

PROPOSED WORKSHOP
FOR
SYDNEY ROAD PTY LTD
20 SYDNEY ROAD
MUDGEES NSW 2850



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

SPECIFICATIONS:

WIND CLASSIFICATION - BY ENGINEER

PLUMBING

All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.5.3.

ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 1.14ug/N.s in this climate. (Climate 6). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

GLAZING

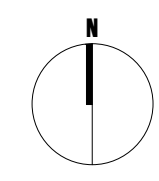
Provide glazing to AS 1288 and NCC/BCA Part 3.6

LIFT OFF HINGES (LOH)

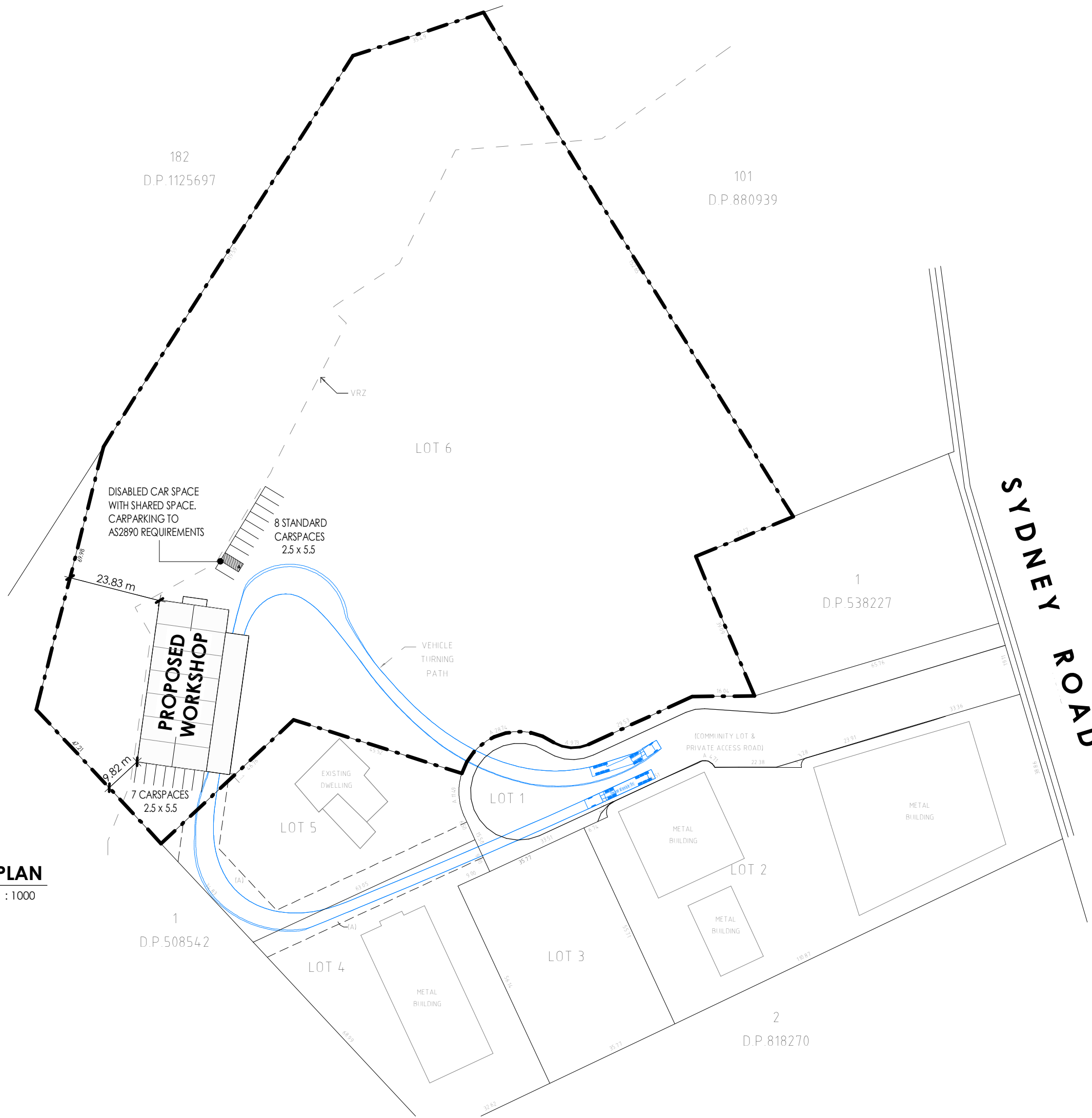
Provide lift off hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2.3.8.3.3

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors



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1 SITE PLAN
SCALE 1:1000

Issue	Description	Date
C	DA ISSUE	30.01.24
B	SITE ALTERATION	01.12.23
A	PRELIMINARY	19.09.23


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Client
Sydney Road PTY LTD

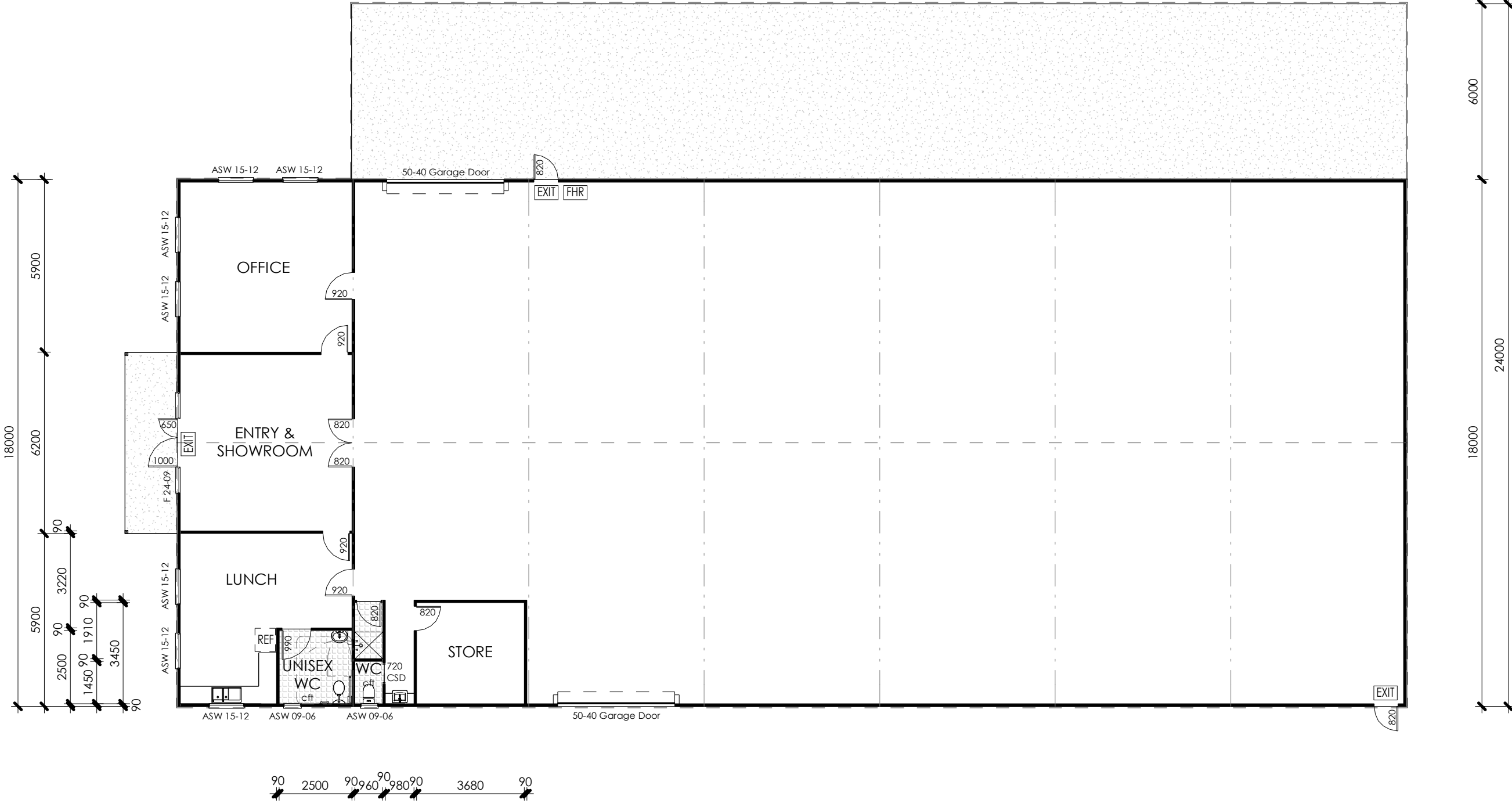
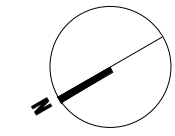
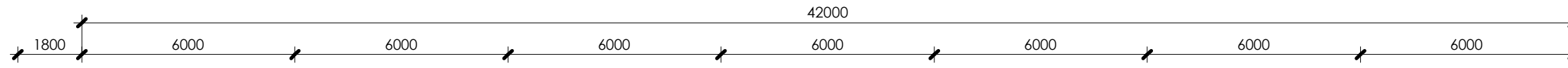
Project
20 Sydney Road
Mudgee NSW 2850

Title
SITE PLAN

Scale at A3
1:1000

Date OCTOBER 2023 **Drawn** RG/DW

Drawing No. 564STO-01 **Issue** C



1 FLOOR PLAN
SCALE 1 : 150

AREA ANALYSIS	SQ M
Warehouse	647.9 m ²
Office/Showroom/Lunch	108.1 m ²
TOTAL	756.0 m²

FIRE SAFETY NOTES:

- REFER ALSO TO FIRE SAFETY SCHEDULE PROVIDED AS PART OF CONSTRUCTION CERTIFICATE APPROVAL.
- FIRE HYDRANTS** - REQUIRED TO SERVE BUILDINGS OVER 500 SQM - INSTALL TO NCC PART E1D2 AND TO COMPLY WITH AS 2419.
- EMERGENCY EXIT LIGHTING** - REQUIRED AS FLOOR AREA IS OVER 300 SQM - INSTALL TO NCC PART E4D2 AND TO COMPLY WITH AS 2293.1
- EXIT SIGNS** - REQUIRED ABOVE DOORS PROVIDING EGRESS AS NOTED ON PLAN WITH THE FOLLOWING SYMBOL [EXIT] - INSTALL TO NCC PART E4D5 TO COMPLY WITH AS 2293.1
- FIRE HOSE REEL** - REQUIRED WHERE FLOOR AREA IS OVER 500 SQM. INSTALL TO NCC PART E1D3 AND COMPLY WITH AS 2441. THEY CAN BE LOCATED INTERNALLY OR EXTERNALLY WITHIN 4M OF AN EXIT.
- PORTABLE FIRE EXTINGUISHERS** - MUST BE PROVIDED IN ACCORDANCE WITH NCC PART E1D14 AND COMPLY WITH AS 2444
- EXIT DOORS** - MUST COMPLY WITH NCC PART D3D25. BE READILY OPENABLE WITHOUT A KEY FROM THE SIDE THAT FACES A PERSON SEEKING EGRESS BY EITHER A SINGLE HANDED DOWNWARD OR PUSHING ACTION ON A SINGLE DEVICE LOCATED BETWEEN 900mm & 1100mm FROM THE FLOOR

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LEGEND

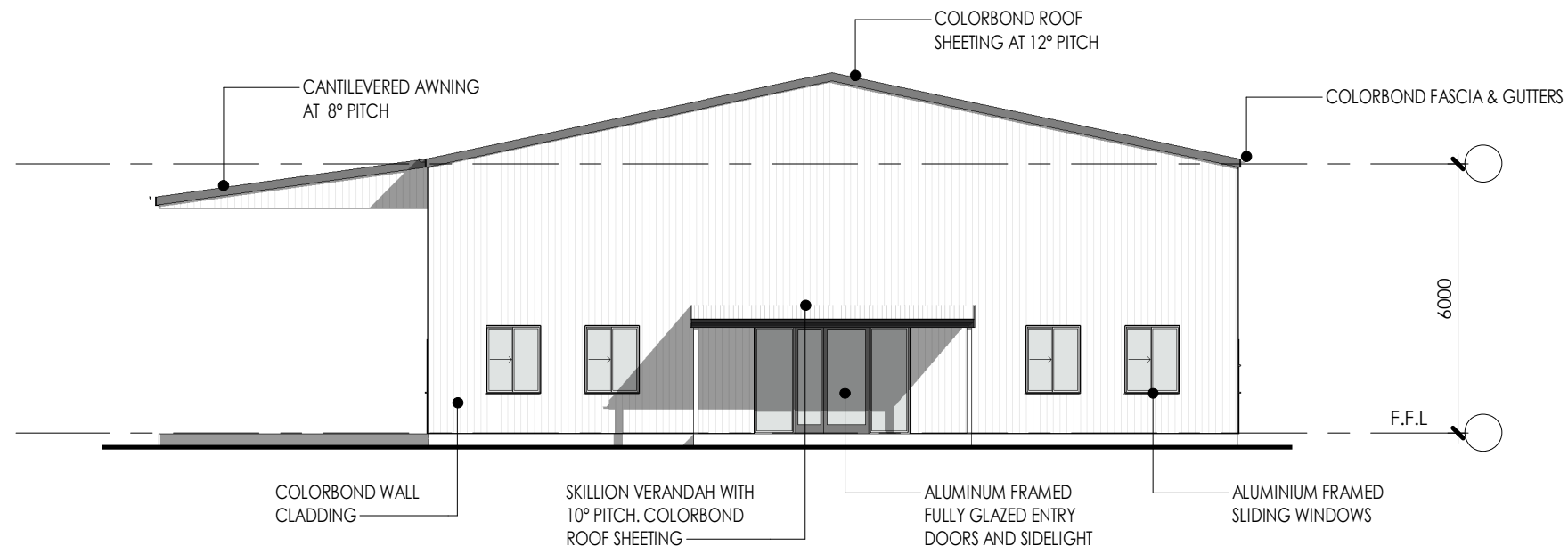
15-21	WINDOW DIMENSIONS - HEIGHT x WIDTH.
AAW	ALUMINIUM AWNING WINDOW
ADH	ALUMINIUM DOUBLE HUNG WINDOW
ASD	ALUMINIUM SLIDING DOOR
ASW	ALUMINIUM SLIDING WINDOW
BFD	BI-FOLDING DOOR
CLN	CLOTHES LINE
CONC	CONCRETE, TROWEL FINISH
CPT	CARPET
CSD	CAVITY SLIDING DOOR
CFT	CERAMIC FLOOR TILES
DP	DOWN PIPE
DR	DRYER SPACE
DW	DISHWASHER
F	FIXED GLASS WINDOW
FD	FRENCH DOOR
FP	FIREPLACE
F.TIM	FLOATING TIMBER FLOOR
FWG	FLOOR WASTE GULLY
HP	HOT PLATES
HWS	HOT WATER SYSTEM
J	JOINERY
LOH	LIFT OFF HINGES
LT	LAUNDRY TUB
LV	LOUVRE WINDOW
MB	METER BOX
MOD	MODWOOD DECKING
MSSD	MULTI STACK SLIDING DOOR
MW	MICROWAVE
OBS	OBSOLETE GLASS
OV	OVEN
PC	POLISHED CONCRETE
PL	VINYL PLANK FLOORING
PLD	PANEL-LIFT GARAGE DOOR
RD	ROLLER DOOR
REF	REFRIGERATOR
RW	RETAINING WALL
SD	SMOKE DETECTOR
SK	SINK
SL	SIDE-LITE
TD	TIMBER DECKING
TF	POLISHED TIMBER FLOOR
WM	WASHING MACHINE SPACE

Issue	Description	Date
B	DA ISSUE	30.01.24
A	PRELIMINARY	19.09.23

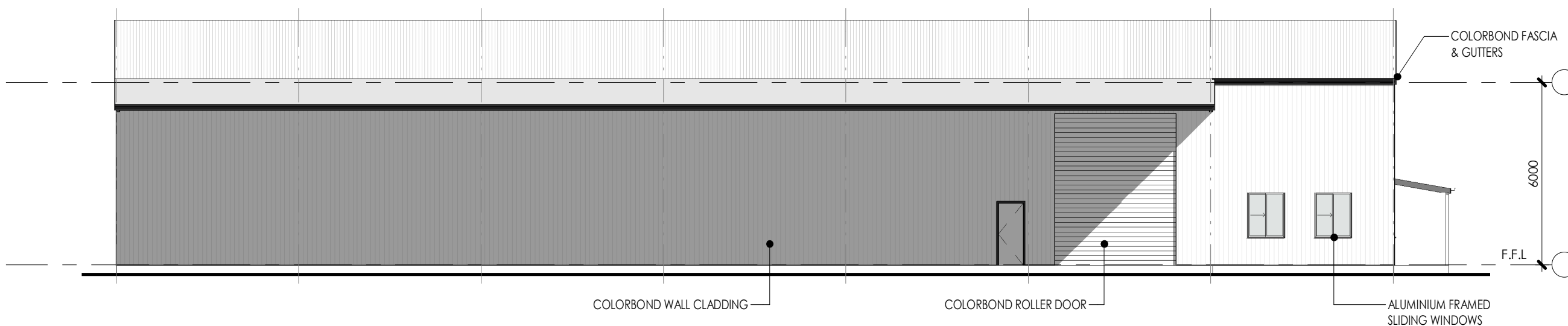
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Client	Sydney Road PTY LTD	
Project	20 Sydney Road Mudgee NSW 2850	
Title	FLOOR PLAN	
Scale at A3	1:150	
Date	OCTOBER 2023	Drawn RG/DW
Drawing No.	564STO-02	Issue B



① **NORTH EAST ELEVATION**
SCALE 1 : 150



② **SOUTH EAST ELEVATION**
SCALE 1 : 150

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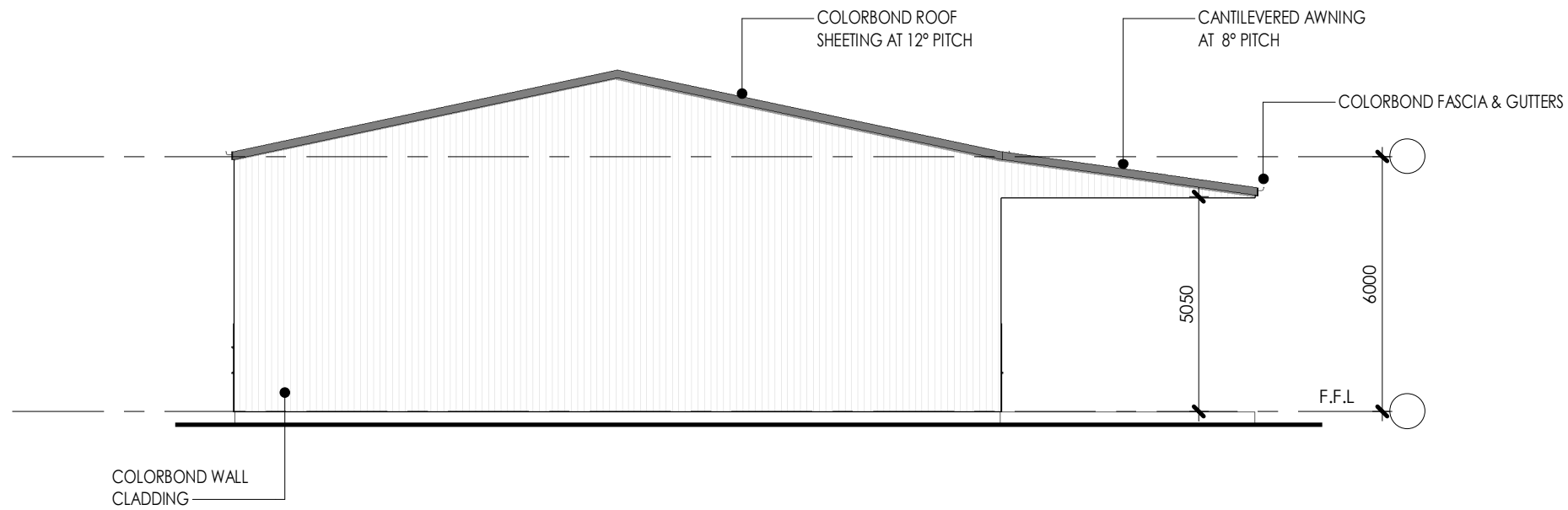
Project: 20 Sydney Road
Mudgee NSW 2850

Title: ELEVATIONS

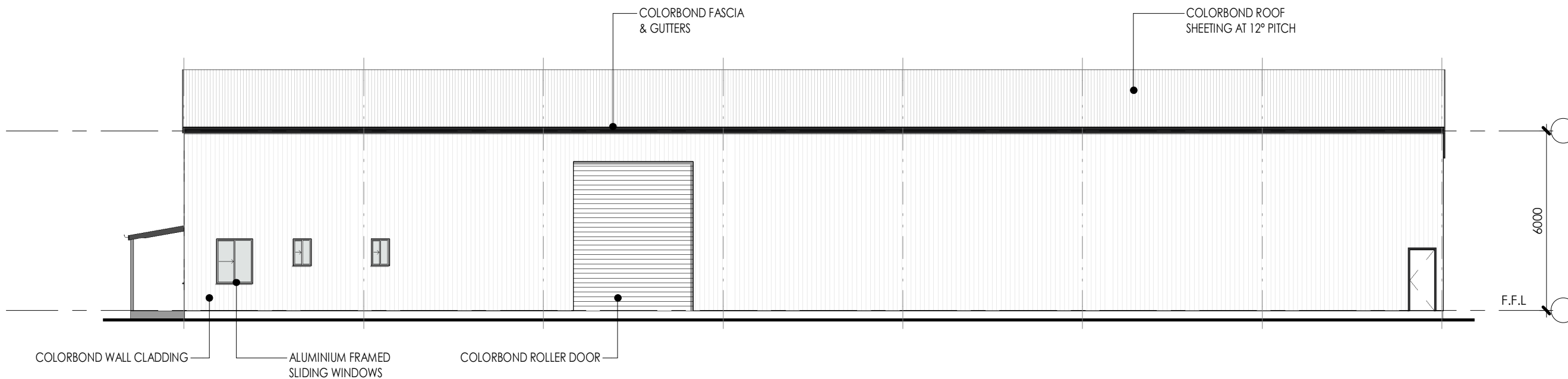
Scale at A3: 1 : 150

Date: OCTOBER 2023 Drawn: RG/DW

Drawing No.: 564STO-03 Issue: B



1 **SOUTH WEST ELEVATION**
SCALE 1 : 150



2 **NORTH WEST ELEVATION**
SCALE 1 : 150

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Client Sydney Road PTY LTD

Project
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Mudgee NSW 2850

Title
ELEVATIONS

Scale at A3
1 : 150

Date OCTOBER 2023 Drawn RG/DW

Drawing No. 564STO-04 Issue B