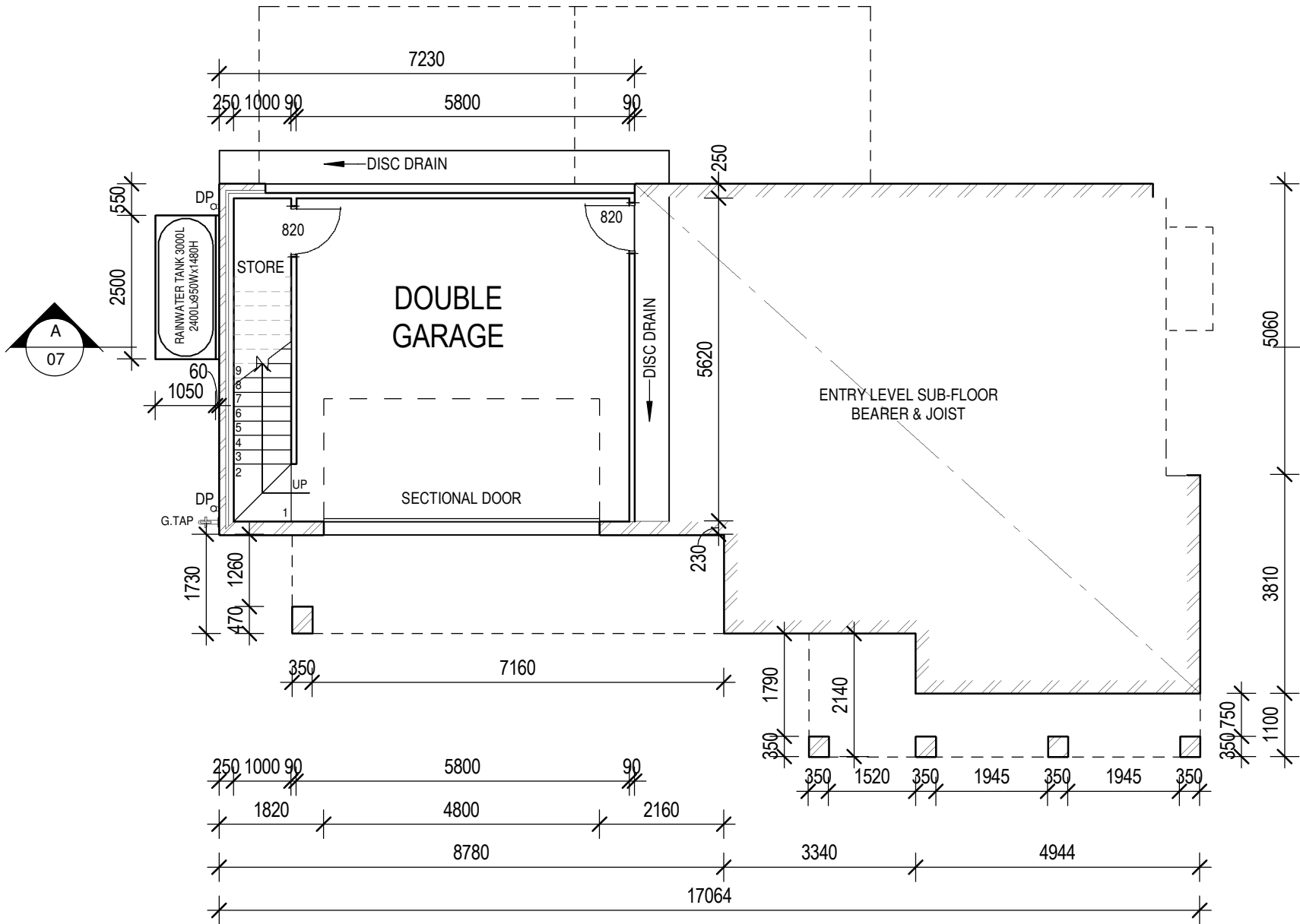
(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL IN ACCORDANCE WITH AS3959-2009

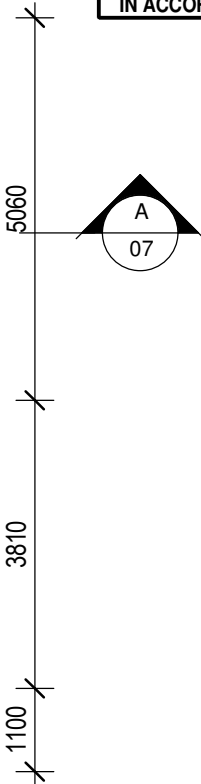
ELEVATION (B)



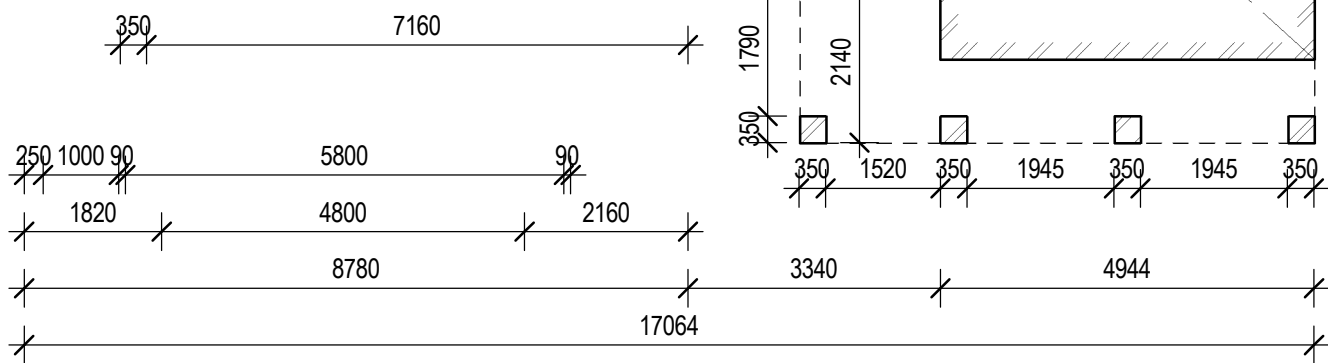
ELEVATION (C)



ELEVATION (D)



ELEVATION (A)



MARINE CLASSIFICATION

SL2

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

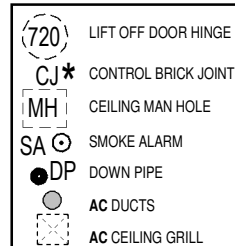
AREAS

ENTRY LEVEL	137.59 m²
UPPER LEVEL	113.17 m²
GARAGE	43.08 m²
ALFRESCO	15.90 m²
BALCONY	12.99 m²
PORCH	9.43 m²
BALCONY 2	9.40 m²
Grand total	341.56 m²

GARAGE FLOOR PLAN

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A	PFD (EB)	15.05.19			CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	DRAWN: EB	CHECKED: .
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 02
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt							

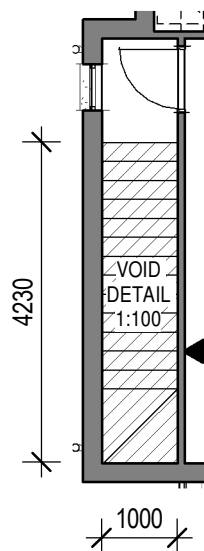
LEGENDS



BUSHFIRE ATTACK LEVEL (BAL) BAL 40 (BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

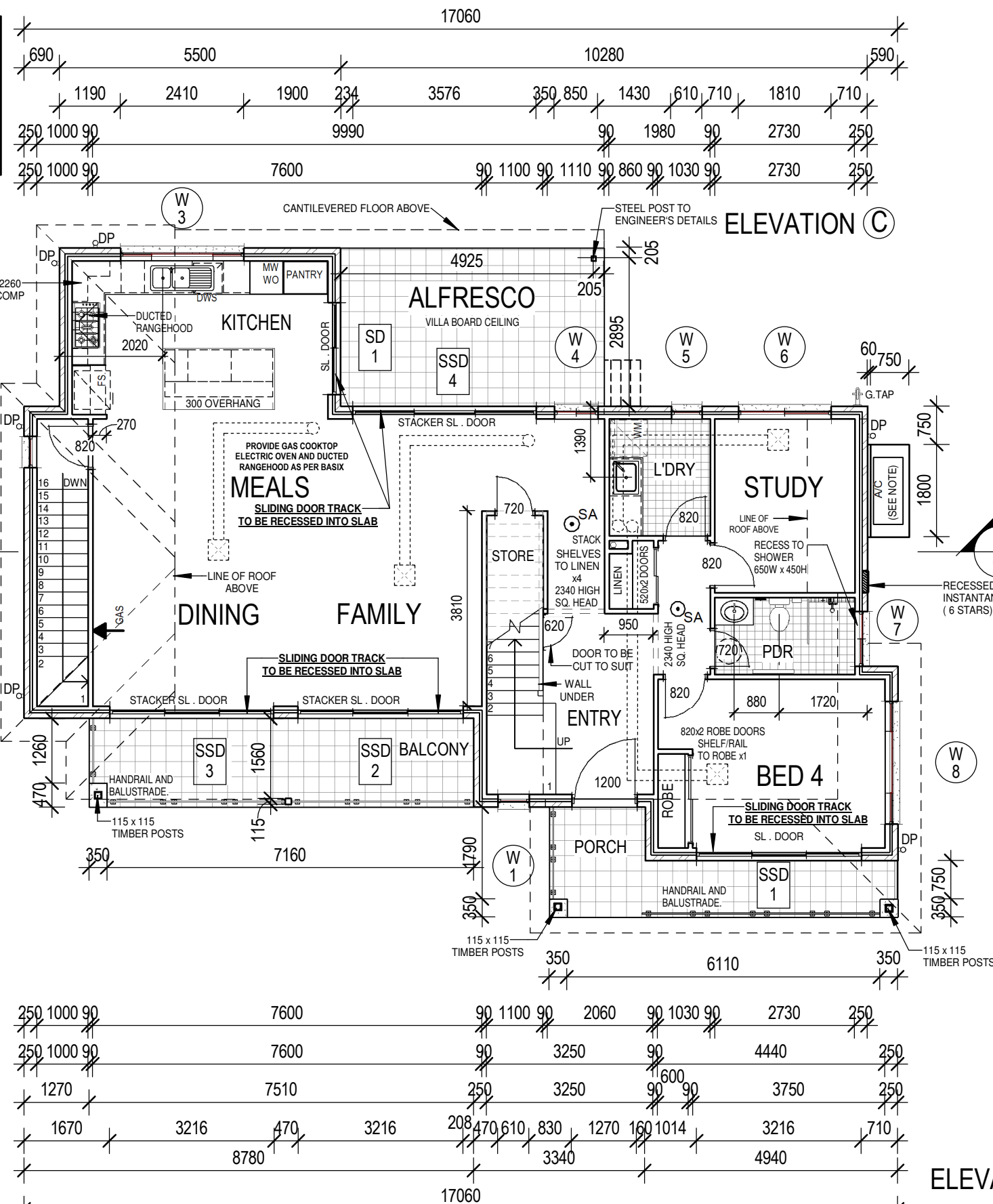
ELEVATION B



BASIX

ALL PLANS TO BE READ IN
CONJUNCTION WITH THE BASIX
CERTIFICATE AND ITS SCHEDULE OF
COMMITMENTS, WHICH ARE TO BE
COMPLIED WITH IN FULL

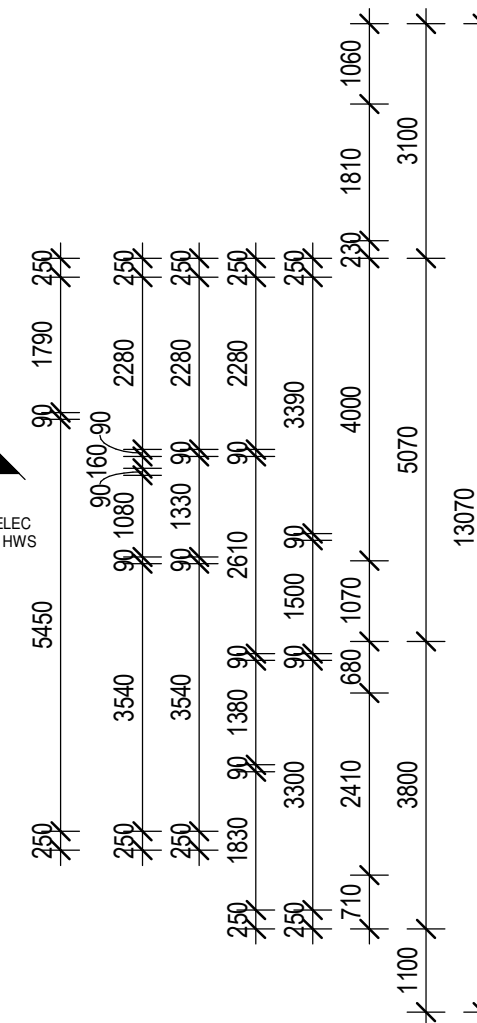
UPPER FLOOR PLAN



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REQUIREMENTS. FINAL POSITION TO BE
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2340H DOORS TO UPPER LEVEL

ELEVATION D



MARINE CLASSIFICATION SL2

ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

ELEVATION A

ISSUE	AMENDMENT	DATE	PROPOSED RESIDENCE FOR:		PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19	CLIENT: MR & MRS DRY		JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19	ADDRESS:		DRAWN: EB	CHECKED: .
C	VARY D (EB)	23.10.19	LOT 4, No 30 OWEN STANLEY AVE		SCALE: 1 : 100	SHEET NO: 03
D	DRIVEWAY AMENDED (EC)	06.12.19	BEACON HILL		PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20	Northern Beaches Council		DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20				

LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt

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WINCREST

BESPOKE

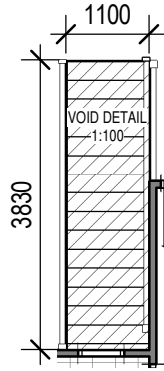
Wincrest Group Pty Ltd.
ACN 135 562 873
Builders License No. 213 442C
18 Pitt St, Paramatta NSW 2150
Ph:(02) 9635 1644 Fax:(02) 9633 4806

LEGENDS

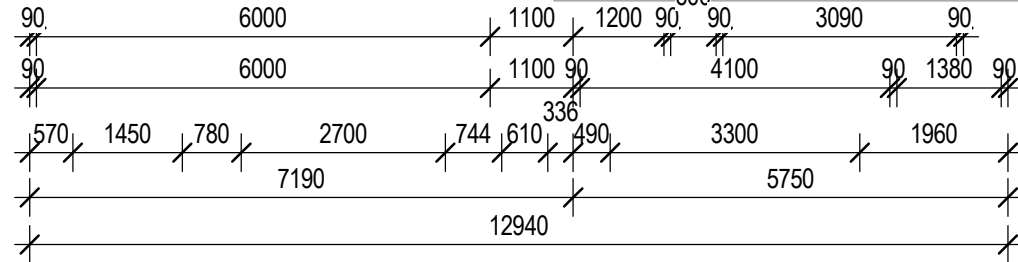
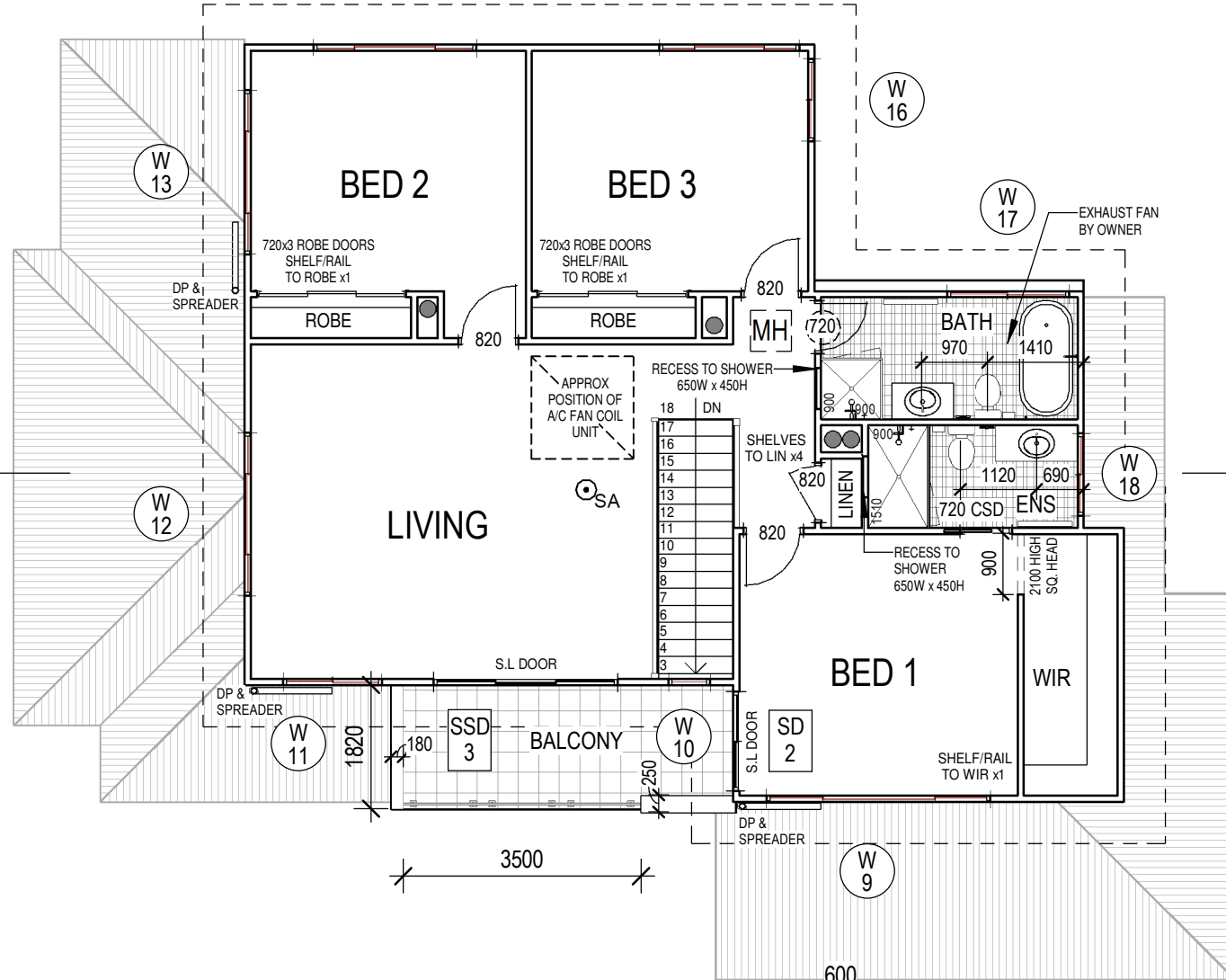
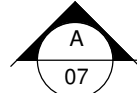
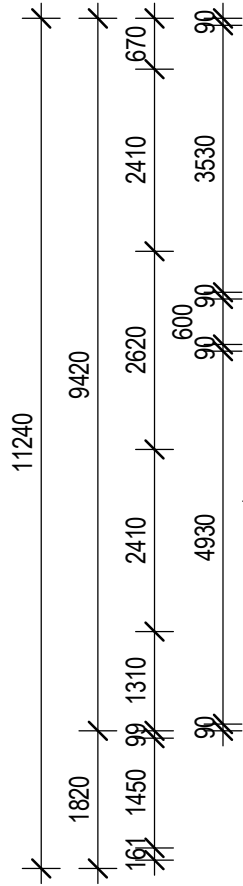
- (720) LIFT OFF DOOR HINGE
- CJ* CONTROL BRICK JOINT
- MH CEILING MAN HOLE
- SA SMOKE ALARM
- DP DOWN PIPE
- AC DUCTS
- AC CEILING GRILL

BUSHFIRE ATTACK LEVEL (BAL)
BAL 40
(BAL IN ACCORDANCE WITH AS3959-2009)

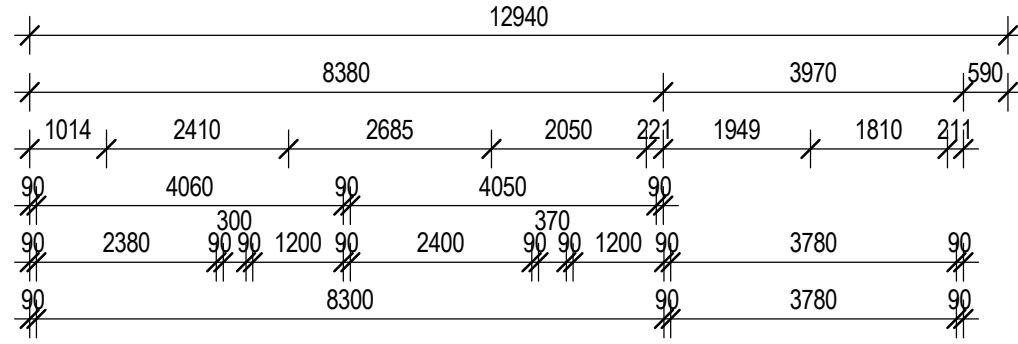
TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009



ELEVATION (B)

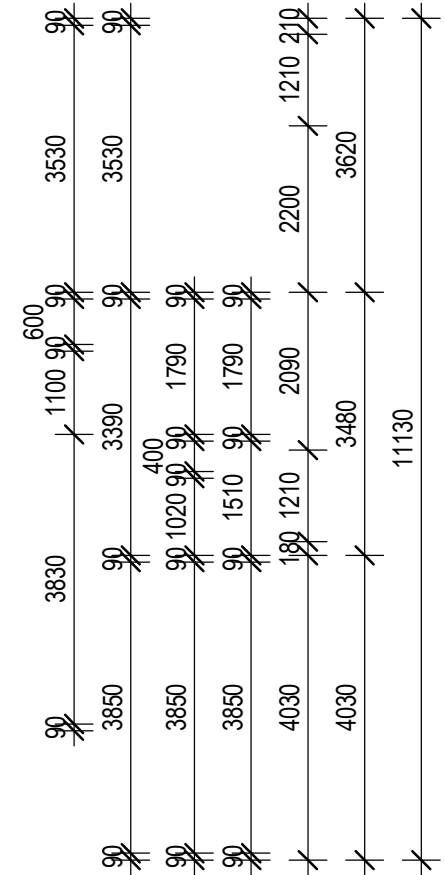


ELEVATION (C)



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ELEVATION (D)



MARINE CLASSIFICATION
SL2

ALL TRADES & SUPPLIERS TO COMPLY
WITH THE BCA AND ALL RELEVANT AUST STANDARDS

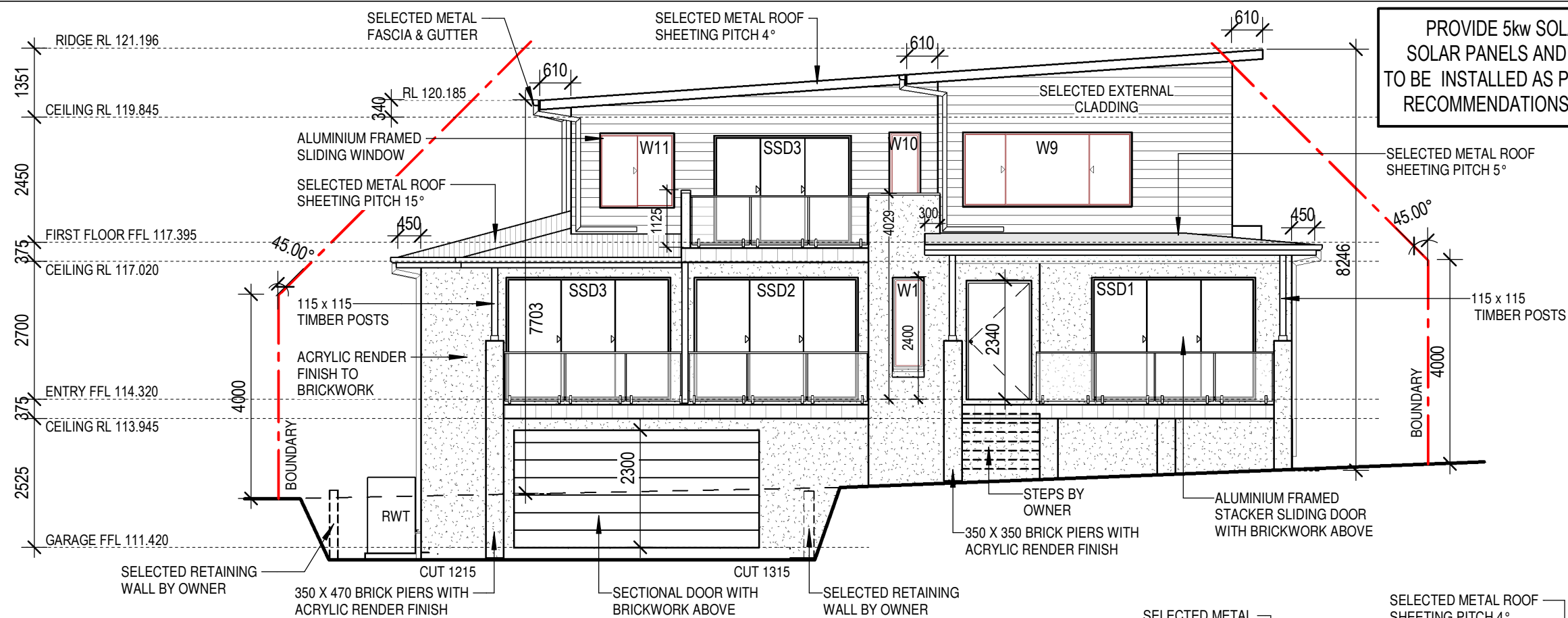
BASIX

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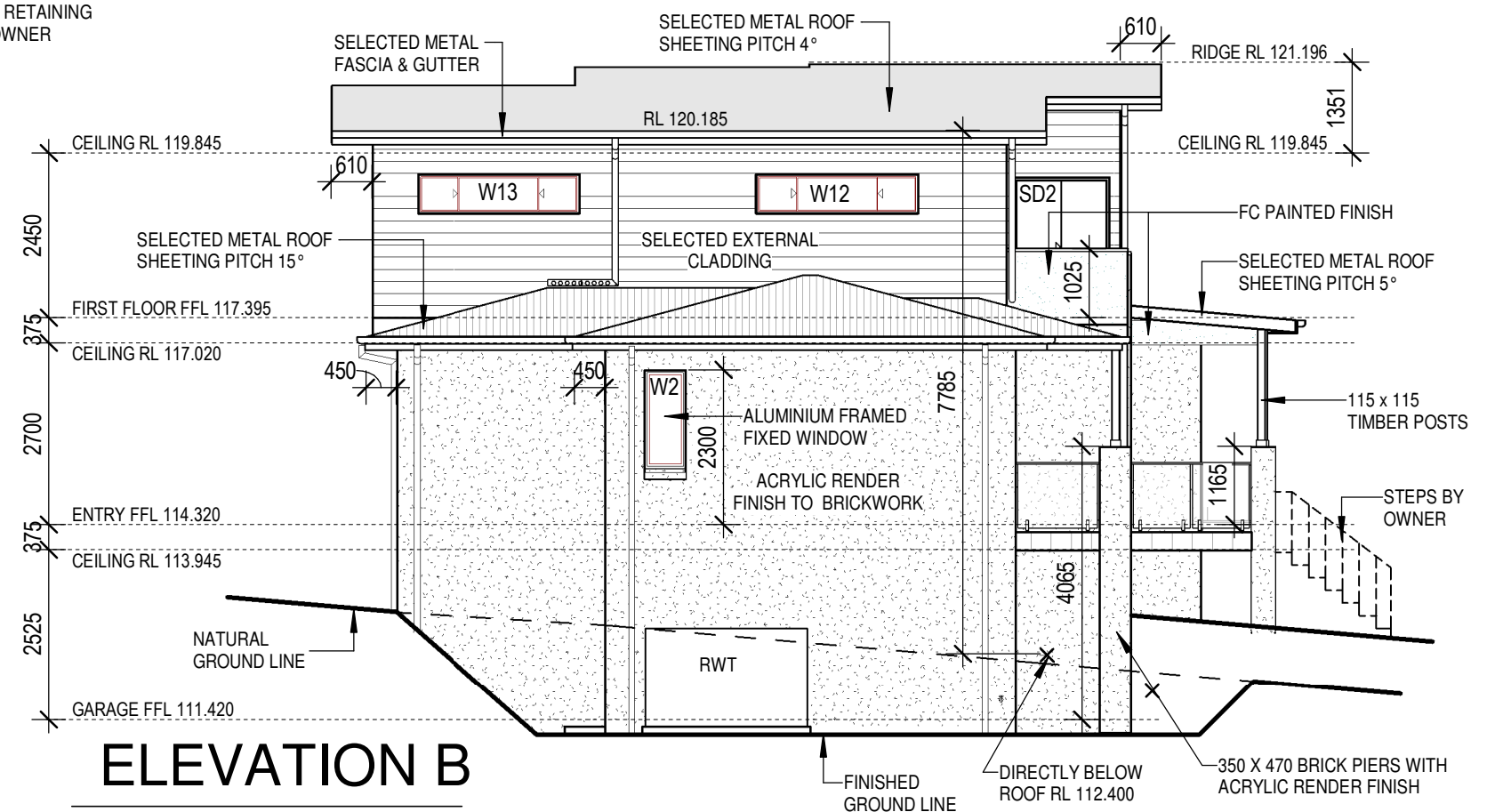
FIRST FLOOR PLAN

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A	PFD (EB)	15.05.19			CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	DRAWN: EB	CHECKED: Checker
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 04
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt							

LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt

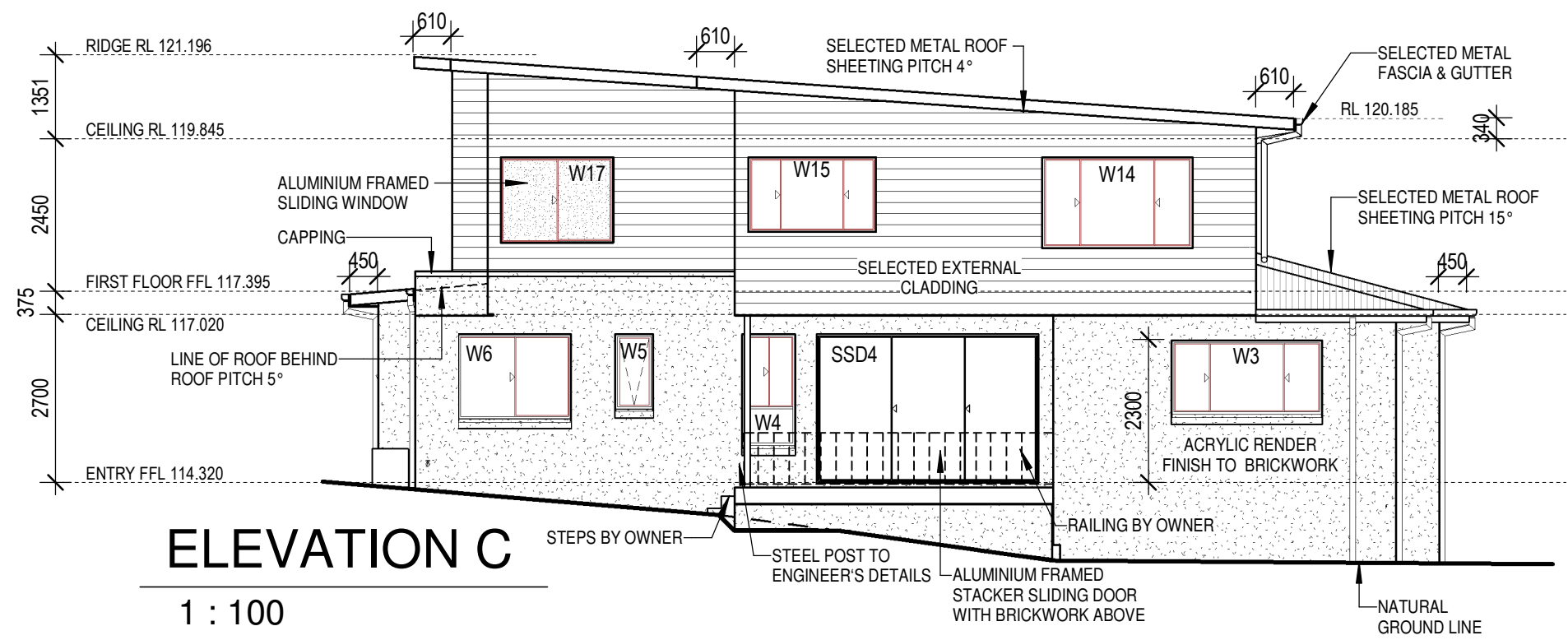


PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES



ELEVATIONS

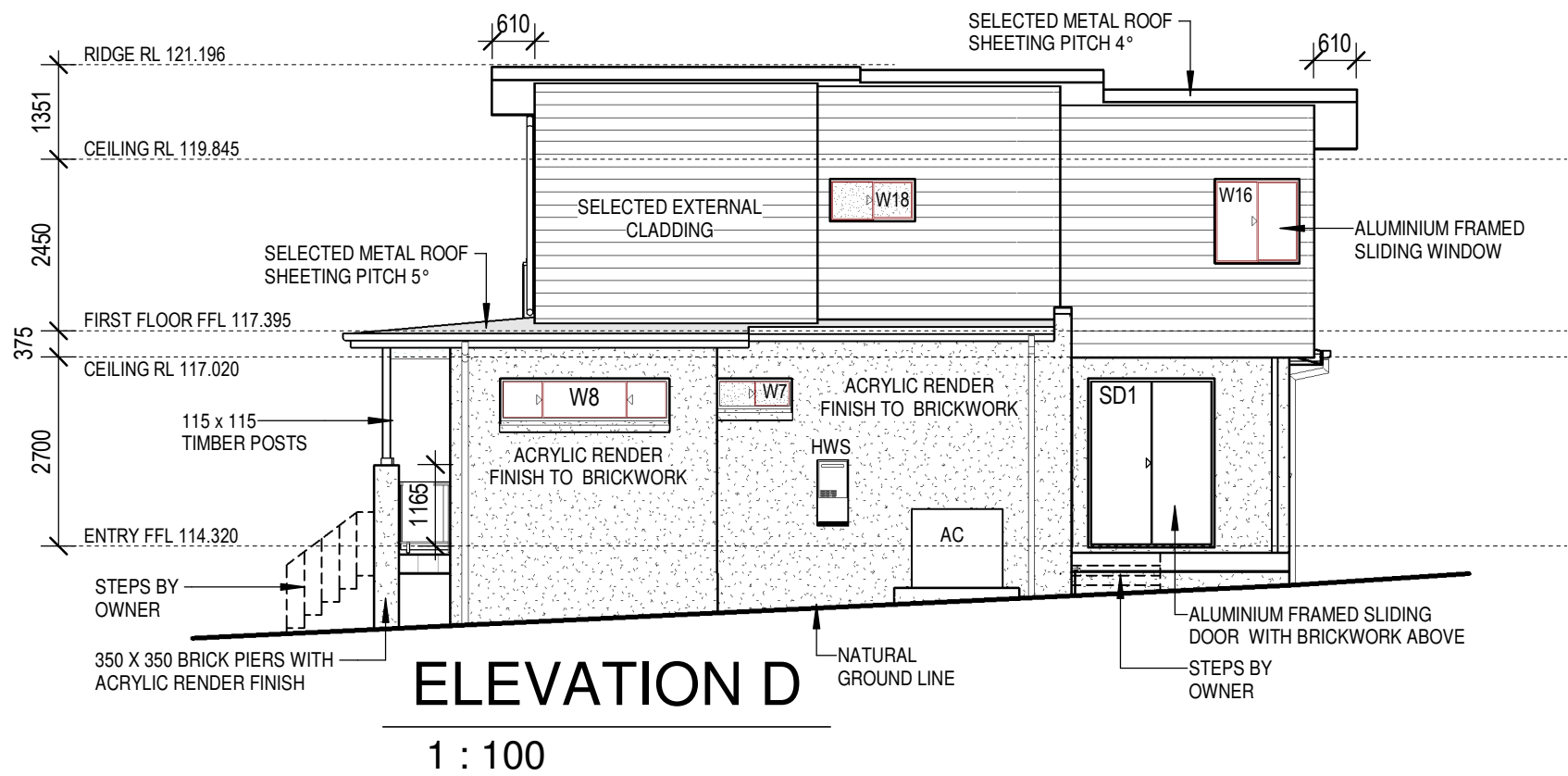
ISSUE	AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p>	 <p>BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p>	PROPOSED RESIDENCE FOR:	PREMIUM INCLUSIONS	
A B C D E F	PFD (EB) VARY B (EB) VARY D (EB) DRIVEWAY AMENDED (EC) VAR# G & H AND HYDRAULIC UPDATED + FFD (HT) GARAGE DOOR AMENDED (EC)	15.05.19 02.09.19 23.10.19 06.12.19 13.04.20 17.04.20			CLIENT: MR & MRS DRY	JOB NO: 17386	DATE: 06.12.19
LOCATION: T:\First draft\17386 DRY\Drawings\17386_DRY.rvt			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council			DRAWN: EB	CHECKED: .
						SCALE: 1 : 100	SHEET NO: 05
						PLEASE DISCARD ALL OTHER PLANS	
						DO NOT SCALE DRAWING	



PROVIDE 5kw SOLAR PV SYSTEM
SOLAR PANELS AND THEIR LOCATION
TO BE INSTALLED AS PER MANUFACTURES
RECOMMENDATIONS AND GUIDELINES

- NOTE:**
- FIRST FLOOR WINDOW HEADS TO BE PLACED @2166
 - ENTRY FLOOR WINDOW HEAD HEIGHT 2400 ABOVE FFL TO U/S STEEL ARCH BAR
 - ALL ANGLED WALLS @ 45° UNLESS NOTED OTHERWISE.

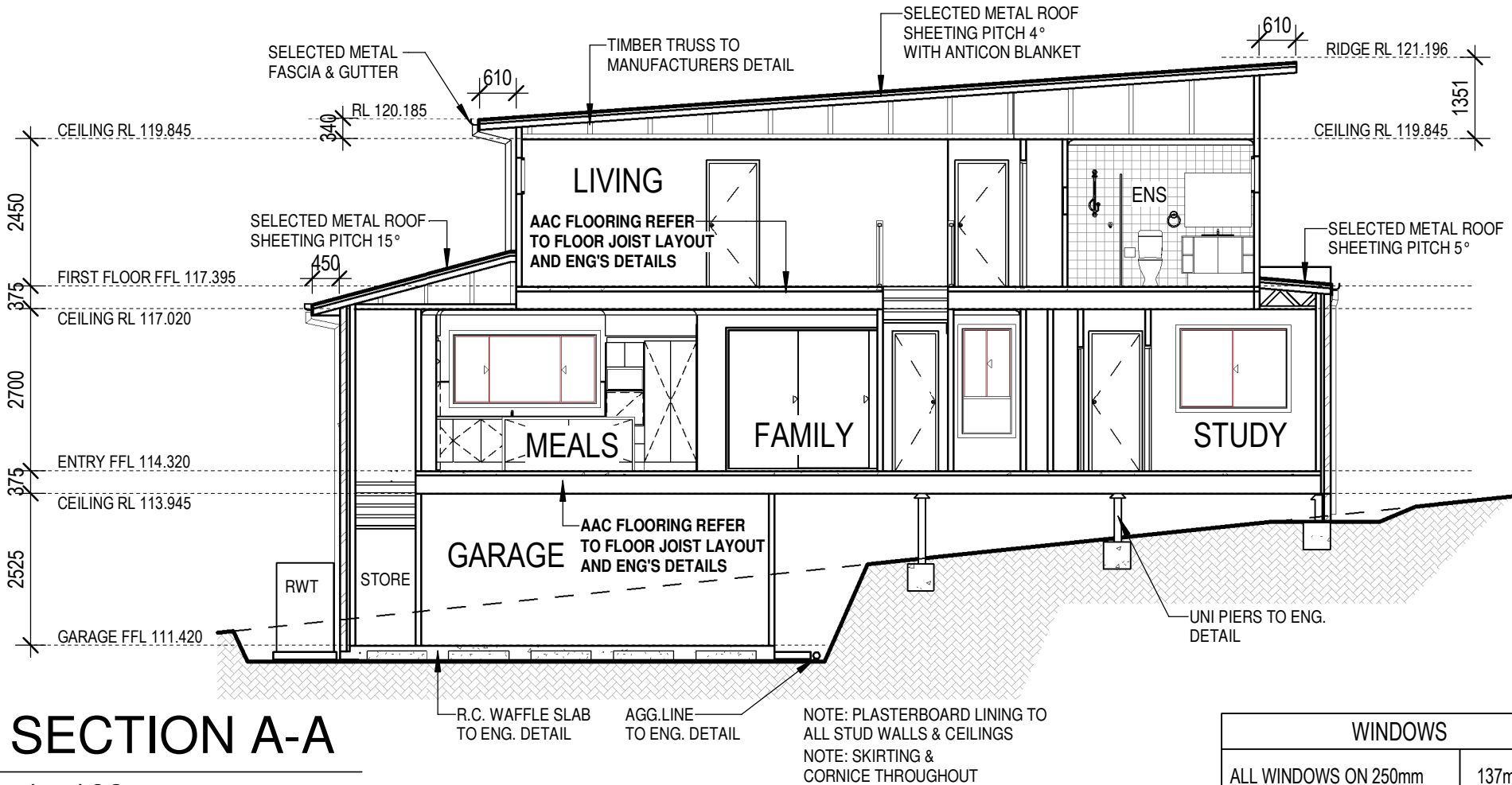
ELEVATION C
1 : 100



ELEVATION D
1 : 100

ELEVATIONS

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B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council	DRAWN: EB	CHECKED:.
C	VARY D (EB)	23.10.19				SCALE: 1 : 100	SHEET NO: 06
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					
LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt							



GENERAL NOTES:

- PROVIDE GRANITGARD PEST CONTROL SYSTEM OR SIMILAR TO PERIMETER OF HOME AS REQUIRED BY CERTIFYING AUTHORITY.
- AS/NZS 3000-2000 ELECTRICAL REQUIREMENTS: SAFETY SWITCH TO FRIDGE & LIGHT CIRCUITS; ISOLATING SWITCH FOR WALL OVEN.
- PROVIDE R4.0 GLASSWOOL CEILING INSULATION TO ROOF SPACE OF LIVING AREAS AND **JOIST OVER GARAGE CEILING**
- PROVIDE R2.0 GLASSWOOL WALL INSULATION TO EXTERNAL WALLS OF LIVING AREAS AND **UNDERSIDE OF ENTIRE BEARER & JOIST SECTION.**
- WELS RATED KITCHEN, LAUNDRY & VANITY BASIN TAPS REQUIRED.
- WELS RATED SHOWERHEADS.
- WELS RATED TOILET CISTERNS REQUIRED.
- PROVIDE 3,000 LITRE COLORBOND STEEL AQUAPLATE TANK.
- NO EXHAUST FANS UNLESS REQUIRED FOR MECHANICAL VENTILATION
- PROVIDE WEATHER STRIPS TO ALL EXTERNAL HINGED DOORS.
- GAS/ELECTRONIC INSTANTANEOUS HOT WATER SERVICE (6 STARS)
- 75mm GAP BETWEEN FRIDGE & WALL TO BE MAINTAINED.
- PROVIDE NATURAL GAS PLUMBING FOR COOKTOP & 1 INTERNAL HEATING POINT.
- MANHOLE POSITION IS APPROXIMATE ONLY AND MAY BE RE-POSITIONED ON SITE TO SUIT CONSTRUCTION CONSTRAINTS OR REQUIREMENTS
- PRIMARY TYPE OF ARTIFICIAL LIGHTING -FLUORESCENT OR LIGHT EMITTING DIODE (LED) AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MAY ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS TO THE FOLLOWING ROOMS: AT LEAST 5 OF THE BEDROOMS / STUDY AT LEAST 3 OF THE LIVING/DINING ROOMS, THE KITCHEN, ALL BATHROOMS/TOILETS, THE LAUNDRY & ALL HALLWAYS

WINDOWS	
ALL WINDOWS ON 250mm BRICK VENEER WALLS	137mm REVEALS

WINDOWS	
ALL WINDOWS ON 90mm LIGHTWEIGHT WALL SYSTEM	100mm REVEALS

BASIX

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MARINE CLASSIFICATION

SL2

ALL TRADES & SUPPLIERS TO COMPLY WITH THE BCA AND ALL RELEVANT AUST STANDARDS

Window and Sl . door Schedule					
wt	Window No.	Height	Width	Window Style	Glazing
W	1	1800	610	FIXED	CLEAR
W	2	1457	610	FIXED	CLEAR
W	3	1200	2410	SLIDING	CLEAR
W	4	1800	850	SLIDING	CLEAR
W	5	1200	610	AWNING	OBS
W	6	1372	1810	SLIDING	CLEAR DOUBLE GLAZED
W	7	429	1070	SLIDING	OBS / TG TILED REVEL
W	8	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	9	1457	3300	SLIDING	CLEAR DOUBLE GLAZED
W	10	1800	610	FIXED	CLEAR
W	11	1457	1450	SLIDING	CLEAR DOUBLE GLAZED
W	12	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	13	600	2410	SLIDING	CLEAR DOUBLE GLAZED
W	14	1457	2410	SLIDING	CLEAR DOUBLE GLAZED
W	15	1200	2050	SLIDING	CLEAR DOUBLE GLAZED
W	16	1200	1210	SLIDING	CLEAR DOUBLE GLAZED
W	17	1372	1810	SLIDING	OBS / TG
W	18	600	1210	SLIDING	OBS / TG
SSD	1	2400	3216	STACKER SL.DOOR	CLEAR
SSD	2	2400	3216	STACKER SL.DOOR	CLEAR
SSD	3	2400	3216	STACKER SL.DOOR	CLEAR
SSD	3	2100	2700	STACKER SL. DOOR	CLEAR
SSD	4	2400	3576	STACKER SL.DOOR	CLEAR
SD	1	2400	1810	SLIDING DOOR	CLEAR
SD	2	2100	1450	SLIDING DOOR	CLEAR

NOTE:
Windows typically with **double glazing** - Awning Uw 4.8 & SHGC 0.51, Sliding / fixed Uw 4.4 & SHGC 0.61, Double hung Uw 4.4 & SHGC 0.60

NOTE:
Doors typically with standard glass - Sliding doors and stacking doors Uw 6.25 & SHGC 0.72, Bifold door Uw 6.12 & SHGC 0.76

NOTE:
ALL BED ROOM WINDOW OPENINGS HIGHER THAN 2.0m FROM FINISHED GROUND LEVEL TO BE PROTECTED IN ACCORDANCE WITH CLAUSE 3.9.2.5 VOLUME 2 OF THE BUILDING CODE OF AUSTRALIA

BUSHFIRE ATTACK LEVEL (BAL)

BAL 40

(BAL IN ACCORDANCE WITH AS3959-2009)

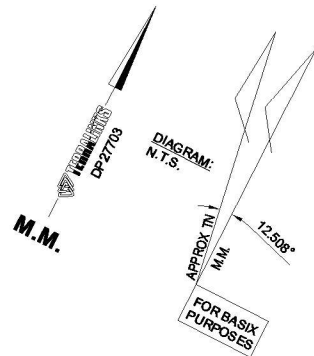
TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL IN ACCORDANCE WITH AS3959-2009

SECTION/SCHEDULES

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A	PFD (EB)	15.05.19					JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19					DRAWN: EB	CHECKED:.
C	VARY D (EB)	23.10.19					SCALE: 1 : 100	SHEET NO: 07
D	DRIVEWAY AMENDED (EC)	06.12.19					PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20	LOCATION: T:\First draft\17386_DRY\Drawings\17386_DRY.rvt				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20						

B.A.S

POSSIBLE ENCASEMENT REQUIRED

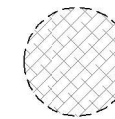


STORMWATER TO HYDRAULIC ENG'S DETAILS

LEGEND



Material Stockpile
area.



Waste stockpile &
material sorting area.



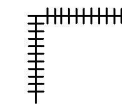
Storage recycling bins
for segregated waste.



Chemical toilets.



Temporary builders d/way
to E.P.A. requirements.



Fit standard 600 high green
silt fence (refer to detail).



Trees to be removed.

NOTE: All waste materials to be
taken to an approved waste
disposal site.

BUSHFIRE ATTACK LEVEL (BAL) BAL 40

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

MARINE CLASSIFICATION SL2

ALL TRADES & SUPPLIERS TO COMPLY
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EROSION & SEDIMENT CONTROL PLAN

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B	VARY B (EB)	02.09.19				DRAWN: Author	CHECKED: Checker
C	VARY D (EB)	23.10.19				SCALE: 1 : 200	SHEET NO: 08
D	DRIVEWAY AMENDED (EC)	06.12.19				PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20				DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20					

LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt

B.A.S

POSSIBLE ENCASEMENT REQUIRED

BUSHFIRE ATTACK LEVEL (BAL)

BAL 40

(BAL IN ACCORDANCE WITH AS3959-2009)

TRADES & SUPPLIERS TO COMPLY WITH BAL LEVEL
IN ACCORDANCE WITH AS3959-2009

MARINE CLASSIFICATION

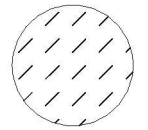
SL2

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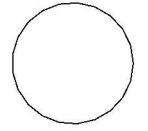
STORMWATER TO HYDRAULIC

ENG'S DETAILS

LEGEND



EXISTING TREES TO BE REMOVED



EXISTING TREES TO BE RETAINED



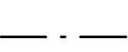
PROPOSED RESIDENCE.



EXISTING ADJOINING RESIDENCE.



EXISTING BUILDINGS TO BE DEMOLISHED.



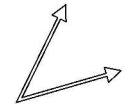
SITE BOUNDARY



CONTOURS



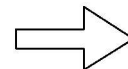
PRIVATE OPEN SPACE



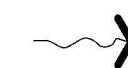
VIEWS



VEHICULAR SITE ENTRY



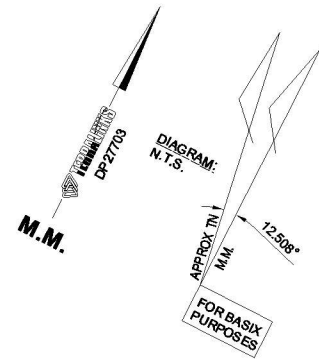
PREVAILING WINDS



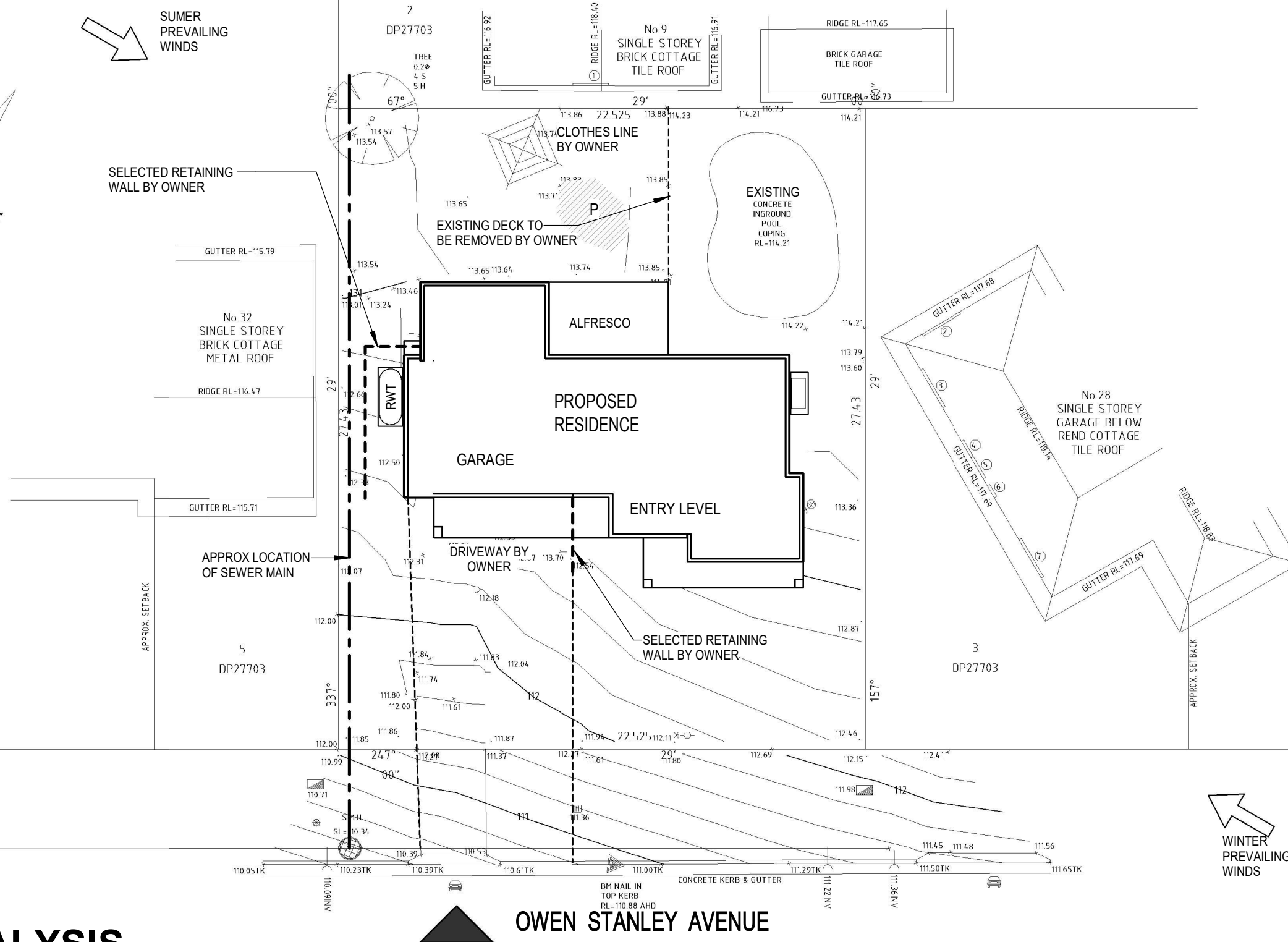
NOISE



OVERLOOKING



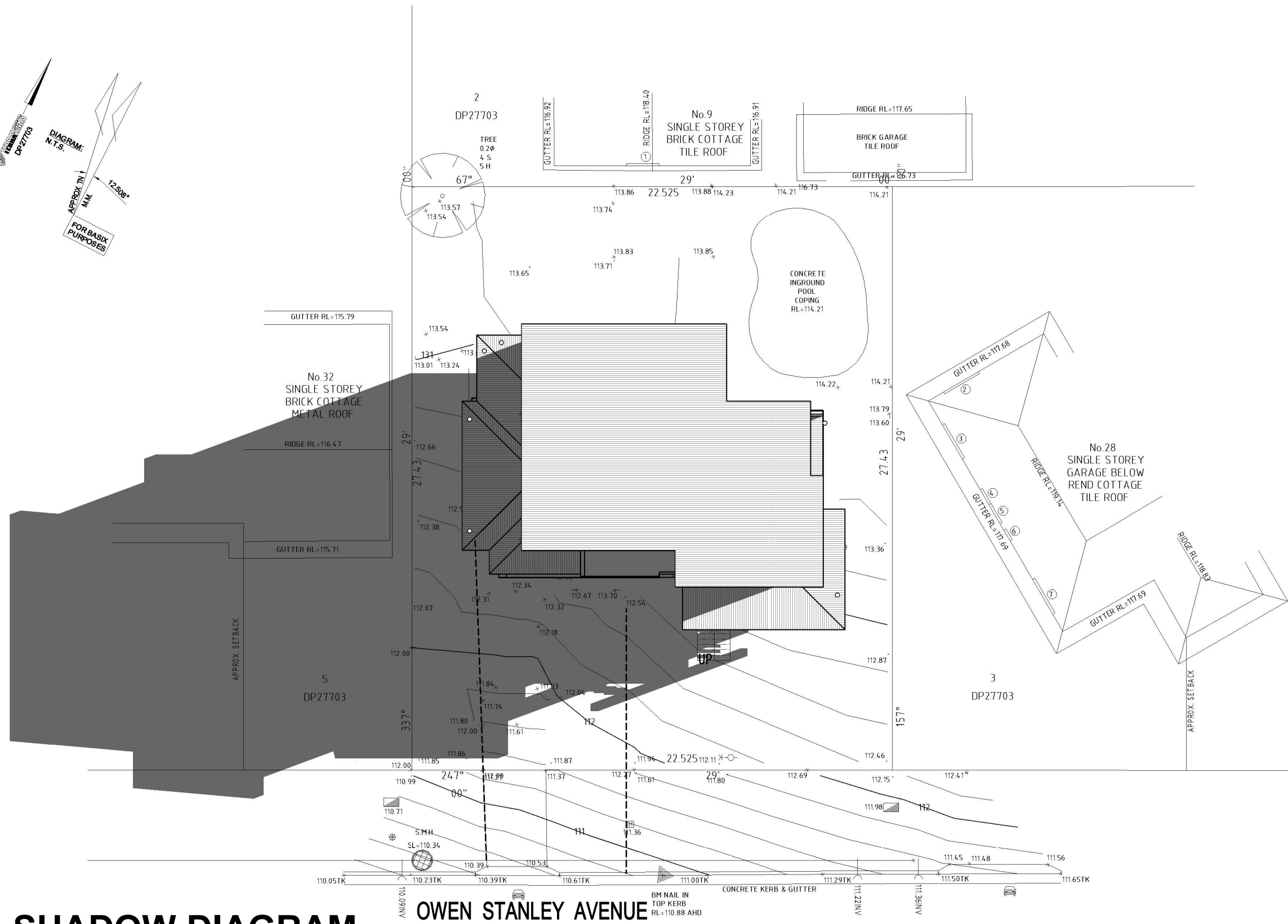
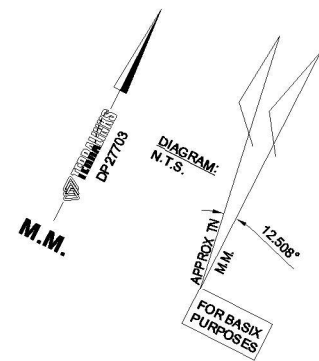
SELECTED RETAINING WALL BY OWNER



SITE ANALYSIS

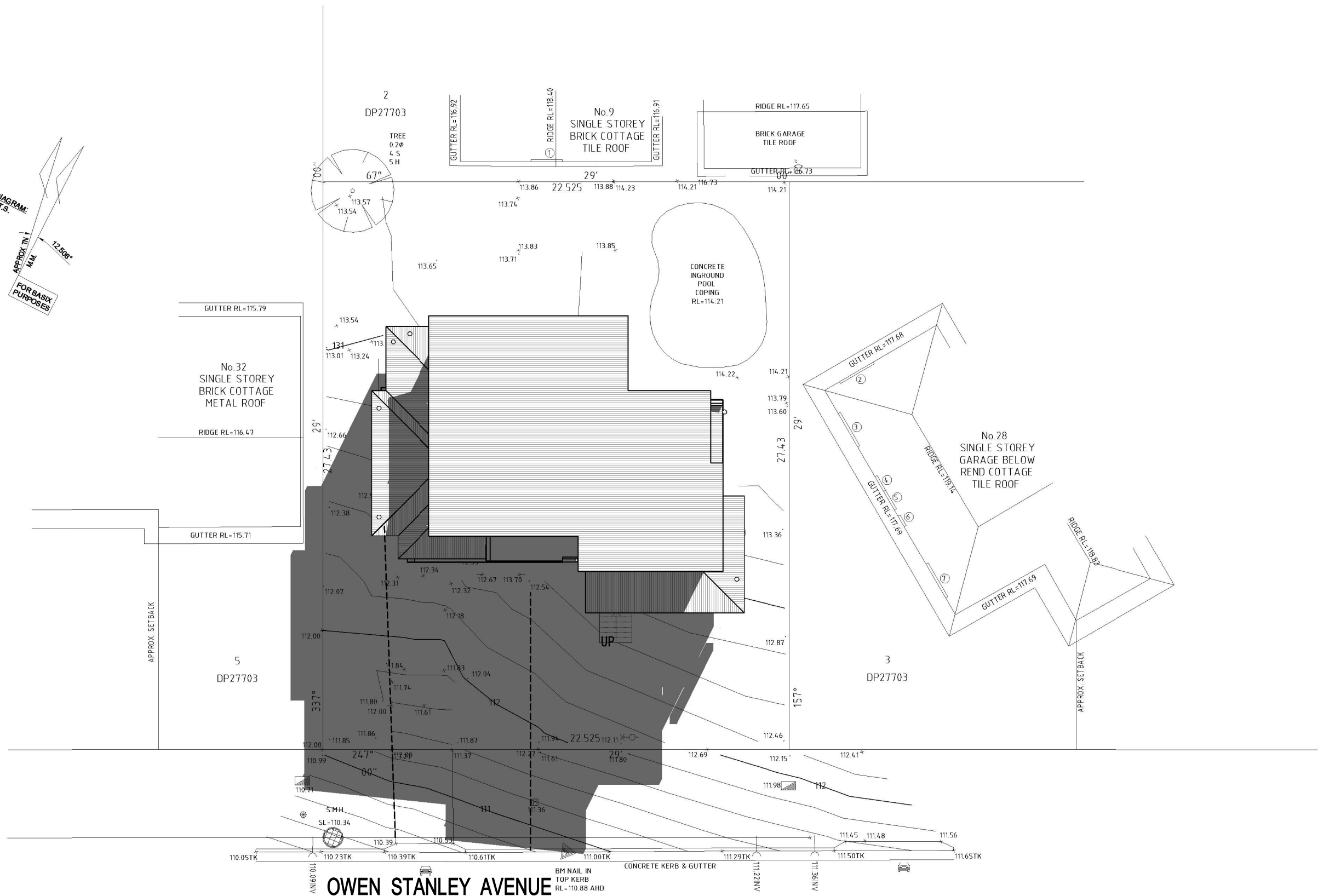
ISSUE		AMENDMENT		DATE		<div>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</div>	<div><div><div>WINCREST</div></div><div>BESPOKE</div><div>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</div></div>	PROPOSED RESIDENCE FOR:		PREMIUM INCLUSIONS			
A		PFD (EB)		15.05.19				CLIENT: MR & MRS DRY		JOB NO: 17386		DATE: 06.12.19	
B		VARY B (EB)		02.09.19				<div>ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council</div>		DRAWN: Author		CHECKED: Checker	
C		VARY D (EB)		23.10.19						SCALE: 1 : 200		SHEET NO: 09	
D		DRIVEWAY AMENDED (EC)		06.12.19						PLEASE DISCARD ALL OTHER PLANS			
E		VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)		13.04.20									
F		GARAGE DOOR AMENDED (EC)		17.04.20									
LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt						DO NOT SCALE DRAWING							

LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt



JUNE 21 - 9 am SHADOW DIAGRAM

ISSUE	AMENDMENT	DATE	Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.	<div><div></div><div>BESPOKE</div><div>Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</div></div>	PROPOSED RESIDENCE FOR:		PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19			CLIENT: MR & MRS DRY		JOB NO: 17386	DATE: 06.12.19
B	VARY B (EB)	02.09.19			ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council		DRAWN: Author	CHECKED: Checker
C	VARY D (EB)	23.10.19					SCALE: 1 : 200	SHEET NO: 11
D	DRIVEWAY AMENDED (EC)	06.12.19					PLEASE DISCARD ALL OTHER PLANS	
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20					DO NOT SCALE DRAWING	
F	GARAGE DOOR AMENDED (EC)	17.04.20	LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt					



JUNE 21 - 12 noon SHADOW DIAGRAM

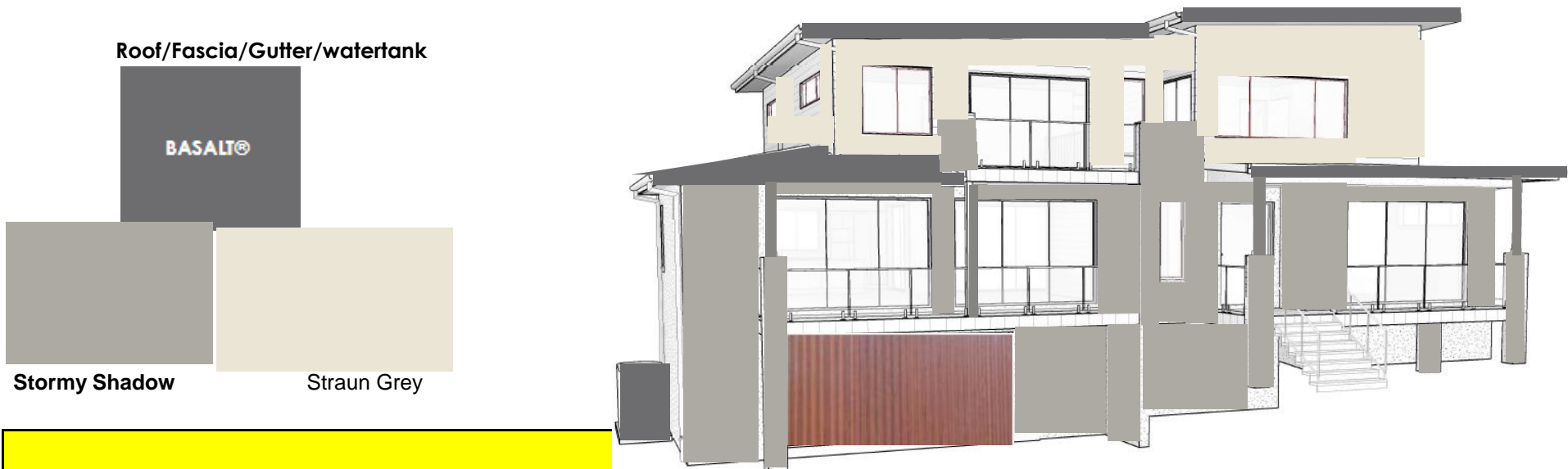
ISSUE		AMENDMENT	DATE	<p>Copyright reserved. No part of these plans may be reproduced or transmitted in any form without the written permission of Wincrest Group Pty Ltd.</p>	<div><p>BESPOKE Wincrest Group Pty Ltd. ACN 135 562 873 Builders License No. 213 442C 18 Pitt St, Paramatta NSW 2150 Ph:(02) 9635 1644 Fax:(02) 9633 4806</p></div>	PROPOSED RESIDENCE FOR: CLIENT: MR & MRS DRY		PREMIUM INCLUSIONS	
A	PFD (EB)	15.05.19	<p>ADDRESS: LOT 4, No 30 OWEN STANLEY AVE BEACON HILL Northern Beaches Council</p>			JOB NO: 17386	DATE: 06.12.19		
B	VARY B (EB)	02.09.19				DRAWN: Author	CHECKED: Checker		
C	VARY D (EB)	23.10.19							
D	DRIVEWAY AMENDED (EC)	06.12.19							
E	VAR# G & H AND HYDRAULIC UPDATED + FFD (HT)	13.04.20							
F	GARAGE DOOR AMENDED (EC)	17.04.20							
LOCATION: C:\Users\Alex\Desktop\TRANSFER TO USB\17386_DRY\17386_DRY.rvt				PLEASE DISCARD ALL OTHER PLANS DO NOT SCALE DRAWING					

External Colour Selection Schedule

WINCREST

BESPOKE

for: Lot 4 #30 Owen Stanley Ave, Beacon Hill



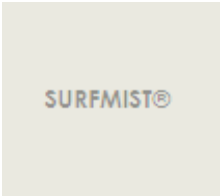
EXTERNAL COLOR SELECTIONS Ref 17386			
Details		Selections	
Colourbond Roof		Basalt	
Fascia & Gutters		Basalt	
dowpipes		Straun Grey & Stormy Shadow	
Rainwater tank		Basalt	
Garage door		Flatline Classic Cedar	
Steel post		Painted Taubmans Tori	
Front door		Stained	
Rendered brickwork		painted Taubmans Stormy Shadow	
Cladding		Newport painted Taumans Straun Grey	
Windows		Surfmist	



Classic Cedar®



Tori



SURFMIST®

