



Proposed Detached Dual Occupancy
 Lot 408, 3 Suttor Avenue
 Caerleon NSW 2850

DRAWING SCHEDULE - FILE NO: 0469-A01	
0469-A01	TITLE SHEET
0469-A02	BASIX COMMITMENTS
0469-A03	LOCATION, SITE, SUBDIVISION & LANDSCAPE PLAN
0469-A04	FLOOR PLAN - DWELLING ONE
0469-A05	FLOOR PLAN - DWELLING TWO
0469-A06	ELEVATIONS - DWELLING ONE
0469-A07	ELEVATIONS - DWELLING TWO
0469-A08	SECTION & GENERAL NOTES
0469-A09	ELECTRICAL & MECHANICAL PLANS - DWELLING ONE
0469-A10	ELECTRICAL & MECHANICAL PLANS - DWELLING TWO



LOCATION PLAN

SCALE: NTS

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REV	DATE	DESCRIPTION
A	25/02/2022	CONCEPT PLANS FOR REVIEW
B	14/03/2022	PRELIMINARY DA PLANS
C	29/07/2022	DA ISSUE FOR PCA SUBMISSION

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 - BASIX CERTIFICATE
 - ALL RELEVANT CODES, STANDARDS & APPROVALS



LYNCH BUILDING GROUP
 CLIENT:
 PROPOSED DETACHED DUAL OCCUPANCY
 LOT 408, 3 SUTTOR AVENUE
 CAERLEON NSW 2850
 PROJECT:



LYNCH BUILDING GROUP

POSTAL:
 PO BOX 1298
 Mudgee NSW 2850
 CONTACT US:
 P. 02 63726 054
 E. projects@lynchbuildinggroup.com.au
 WWW.LYNCHBUILDINGGROUP.COM.AU

TITLE & LOCATION PLAN

DRAWING TITLE:	DESIGN: LBG	FILE NO: 0469-A01	01 OF 10	C
DRAFTED: J.LYNCH	CHECKED: A.LYNCH	PAPER SIZE: A3	DRAWING NO:	REV:

BASIX COMMITMENTS - Dwelling One

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
- > The proposed construction must have the following applied to the floors, walls and ceiling / roof of the dwelling.

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED	OTHER
Floor - concrete slab on ground	Nil	
External wall - brick veneer, framed (weatherboard)	R2.06/R2.2 (or R2.60 including construction)	
Internal wall shared with Garage - plasterboard	Nil	
Ceiling and roof - flat ceiling / pitched roof	Ceiling: R4.0 (up), Roof: foil / sarking	Unventilated; Dark (solar absorptance >0.70)

ENERGY

HOT WATER

- > A Gas Instantaneous Hot Water System must be installed with 5 star rating

COOLING & HEATING SYSTEM:

- > Living Area - 1-phase air conditioning, 3.5 Star (cold zone)
- > Bedroom - 1-phase air conditioning, 3.5 Star (cold zone)

VENTILATION EXHAUST SYSTEMS:

- > At least 1 Bathroom - individual fan not ducted with manual on/off switch
- > Kitchen - individual fan, not ducted with manual on/off switch
- > Laundry - natural ventilation only.

NATURAL LIGHTING:

- > A window and / or skylight must be installed in 2 bathrooms / toilet of the development
- > A window and / or skylight must be installed in the kitchen of the development

GLAZING REQUIREMENTS

WINDOWS & GLAZED DOORS

- > The applicant must install all proposed windows, glazed doors and shading devices as listed below.

WINDOW/DOOR NO.	ORIENTATION	MAX. SIZE	OVER-SHADOWING	SHADING (mm)	TYPE
Living	N	2.0x0.7	0	E-0.60, A/H-0.0	Aluminium, single, clear
Living	N	2.0x0.7	0	E-2.45, A/H-0.0	Aluminium, single, clear
Living, Dining, Master Suite, ENS	E	2.0x0.9, 1.8x1.8 (x3), 0.9x1.5	0	E-0.60, A/H-0.0	Aluminium, single, clear
Kitchen	E	2.0x2.7	0	E-4.02, A/H-0.15	Aluminium, single, clear
Dining	S	2.0x2.7	0	E-3.89, A/H-0.0	Aluminium, single, clear
Bath, Bed 3	S	0.9x1.5, 1.8x1.8	0	E-0.60, A/H-0.0	Aluminium, single, clear
Bed 1, Bed 2, Media, L'dry, Drop Zone	W	1.8x1.8 (x2), 2.0x1.5, 0.6x1.5	0	E-0.60, A/H-0.0	Aluminium, single, clear

- > Note: E = Eave | A/H = Above Head | S/O = Solid Overhang | A/B = Above Base

WATER

FIXTURES

- > Showerheads - 4 Star (>4.5 <=6L/min)
- > Toilet Flushing System - 4 Star Rating
- > Kitchen Taps - 4 Star Rating
- > Bathroom Basin Taps - 4 Star Rating

RAINWATER TANK

- > A rainwater tank of at least 2,000L capacity must be installed
- > The rainwater tank must collect rainwater from at least 268.45m² of the roof area
- > The rainwater tank must be connected to:
 - The cold water tap that supplies each clothes washer
 - At least one outdoor tap in the development

LANDSCAPE

- > A minimum of 3 square metres of low water use planst must be included within the landscaping on site.

BASIX NOTES:

- 1 | THE APPLICANT MUST COMPLY WITH THE BASIX COMMITMENTS WITHIN BASIX CERTIFICATE PROVIDED DURING THE CONSTRUCTION OF THIS PROPOSED DEVELOPMENT.

BASIX COMMITMENTS - Dwelling Two

THERMAL COMFORT

- > See Typical Section, Floor Plan and Basix Certificate for further Thermal Comfort Commitments.
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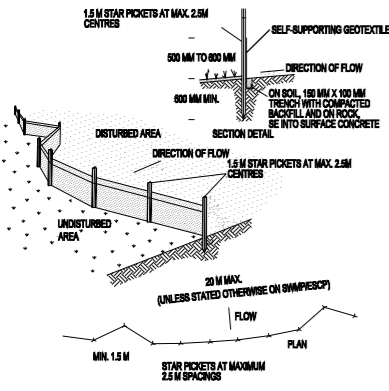
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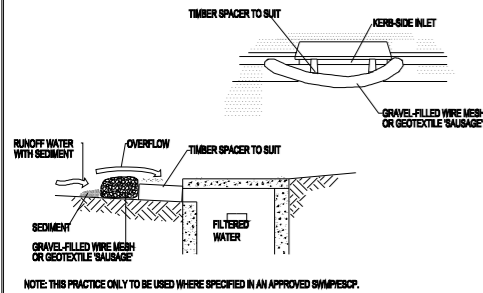
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SEDIMENT CONTROL



CONSTRUCTION NOTES

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150-MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-MM OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



CONSTRUCTION NOTES

- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25 MM TO 50 MM GRAVEL.
- FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150 MM HIGH X 400 MM WIDE.
- PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100-MM SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
- FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
- SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING LOCATIONS.
- THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

LEGEND

- TEMPORARY SITE MATERIAL DISPOSAL ARE DURING CONSTRUCTION. TO BE PROTECTED BY A SEDIMENT FENCE OR STRAW BALE FILTER.
- SITE ACCESS DURING CONSTRUCTION.
- COMPLYING DEVELOPMENT BOUNDARY MIN. OFFSET

SITE COVERAGE

LOT 408 SUTTOR AVENUE, CAERLEON	= 1205.60M ²
SITE COVERAGE	
TOTAL GFA INCLUDING PORCH & ALFRESCO AREAS	= 455.28M ²
	= 37.76%
LANDSCAPING	
LANDSCAPING - INCLUDING GRAVEL AREAS LESS TOTAL DRIVEWAY & PATHWAYS	= 750.32M ²
	= 107.00M ²
	= 643.32M ²
	= 53.36%

PRIVATE OPEN SPACE	
DWELLING ONE	= 147.19M ²
DWELLING TWO	= 178.82M ²

SUBDIVISION NOTES

LOT 408 SUTTOR AVENUE CAERLEON	
DP 1272614 - ZONING R1 GENERAL RESIDENTIAL	
TOTAL LOT 408 AREA	= 1205.60M ²
PROPOSED LOT 1 (DWELLING ONE)	= 602.80M ²
PROPOSED LOT 2 (DWELLING TWO)	= 602.80M ²

- CONFIRM ALL DIMENSIONS BACK TO SPECIFIC SURVEY PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
- PROPOSED DIVIDING SUBDIVISION BOUNDARY IS APPROXIMATE ONLY AND TO BE CONFIRMED AS ABOVE.
- PROPOSED LOT AREAS ARE APPROXIMATE ONLY & SHOULD BE READ IN CONJUNCTION WITH SPECIFIC SURVEY PLANS.

LANDSCAPING DETAILS

- SMALL SHRUBS TO 1.0M HIGH**
- SURFER BOY (PHORMIUM)
 - BRONZE BABY (PHORMIUM)
 - GOLF BABY (PITTOSPORUM)
- SMALL ORNAMENTAL TREES TO 3.0M HIGH**
- MANCHURIAN PEAR (PYRUS USSURIENSIS)

CONSULT LOCAL NURSERY FOR AVAILABILITY AND SUITABILITY OF THE SPECIES LISTED & SUBSTITUTE SIMILAR PLANTING IF REQUIRED. MULCH BEDS WITH WOODCHIP OR PEBBLES & FILL OUT OR LINE BEDS WITH GROUND COVERS OR SIMILAR SMALL PLANTS. EDGE BEDS WITH INSITU FORMED CONCRETE ROLLED EDGE, SLEEPERS, MASCONARY BLOCK EDGING OR SIMILAR AS SELECTED.

KIKUYU TURF TO ALL AREAS, UNLESS GRAVEL IS STATED AND DISPLAYED OTHERWISE.

SITE, SUBDIVISION & LANDSCAPE PLAN

SCALE: 1:200



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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

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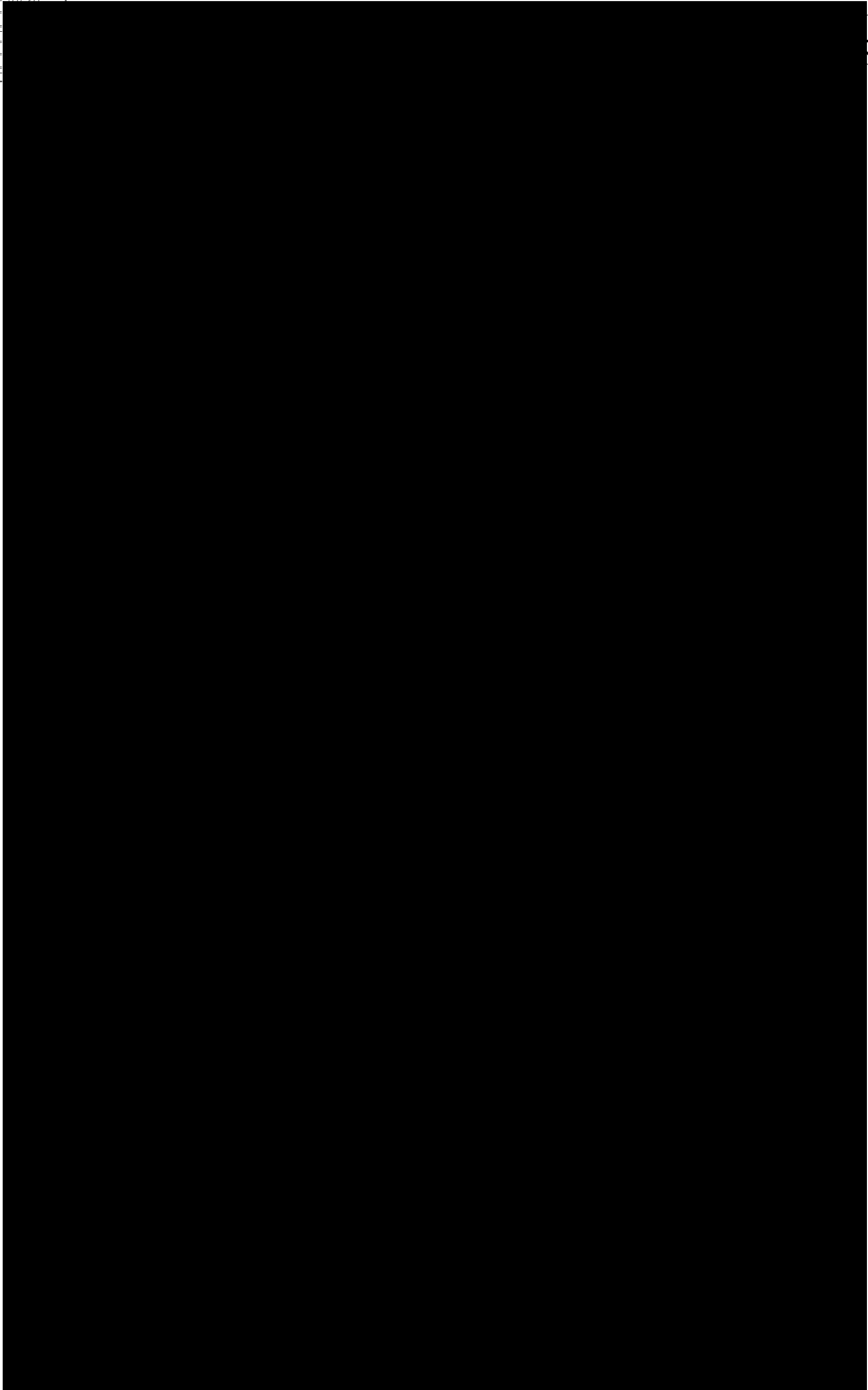
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FLOOR AREAS - DWELLING ONE

PROPOSED RESIDENCE	=	187.28 m ²
- LIVING	=	
- GARAGE	=	
TOTAL	=	
- ALFRESCO	=	
- PORCH	=	
TOTAL GFA	=	



FLOOR PLAN - DWELLING ONE

SCALE: 1:100

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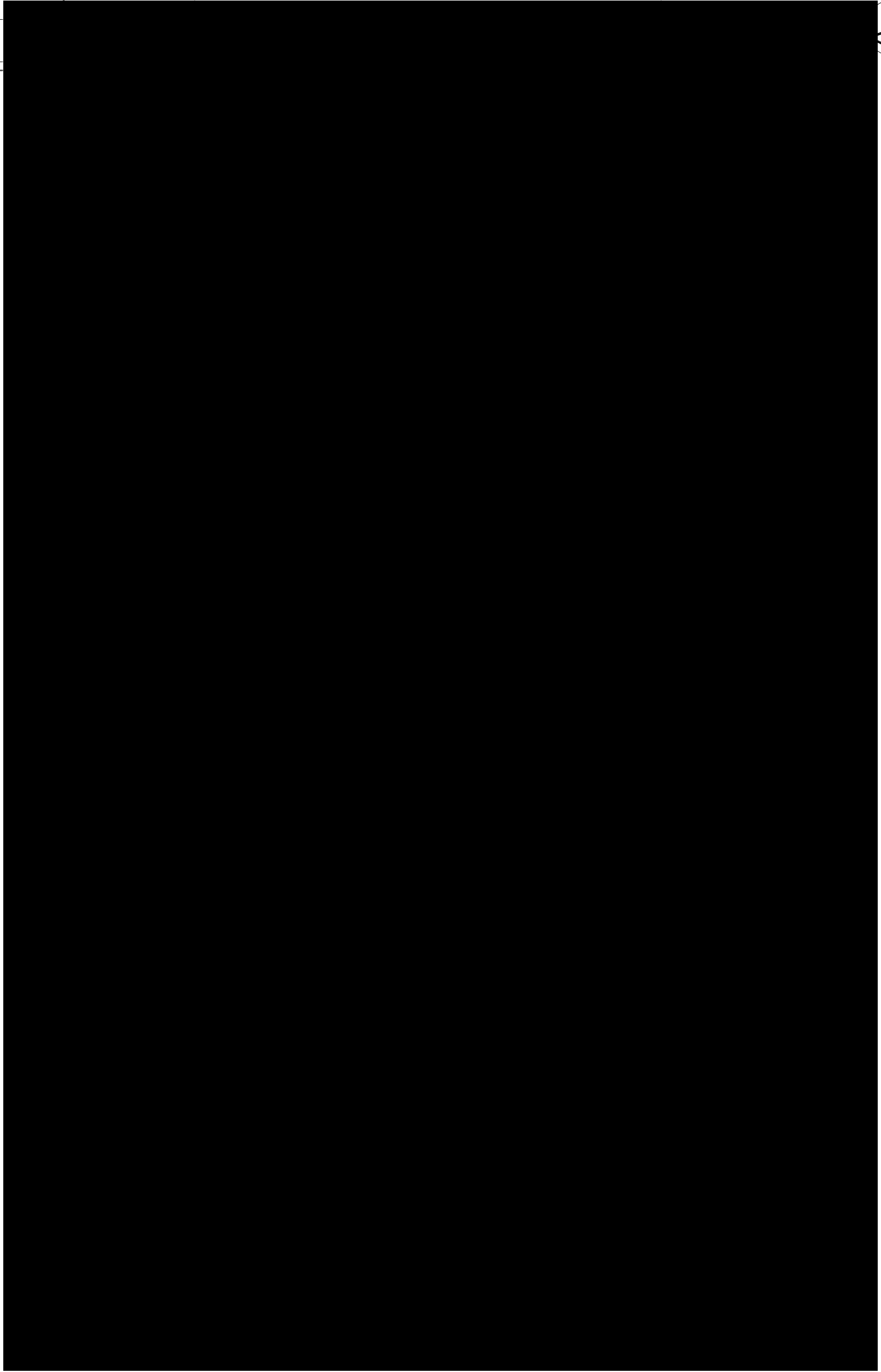
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FLOOR PLAN - DWELLING ONE

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FLOOR AREAS - DWELLING TWO

PROPOSED RESIDENCE	
- LIVING	= 180.19 M ²
- GARAGE	= 2
TOTAL	
- ALFRESCO	=
- PORCH	=
TOTAL GFA	=



FLOOR PLAN - DWELLING TWO

SCALE: 1:100

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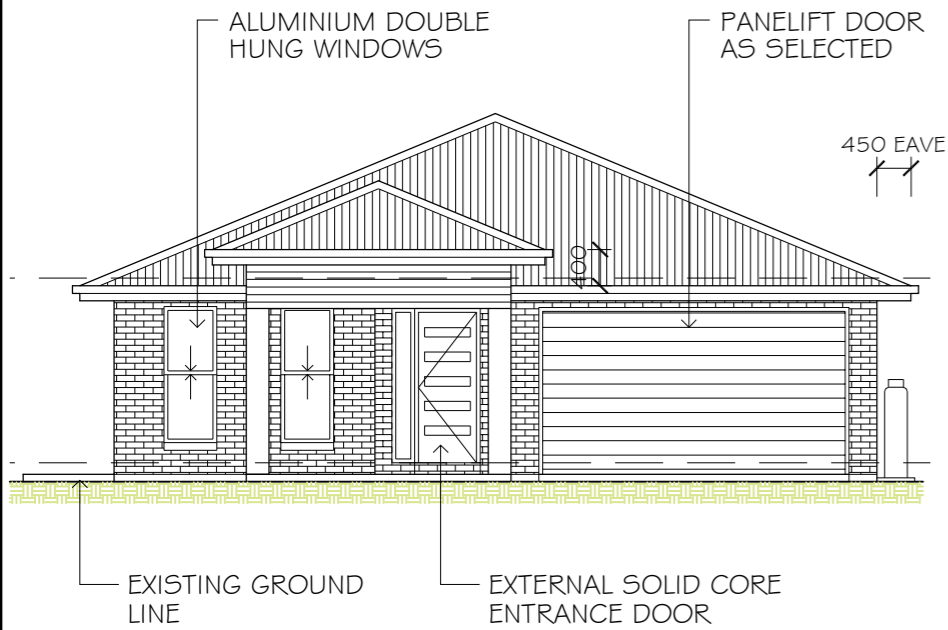
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FLOOR PLAN - DWELLING TWO

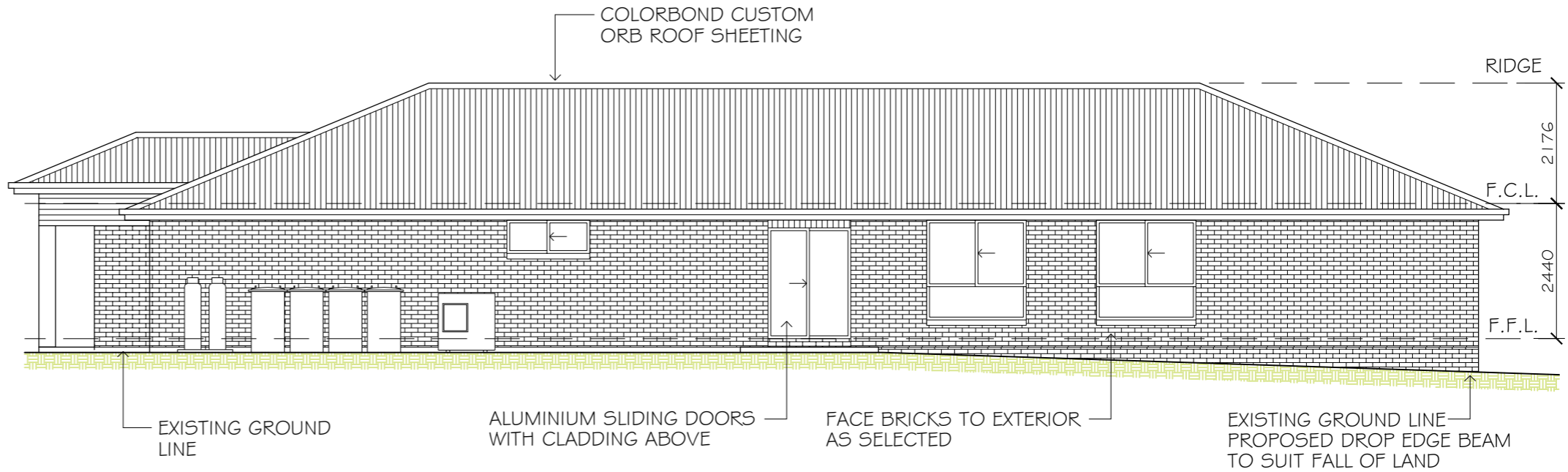
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DWELLING ONE



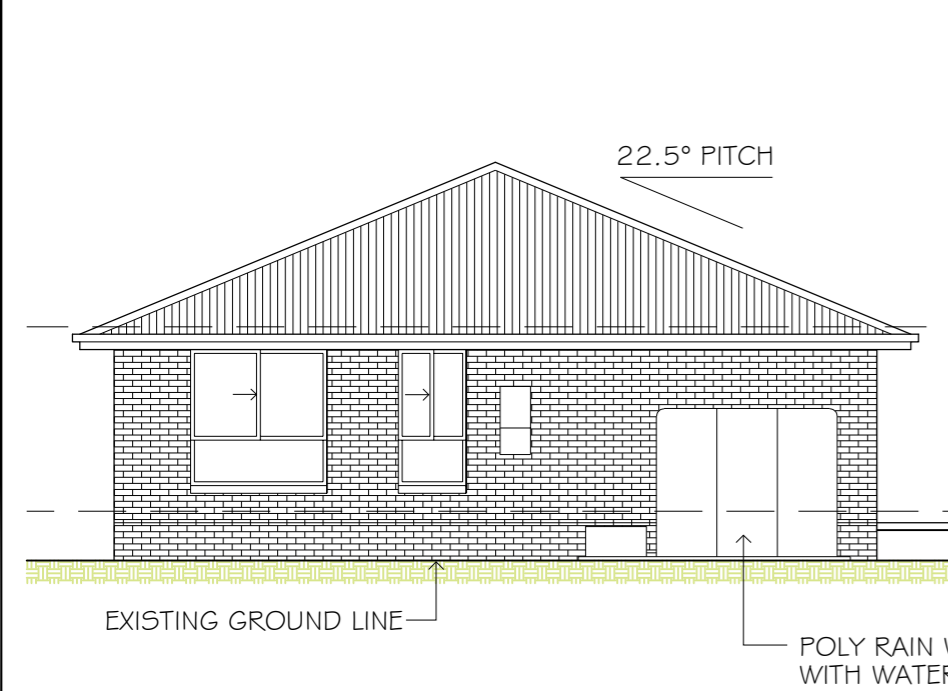
NORTH ELEVATION

SCALE: 1:100



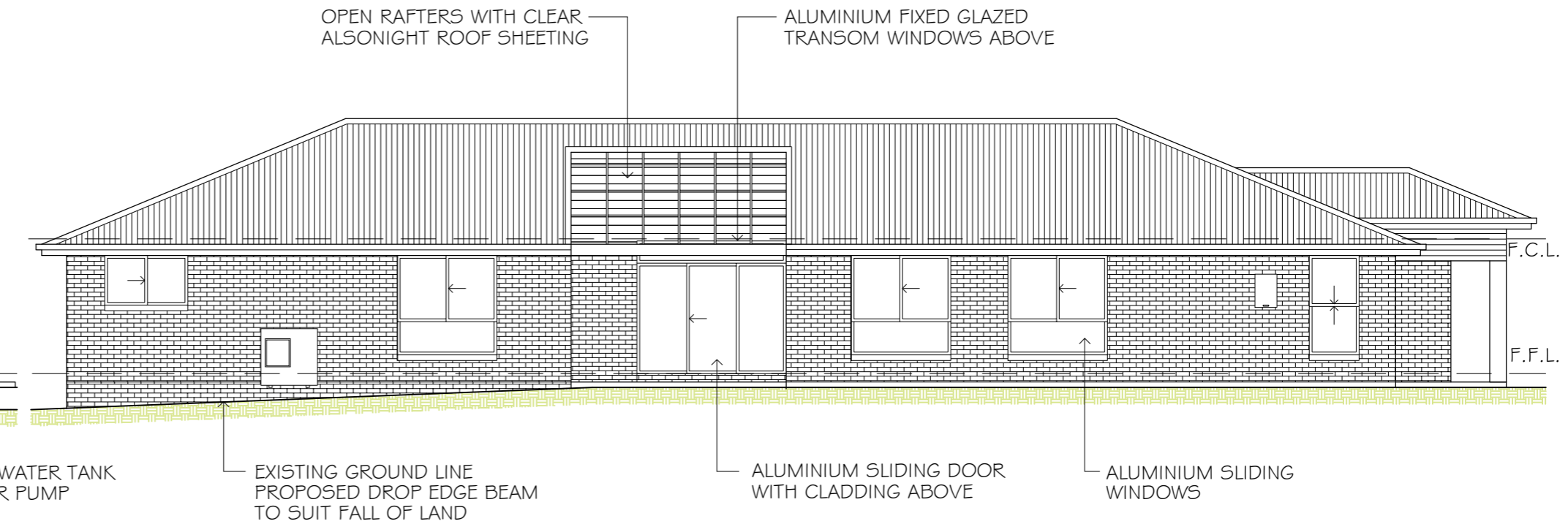
WEST ELEVATION

SCALE: 1:100



SOUTH ELEVATION

SCALE: 1:100



EAST ELEVATION

SCALE: 1:100

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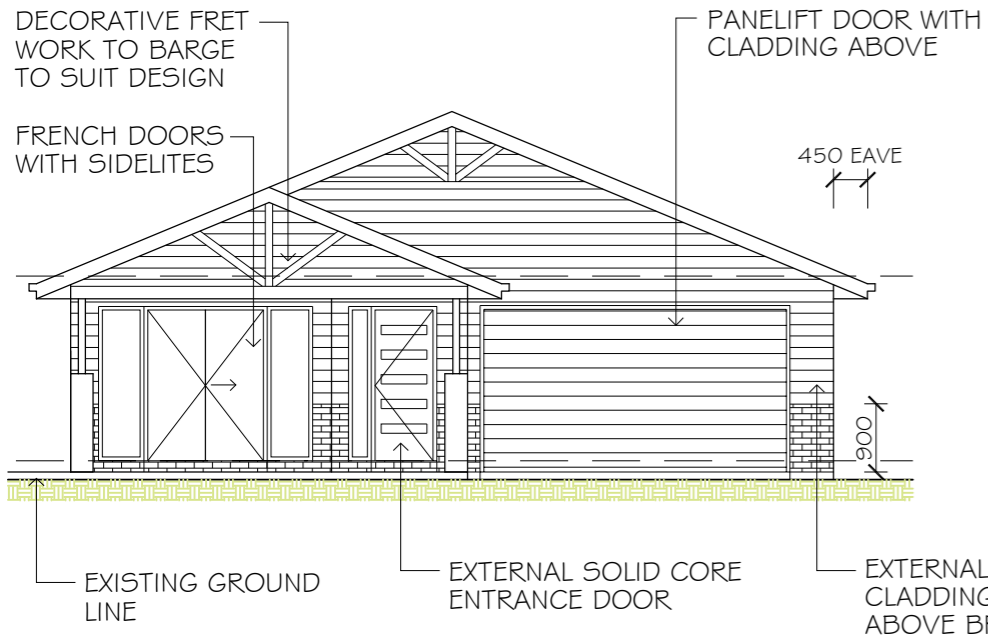


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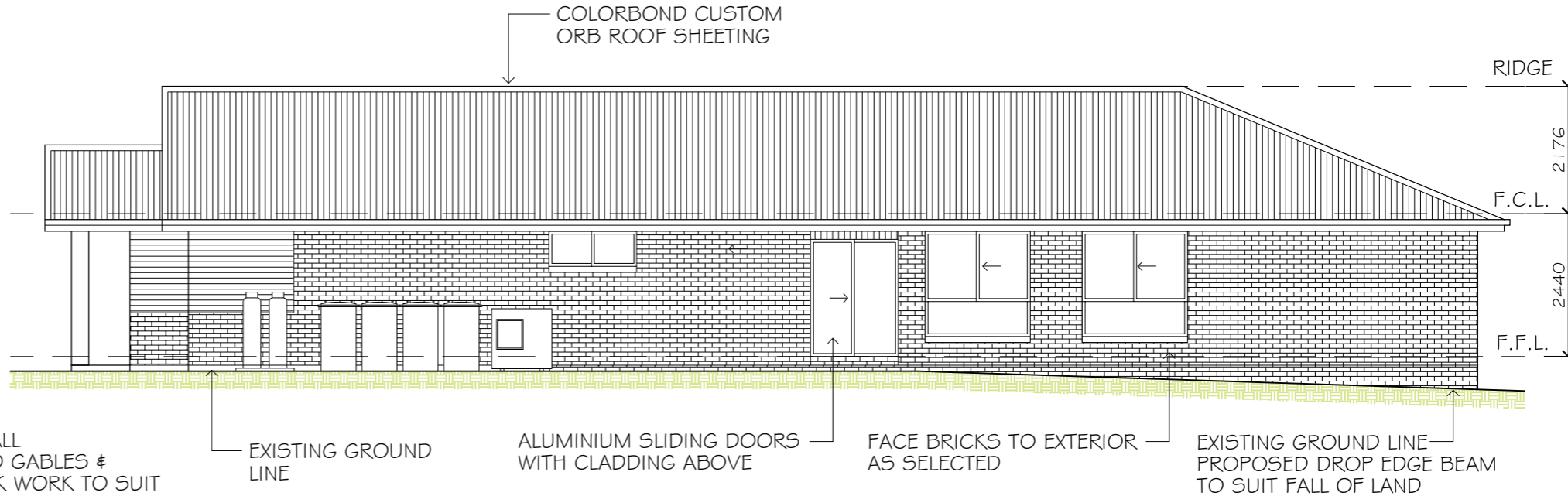
ELEVATIONS - DWELLING ONE			
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DESIGN:	L.B.G	FILE NO:	0469-A06
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DWELLING TWO



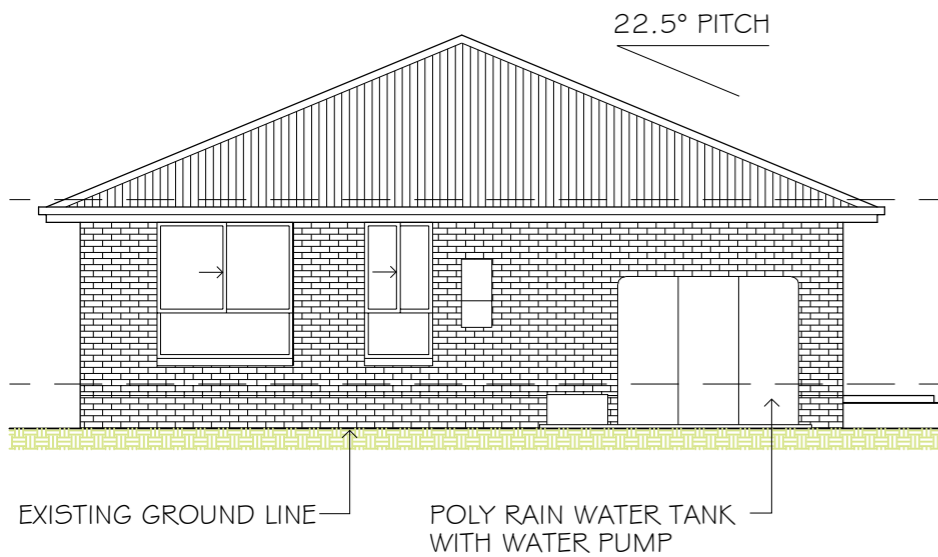
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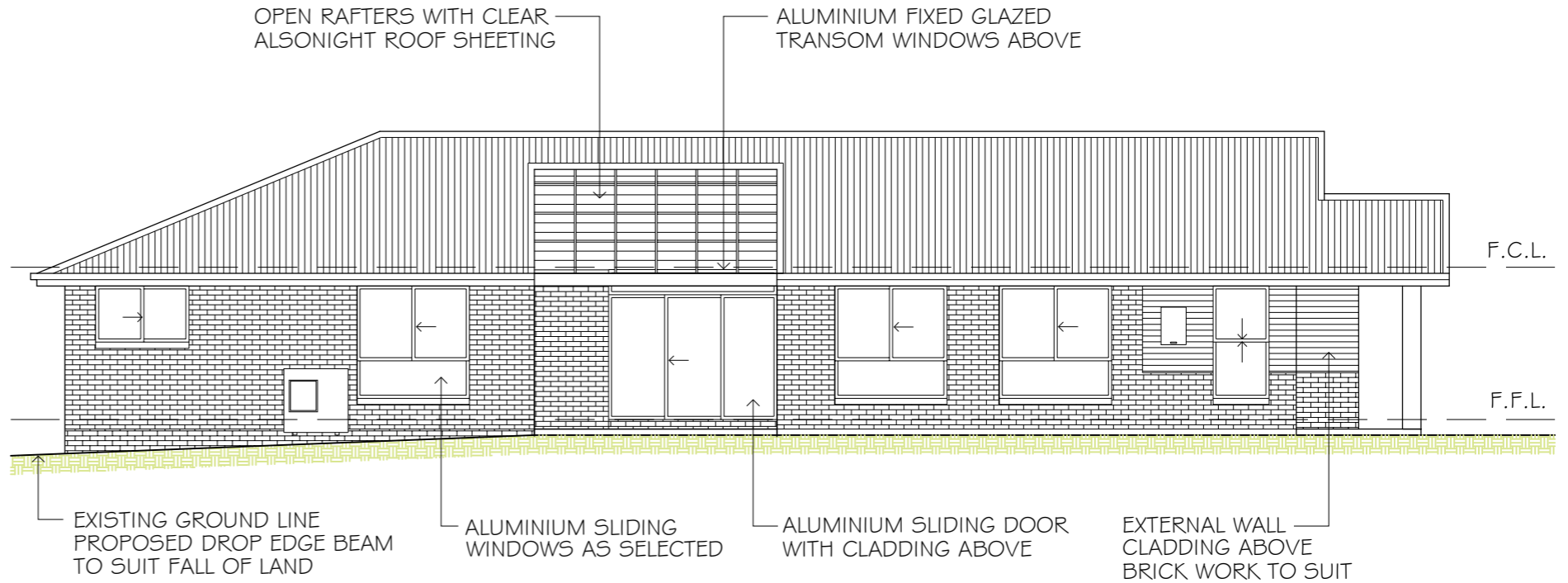
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SOUTH ELEVATION

SCALE: 1:100



EAST ELEVATION

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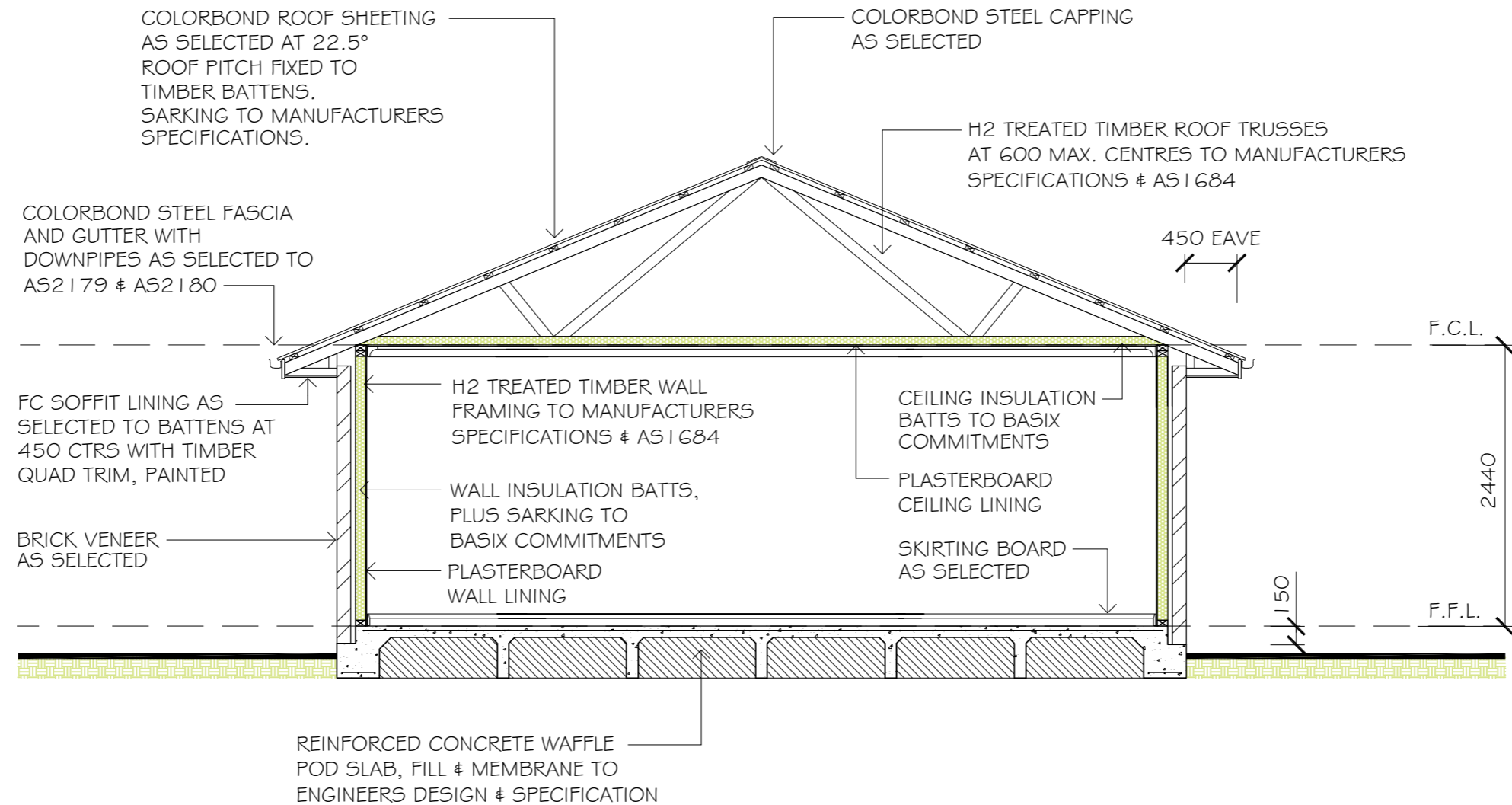


LYNCH BUILDING GROUP

POSTAL:
 PO BOX 1298
 Mudgee NSW 2850
 CONTACT US:
 P. 02 63726 054
 E. projects@lynchbuildinggroup.com.au
 WWW.LYNCHBUILDINGGROUP.COM.AU

ELEVATIONS - DWELLING TWO

DRAWING TITLE:			
DESIGN:	L.B.G	FILE NO:	0469-A07
DRAFTED:	J.LYNCH		
CHECKED:	A.LYNCH	PAPER SIZE:	A3
		DRAWING NO:	07 OF 10
		REV:	C



TYPICAL SECTION

SCALE: 1:50

SECTION NOTES

- 1 | FOR COMPLETE SLAB DETAILS & DESIGN REFER TO ENGINEERS SPECIFICATIONS & DESIGNS.
- 2 | TERMITE TREATMENT SHALL BE INCLUDED TO PROTECT AGAINST INFESTATION TO A53660.1-2000

GENERAL NOTES

- | | | | |
|---|--|---|---|
| <ol style="list-style-type: none"> 3 ALL DRAWINGS WITHIN THIS SET OF PLANS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DESIGNS & SPECIFICATIONS & WITH OTHER WRITTEN INSTRUCTIONS ISSUED DURING ESTIMATIONS & CONSTRUCTION WITH SELECTED BUILDER. 4 ALL DISCREPANCIES SHALL BE REFERRED TO, IN WRITING TO, JHL BUILDING DESIGNS FOR A DECISION BEFORE PROCEEDING WITH THE WORK. 5 ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS OF THE DRAWING & NOT TO FINISHED SURFACES IE. TILING, PLASTERBOARD ETC. 6 ALL RELEVANT DIMENSIONS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION & FABRICATION WITH REGARDS TO ONSITE & OFF SITE REQUIREMENTS & WORK. | <ol style="list-style-type: none"> 7 THE RELEVANT SERVICE AUTHORITIES SHALL BE CONSULTED IN REGARDS TO CONFIRMING / CHECKING ALL DIMENSIONS, LEVELS, SERVICES & SITE CONDITIONS PRIOR TO CONSTRUCTION. 8 THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED & APPROVAL SORT FROM / OBTAINED PRIOR TO CONSTRUCTION, IF & WHEN NECESSARY. 9 STUD WALL & TRUSSED ROOF DESIGN, BRACING & TIE DOWN TO SELECTED FRAME & TRUSS MANUFACTURERS ENGINEERED SPECIFICATIONS & TO AS1684 WHERE APPLICABLE. 10 SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT. 11 SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER & ALL REINFORCED CONCRETE FOOTINGS & SLABS TO BE CONSTRUCTED TO AS2870. 12 ALL STORM WATER FROM ROOF TO BE DISPURSED TO REQUIRED DOWNPIPES & TO STREET / RAIN WATER TANK TO AUSTRALIAN STANDARDS & PCA REQUIREMENTS. | <ol style="list-style-type: none"> 13 A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE FIGHTING PURPOSES AS SPECIFIED BY PCA. 14 WHERE A SITE REQUIRES CUT & FILL TO OCCUR OR RETAINING WALLS CONSTRUCTED, ENGINEERS SHALL BE CONSULTED WHERE NECESSARY & BUILDING CONTRACTOR TO ENSURE ALL FINAL LEVELS, GROUND LINES & GRADIENTS DIVERT ALL SURFACE STORM WATER FROM THE PROPOSED RESIDENCE EITHER BY MEANS OF PIPES, DETENTION AREAS OR GRADING TO KERB. NEIGHBOURING PROPERTIES MUST BE TAKEN INTO CONSIDERATION WITH THE DESIGN OF THE FLOW OF STORM WATER. 15 SEWER DRAINAGE LINES TO BE CONNECTED TO SEWER MAIN OR IN THE CASE OF A RURAL PROPERTY, CONNECTED TO A SEPTIC SYSTEM, IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS & LOCAL PCA. 16 A QUALIFIED CONTRACTOR SHALL COMPLETE THE FINAL DRAINAGE LAYOUT TO BE SUBMITTED TO THE LOCAL PCA FOR THEIR RECORDS & APPROVAL. | <ol style="list-style-type: none"> 17 THE HOT WATER SYSTEM IS AS SPECIFIED WITHIN THE BASIX CERTIFICATE & LOCATION NOTED OF FLOOR PLAN. 18 TERMITE PROTECTION SHALL BE IN ACCORDANCE WITH A53660. 19 WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED AT NOMINAL 6.0M MAX. CENTRES OR TO STRUCTURAL ENGINEERS DETAILS. |
|---|--|---|---|

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 - BASIX CERTIFICATE
 - ALL RELEVANT CODES, STANDARDS & APPROVALS



LYNCH BUILDING GROUP
 CLIENT:
 PROPOSED DETACHED DUAL
 OCCUPANCY
 LOT 408, 3 SUTTOR AVENUE
 CAERLEON NSW 2850
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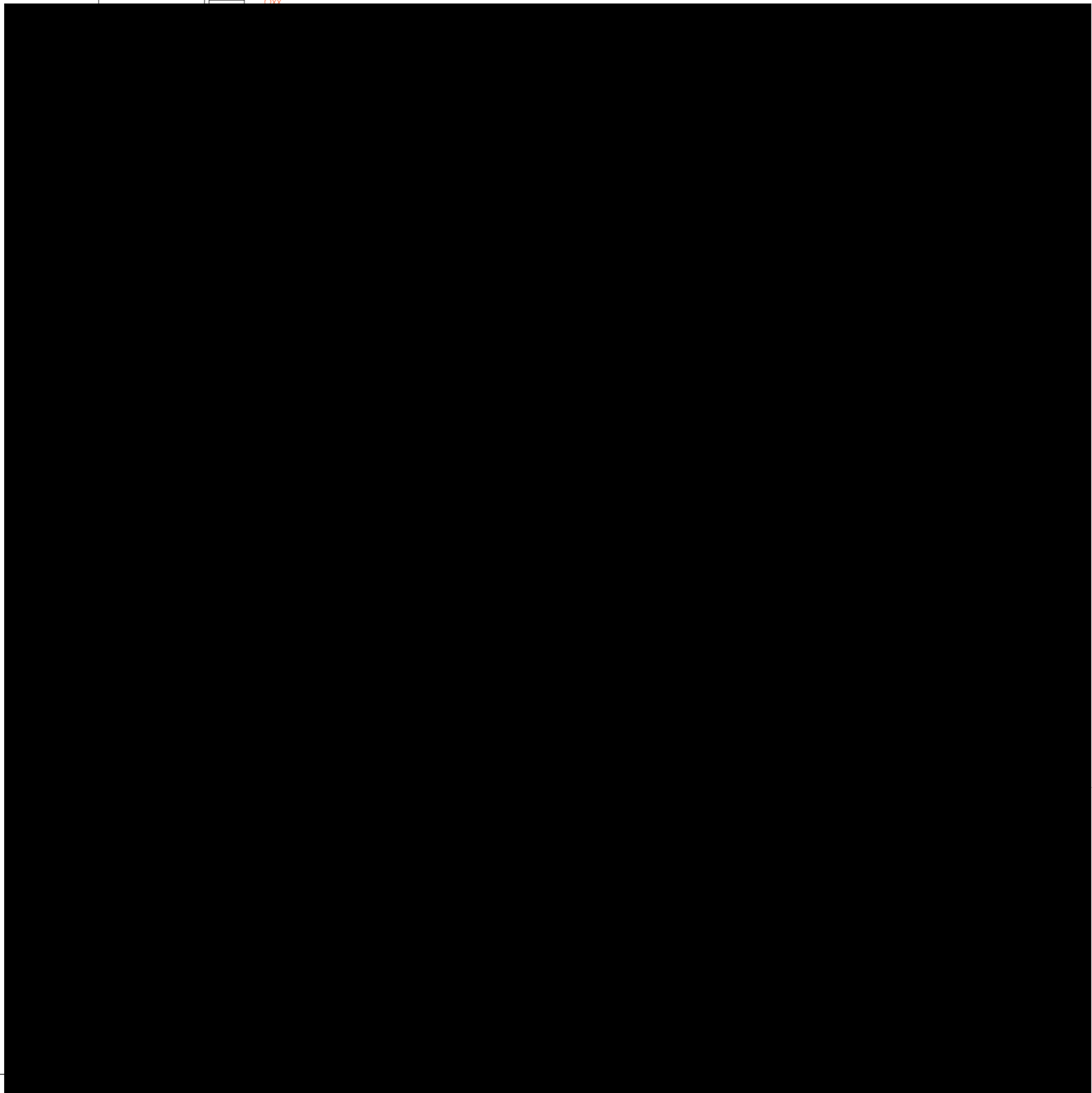
LYNCH BUILDING
GROUP

POSTAL:
 PO BOX 1298
 Mudgee NSW 2850
 CONTACT US:
 P. 02 63726 054
 E. projects@lynchbuildinggroup.com.au
 WWW.LYNCHBUILDINGGROUP.COM.AU

TYPICAL SECTION

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DRAFTED:	J.LYNCH		08 OF 10
CHECKED:	A.LYNCH	PAPER SIZE:	A3
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		REV:	C

DWELLING ONE



ELECTRICAL PLAN

SCALE: 1:100

ELECTRICAL LEGEND

X 300	SINGLE POWER POINT (DISTANCE ABOVE F.F.L.)	(2)
XX 300	DOUBLE POWER POINT (DISTANCE ABOVE F.F.L.)	(17)
—	LED LINEAR BATTEN - SINGLE	(2)
o	DOWN LIGHT	(24)
⊗	SENSOR LIGHT	(1)
□	EXTERNAL WALL LIGHT	(4)
⊗	STANDARD BATTEN	(8)
⊗	TASTIC LIGHT - 4 LIGHT	(1)
⊗	TASTIC LIGHT - 2 LIGHT	(1)
TV	TELEVISION OUTLET	(2)
NBN	NBN CONNECTION POINT	(1)
-	2-WAY SWITCH	(1)
P	PENDANT LIGHT	(-)
XXX	EXTERNAL POWER POINT	(2)
⊗	CÉILING FAN - WITH LIGHT	(-)
⊗	CÉILING FAN	(-)

ELECTRICAL NOTES

- 1 | ALL ELECTRICAL WORK SHALL BE CARRIED OUT BY A LICENSED CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH AS/NZ3012 & ALL LICENSING REQUIREMENTS.
- 2 | THE SELECTION OF FITTINGS AND THE LAYOUT TO BE CARRIED OUT BY THE BUILDER & DESIGNED TO THE CLIENT'S REQUIREMENTS.
- 3 | ALL APPROVED SMOKE ALARMS / DETECTORS TO BE INSTALLED TO AS3786 BY A LICENSED CONTRACTOR.

MECHANICAL LEGEND

□	OUTDOOR AIR CONDITIONER UNIT
■	INDOOR SPLIT SYSTEM AIR CONDITIONER UNIT
■	ZONES
●	SUPPLY AIR GRILLS - ROUND
□	RETURN AIR GRILLS
■	AIR CONDITIONER UNIT IN ROOF SPACE
■	AIR CONDITIONER CONTROL PANEL / REMOTE

MECHANICAL NOTES

- 1 | ALL MECHANICAL WORKS REGARDING AIR CONDITIONING SHALL BE CARRIED OUT BY A LICENSED CONTRACTOR. ALL WORK SHALL BE IN ACCORDANCE WITH AUS STANDARDS & ALL LICENSING REQUIREMENTS.
- 2 | THE SELECTION OF FITTINGS AND THE LAYOUT TO BE CONFIRMED BY THE BUILDER & DESIGNED TO THE CLIENT'S REQUIREMENTS.
- 3 | GENERAL LAYOUT OF SUPPLY AIR GRILLS ETC IS TO BE VIEWED AS AN EXAMPLE ONLY & CAN CHANGE THROUGHOUT INSTALLATION.

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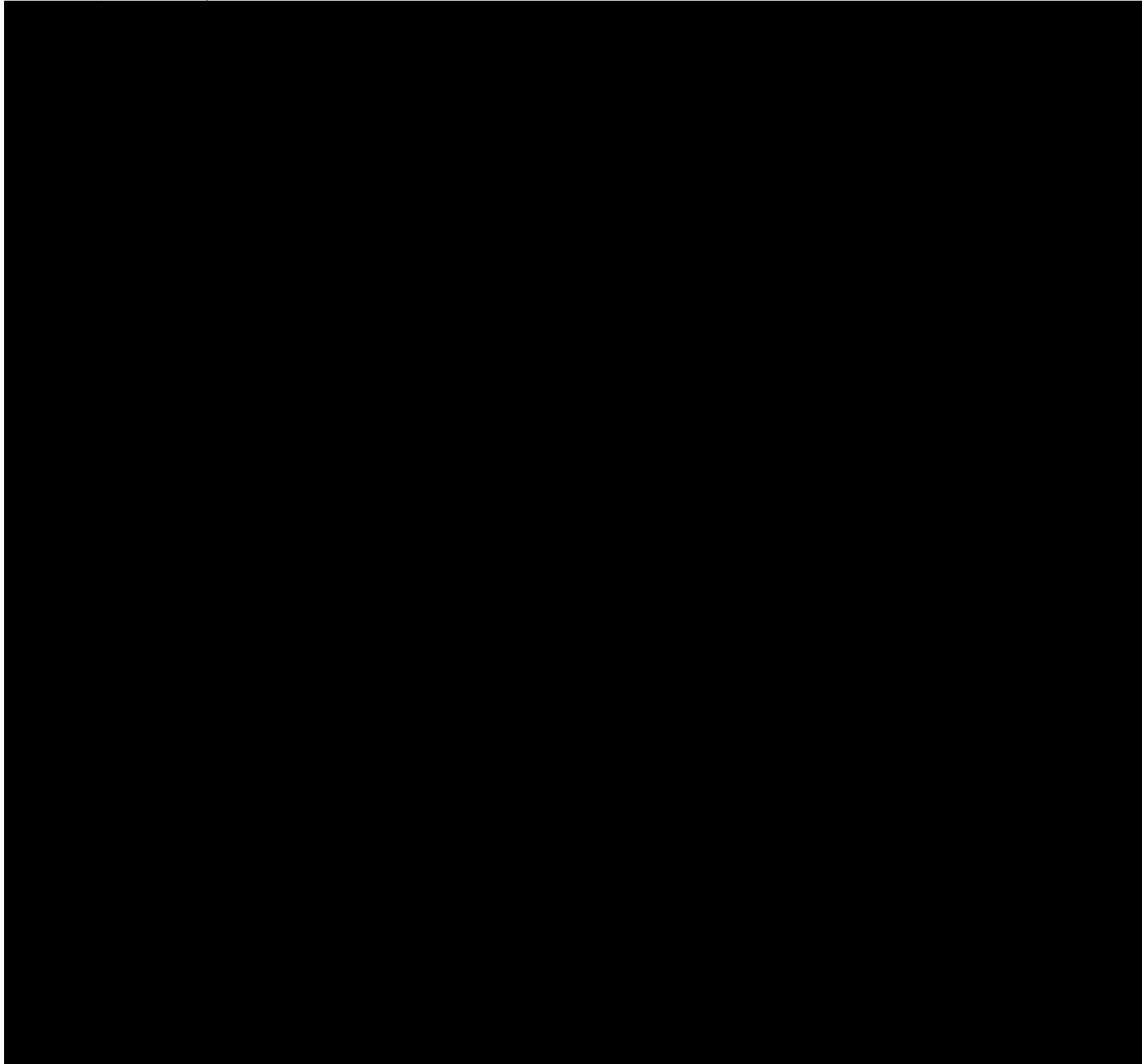
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LOT 408, 3 SUTTOR AVENUE
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PO BOX 1298
Mudgee NSW 2850
CONTACT US:
P. 02 63726 054
E. projects@lynchbuildinggroup.com.au
WWW.LYNCHBUILDINGGROUP.COM.AU

ELECTRICAL & MECHANICAL PLANS			
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CHECKED:	A.LYNCH	PAPER SIZE:	A3
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		REV:	C

DWELLING TWO



ELECTRICAL LEGEND

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XX 300	DOUBLE POWER POINT (DISTANCE ABOVE F.F.L.)	(16)
—	LED LINEAR BATTEN - SINGLE	(2)
o	DOWN LIGHT	(19)
⊗	SENSOR LIGHT	(1)
□	EXTERNAL WALL LIGHT	(6)
⊗	STANDARD BATTEN	(7)
⊗	TASTIC LIGHT - 4 LIGHT	(1)
⊗	TASTIC LIGHT - 2 LIGHT	(1)
TV	TELEVISION OUTLET	(1)
NBN	NBN CONNECTION POINT	(1)
-	2-WAY SWITCH	(-)
P	PENDANT LIGHT	(-)
oxx	EXTERNAL POWER POINT	(2)
⊗	CEILING FAN - WITH LIGHT	(-)
⊗	CEILING FAN	(-)

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ELECTRICAL PLAN

SCALE: 1:100

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POSTAL:
PO BOX 1298
Mudgee NSW 2850
CONTACT US:
P. 02 63726 054
E. projects@lynchbuildinggroup.com.au
WWW.LYNCHBUILDINGGROUP.COM.AU

ELECTRICAL & MECHANICAL PLANS

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