



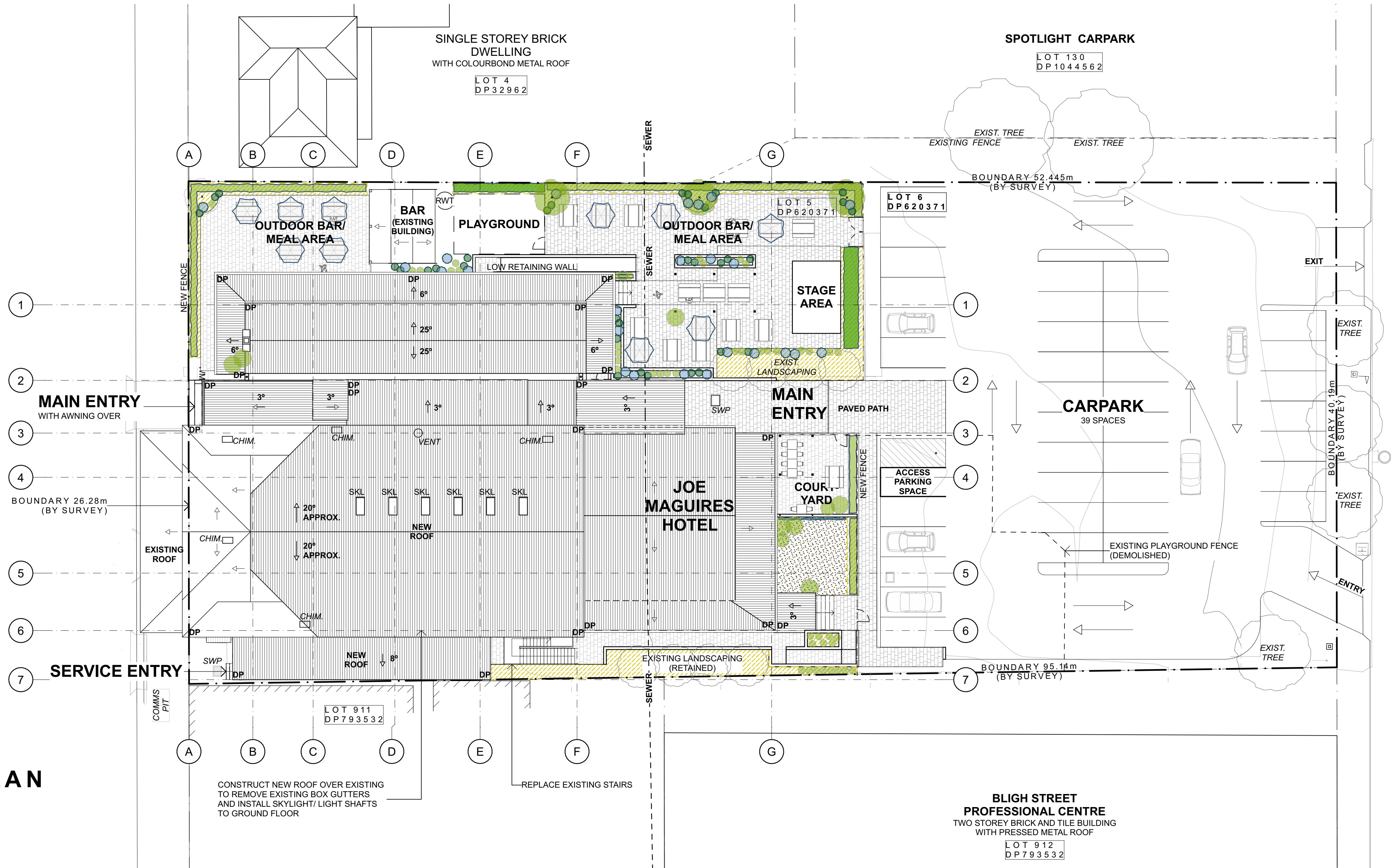
**PERSPECTIVE 1**  
FROM PEEL STREET  
NOT TO SCALE



**PERSPECTIVE 2**  
FROM THE NEW BEER GARDEN  
NOT TO SCALE

DRAWING SCHEDULE	
SD101	SITE PLAN
SD102	GROUND FLOOR PLAN
SD103	FIRST FLOOR PLAN
SD104	GROUND FLOOR DEMOLITION PLAN
SD105	FIRST FLOOR DEMOLITION PLAN
SD106	LANDSCAPE PLAN
SD201	ELEVATIONS (NORTH & EAST)
SD202	ELEVATIONS (SOUTH & WEST)
SD301	SECTIONS

DEVELOPMENT DATA		AREA (M <sup>2</sup> )
EXISTING SITE AREA (LOT 6):		3237
PROPOSED SITE AREA (LOT 5 & 6):		3891.6
EXISTING GROUND FLOOR AREA:		679.95
PROPOSED GROUND FLOOR AREA:		1133.63
EXISTING FIRST FLOOR AREA (INCL. VERANDAHS):		461.25
PROPOSED FIRST FLOOR AREA (INCL. VERANDAHS):		576.11
EXISTING CAR PARKING SPACES:		32
PROPOSED CARPARKING SPACES:		39



## SITE / ROOF PLAN

SCALE 1:200

CHIM.	NEW CHIMNEY
CHIM.	EXISTING CHIMNEY
SKL	SKYLIGHT
WM	WATER METER
RWT	RAINWATER TANK
SWP	STORMWATER PIT

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REV	DATE	AMENDMENT	REV	DATE	AMENDMENT
A	01/12/2023	ISSUED FOR REVIEW	K	04/12/2024	FLOOR PLAN ISSUED FOR REVIEW
B	03/01/2024	ISSUED FOR REVIEW	L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW
C	25/06/2024	ISSUED FOR REVIEW	M	13/02/2025	ISSUED FOR INFORMATION
D	28/07/2024	ISSUED FOR REVIEW	N	20/02/2025	ISSUED FOR REVIEW
E	28/08/2024	ISSUED FOR REVIEW			
F	04/09/2024	ISSUED FOR REVIEW			
G	25/09/2024	ISSUED FOR REVIEW			
H	24/10/2024	ISSUED FOR INFORMATION			
I	01/11/2024	ISSUED FOR INFORMATION			
J	15/11/2024	ISSUED FOR INFORMATION			

NOTES	
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THIS DRAWING MAY NOT BE TO SCALE REFER TO GRAPHIC SCALE BELOW	
1:200	0 5 10m
1:100	0 1 2 3 4 5m
1:50	0 1 2 2.5m
1:20	0 0.5 1m

PROJECT  
**Alterations & Additions  
to Joe Maguires Hotel  
For WATERING HOLE HOTELS**  
148 PEEL STREET, TAMWORTH NSW 2340

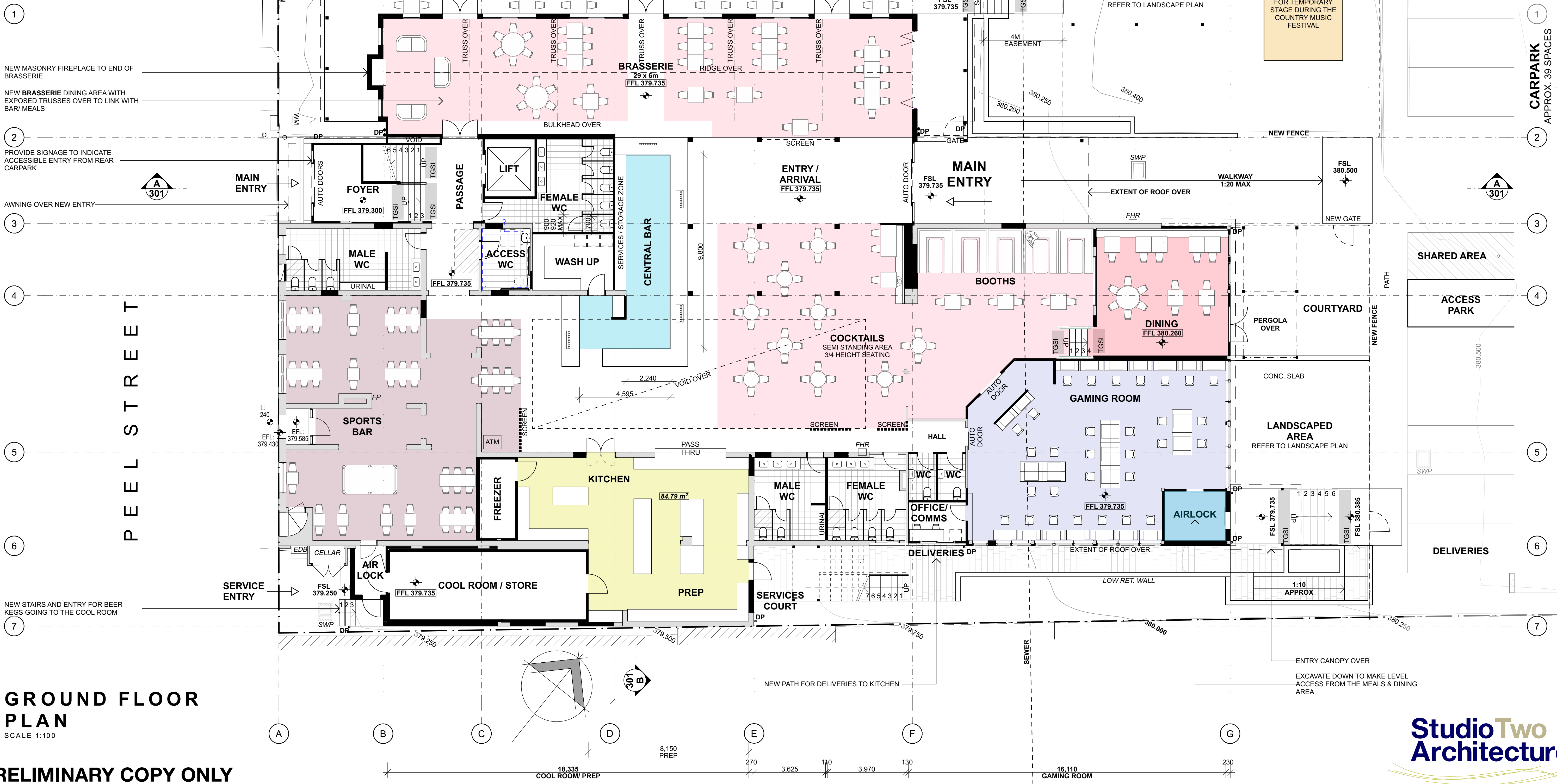


LAYOUT		
SITE PLAN		
DESIGN N. BROWN	SHEET SIZE & SCALE 1:200 @ A1	DRAWING NUMBER J2334, SD101
DOCUMENTATION J. CLARKE	PLOT DATE 21/2/2025	REVISION N



SCHEDULE OF AREAS (M <sup>2</sup> )	
GROUND FLOOR GFA	1133.65
GAMING ROOM	108.75
BRASSERIE	161.90
KITCHEN/ PREP	84.80

LEGEND	
EDB	EXISTING DISTRIBUTION BOARD
EFL	EXISTING FLOOR LEVEL
FHR	EXISTING FIRE HOSE REEL
FP	FIREPLACE
SKL	SKYLIGHT
SWP	EXISTING STORMWATER PIT



**GROUND FLOOR PLAN**  
SCALE 1:100

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F	04/09/2024	ISSUED FOR REVIEW			
G	25/09/2024	ISSUED FOR REVIEW			
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J	15/11/2024	ISSUED FOR INFORMATION			

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1:200  
0 5 10m

1:100  
0 1 2 3 4 5m

1:50  
0 1 2 2.5m

1:20  
0 0.5 1m

**PROJECT**  
**Alterations & Additions to Joe Maguires Hotel**  
**For WATERING HOLE HOTELS**  
148 PEEL STREET, TAMWORTH NSW 2340




LAYOUT		
<b>GROUND FLOOR PLAN</b>		
DESIGN N. BROWN	SHEET SIZE & SCALE 1:100 @ A1	DRAWING NUMBER <b>J2334, SD102</b>
DOCUMENTATION J. CLARKE	PLOT DATE 21/2/2025	REVISION <b>N</b>



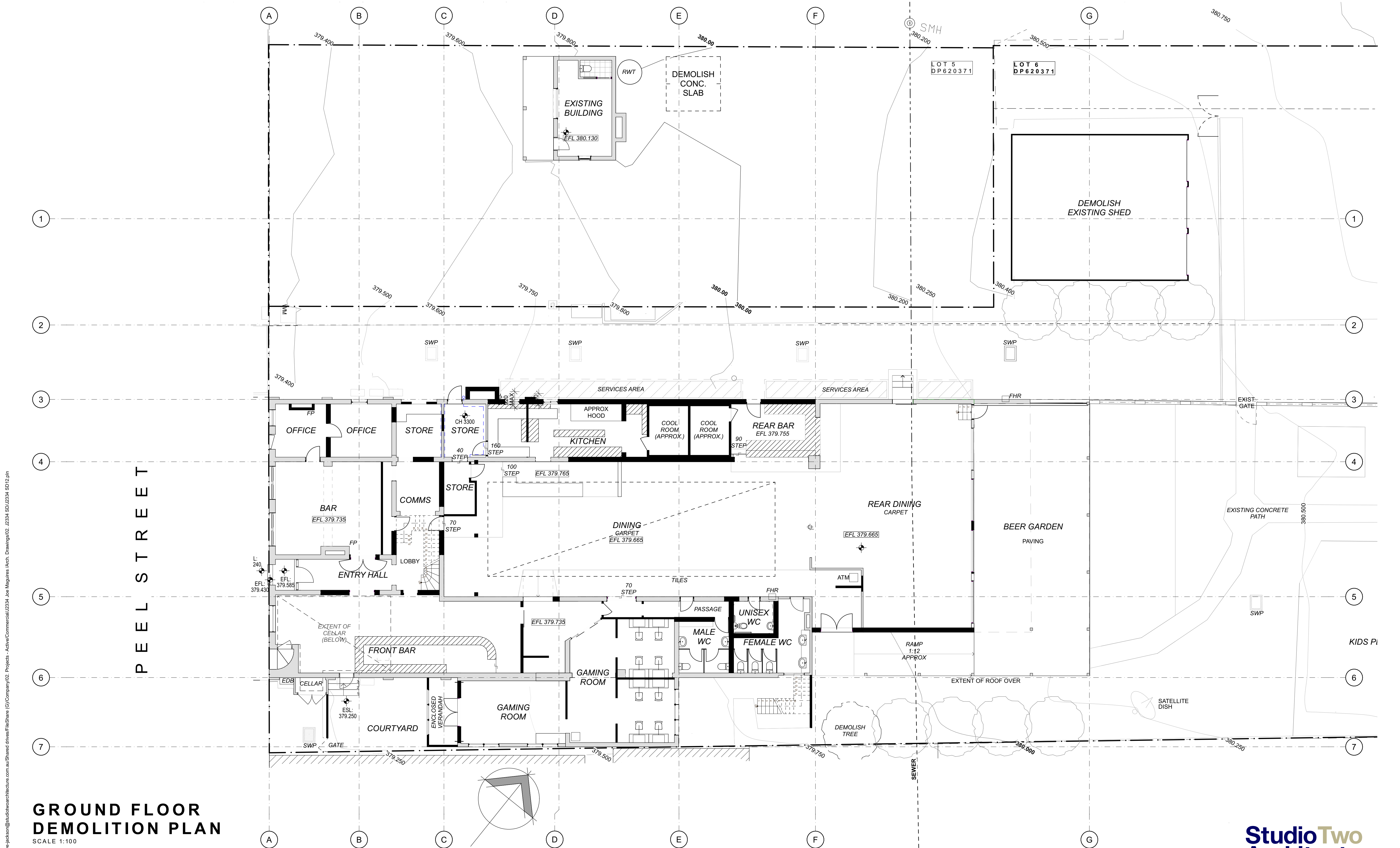
4/3/2025 12:11 pm Users\2arch/Library/CloudStorage/GoogleDrive-jackson@studiotwoarchitecture.com.au/Shared drives/FileShare (G)/Company/02. Projects - Active/Commercial/J2334 Joe Maguires /Arch. Drawings/02. J2334 SD/J2334 SD/12.pln



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A	01/12/2023	ISSUED FOR REVIEW	K	04/12/2023	FLOOR PLAN ISSUED FOR REVIEW	- Do not scale from this drawing - use figured dimensions only.	<b>1: 200</b> 0 5 10m	<b>Alterations &amp; Additions to Joe Maguires Hotel For WATERING HOLE HOTELS</b>  <b>148 PEEL STREET, TAMWORTH NSW 2340</b>	 <b>FIRST FLOOR PLAN</b>
B	03/01/2024	ISSUED FOR REVIEW	L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW	- All dimensions and levels are to be verified on site and the Architect notified of any discrepancies prior to the commencement of construction.	<b>1: 100</b> 0 1 2 3 4 5m		
C	25/06/2024	ISSUED FOR REVIEW	M	13/02/2025	ISSUED FOR INFORMATION	- Drawings are to be read in conjunction with all other contract documents.	<b>1: 50</b> 0 1 2 2.5m		
D	29/07/2024	ISSUED FOR REVIEW	N	20/02/2025	ISSUED FOR REVIEW	- Electronic data is issued as a professional courtesy only and is for the communication at the date of transmission only. It is the responsibility of the recipient to ascertain the accuracy and status of the information contained and to use the information appropriately.	<b>1: 20</b> 0 0.5 1m		
E	28/08/2024	ISSUED FOR REVIEW				- Copyright: No part of this document may be reproduced without written permission from Studio Two Architecture.			
F	04/09/2024	ISSUED FOR REVIEW							
G	25/09/2024	ISSUED FOR REVIEW							
H	24/10/2024	ISSUED FOR INFORMATION							
I	01/11/2024	ISSUED FOR INFORMATION							
J	15/11/2024	ISSUED FOR INFORMATION							

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## GROUND FLOOR DEMOLITION PLAN

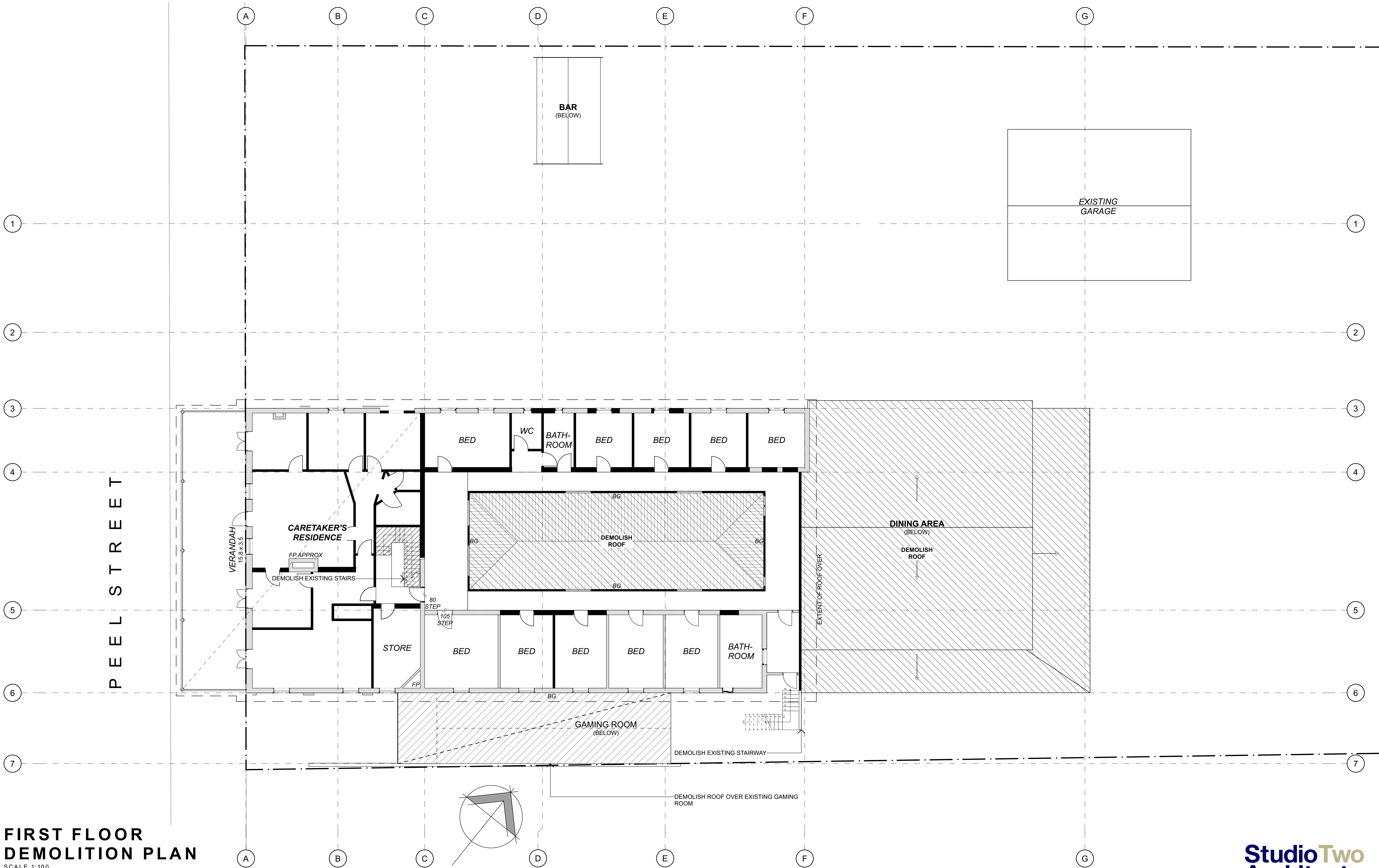
SCALE 1:100

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A	01/12/2023	ISSUED FOR REVIEW	K	04/12/2024	FLOOR PLAN ISSUED FOR REVIEW	Do not scale from this drawing - use figured dimensions only.	1 : 200	Alterations & Additions	DESIGN
B	03/01/2024	ISSUED FOR REVIEW	L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW	- All dimensions and levels are to be verified on site and the Architect notified of any discrepancies prior to the commencement of construction.	1 : 100	to Joe Maguires Hotel	N. BROWN
C	25/06/2024	ISSUED FOR REVIEW	M	13/02/2025	ISSUED FOR INFORMATION	- Drawings are to be read in conjunction with all other contract documents.	1 : 50	For WATERING HOLE HOTELS	DOCUMENTATION
D	29/07/2024	ISSUED FOR REVIEW	N	20/02/2025	ISSUED FOR REVIEW	- Electronic data is issued as a professional courtesy only and is for the responsibility of the recipient to ascertain the accuracy and status of the information contained and to use the information appropriately.	1 : 20	148 PEEL STREET, TAMWORTH NSW 2340	J. CLARKE
E	28/08/2024	ISSUED FOR REVIEW				- Copyright. No part of this document may be reproduced without written permission from Studio Two Architecture.			SHEET SIZE & SCALE
F	04/09/2024	ISSUED FOR REVIEW							1:100 @ A1
G	25/09/2024	ISSUED FOR REVIEW							DRAWING NUMBER
H	24/10/2024	ISSUED FOR INFORMATION							J2334, SD104
I	01/11/2024	ISSUED FOR INFORMATION							REVISION
J	15/11/2024	ISSUED FOR INFORMATION							N




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FIRST FLOOR  
DEMOLITION PLAN  
SCALE 1:100

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DATE	AMENDMENT	REV	DATE	AMENDMENT	NOTES	THIS DRAWING MAY NOT BE TO SCALE REFER TO GRAPHIC SCALE BELOW	PROJECT	LAYOUT
01/12/2023	ISSUED FOR REVIEW	K	04/12/2024	FLOOR PLAN ISSUED FOR REVIEW	- Do not scale from this drawing - use figured dimensions only.	1 : 200	<b>Alterations &amp; Additions to Joe Maguires Hotel For WATERING HOLE HOTELS</b> 148 PEEL STREET, TAMWORTH NSW 2340	 <b>FIRST FLOOR DEMOLITION PLAN</b>
03/01/2024	ISSUED FOR REVIEW	L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW	- All dimensions and levels are to be verified on site and the Architect notified of any discrepancies prior to the commencement of construction.	1 : 100		
25/06/2024	ISSUED FOR REVIEW	M	13/02/2025	ISSUED FOR INFORMATION	- Drawings are to be read in conjunction with all other contract documents.	1 : 50		
29/07/2024	ISSUED FOR REVIEW	N	20/02/2025	ISSUED FOR REVIEW	- Electronic data is issued as a professional courtesy only and is for the communication at the date of transmission only. It is the responsibility of the recipient to ascertain the accuracy and status of the information contained and to use the information appropriately.	1 : 20		
28/08/2024	ISSUED FOR REVIEW				- Copyright. No part of this document may be reproduced without written permission from Studio Two Architecture.			
04/09/2024	ISSUED FOR REVIEW							
25/09/2024	ISSUED FOR REVIEW							
24/10/2024	ISSUED FOR INFORMATION							
01/11/2024	ISSUED FOR INFORMATION							
15/11/2024	ISSUED FOR INFORMATION							





  
Association of Consulting Architects  
member practice





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LEGEND


 SMALLER SHRUBS UP TO 0.7M HIGH


 HEDGES FOR SCREENING/PRIVACY

 TRELLISES

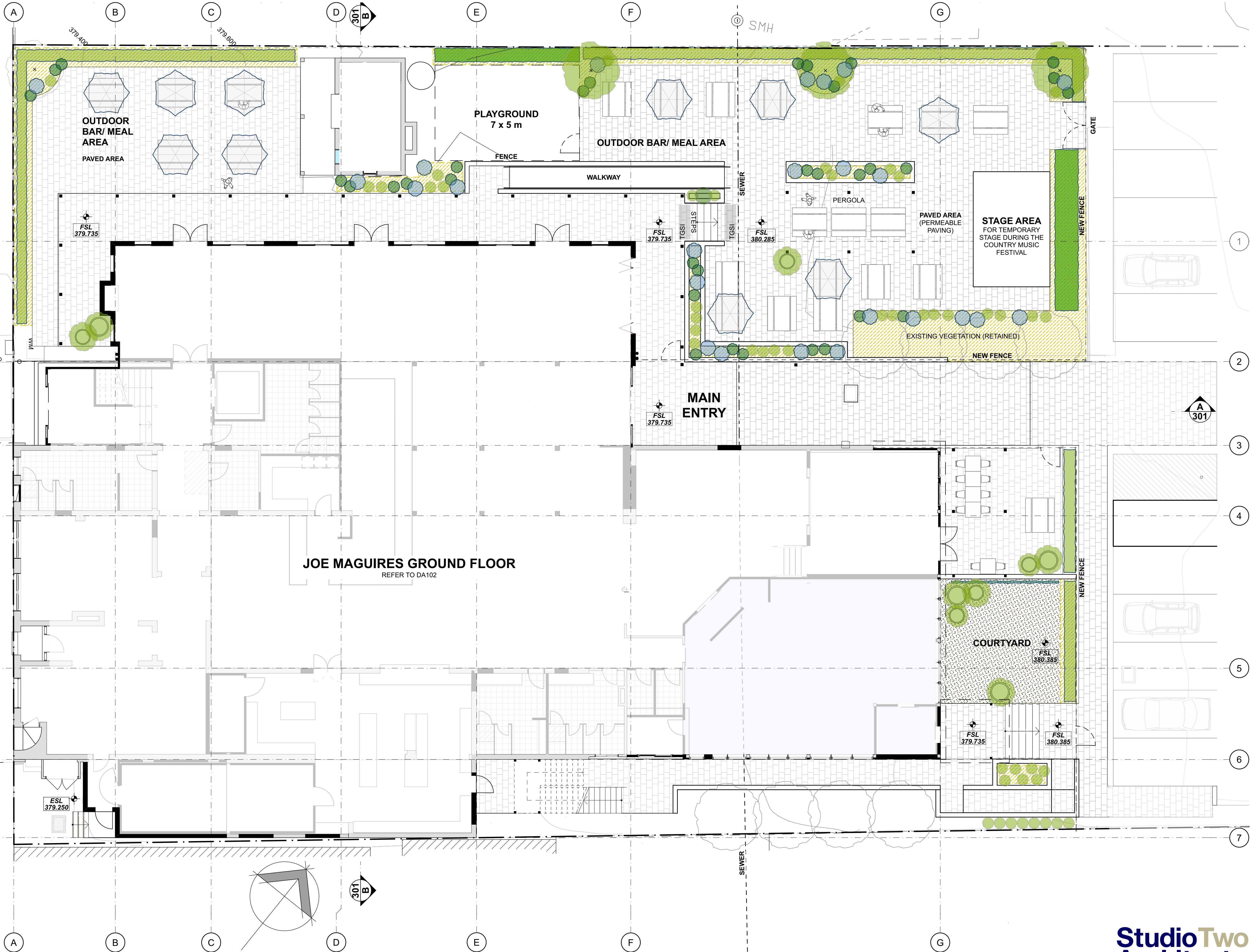
 NEW TREE UP TO 3M HIGH

 POTTED PLANT

 EXISTING VEGETATION - HEIGHT VARIES

 MULCHED GARDEN BED

NOTE: PLANTING SHOWN IN THE LANDSCAPING PLAN IS INDICATIVE ONLY, AND DOES NOT TRULY REPRESENT THE EXACT LOCATION OF EACH PLANT. PLANTS ARE TO BE DIVIDED BASED OFF PLANT QUANTITIES AND ARRANGED TO CREATE A MIXED PLANTING THROUGHOUT THE GARDEN BEDS.



LANDSCAPING PLAN  
SCALE 1:100

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A	01/12/2023	ISSUED FOR REVIEW	K	04/12/2024	FLOOR PLAN ISSUED FOR REVIEW	- Do not scale from this drawing - use figured dimensions only.	1 : 200	Alterations & Additions	Member Australian Institute of Architects
B	03/01/2024	ISSUED FOR REVIEW	L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW	- All dimensions and levels are to be verified on site and the Architect notified of any discrepancies prior to the commencement of construction.	1 : 100	to Joe Maguires Hotel	ACA Association of Consulting Architects
C	25/06/2024	ISSUED FOR REVIEW	M	13/02/2025	ISSUED FOR INFORMATION	- Drawings are to be read in conjunction with all other contract documents.	1 : 50	For WATERING HOLE HOTELS	DESIGN N. BROWN
D	29/07/2024	ISSUED FOR REVIEW		20/02/2025	ISSUED FOR REVIEW	- Electronic data is issued as a professional courtesy only and is for the communication at the date of transmission only. It is the responsibility of the recipient to ascertain the accuracy and status of the information contained and to use the information appropriately.	1 : 20	148 PEEL STREET, TAMWORTH NSW 2340	DOCUMENTATION J. CLARKE
E	28/08/2024	ISSUED FOR REVIEW				- Copyright. No part of this document may be reproduced without written permission from Studio Two Architecture.			SHEET SIZE & SCALE 1:100 @ A1
F	04/09/2024	ISSUED FOR REVIEW							DRAWING NUMBER J2334, SD106
G	25/09/2024	ISSUED FOR REVIEW							REVISION N
H	24/10/2024	ISSUED FOR INFORMATION							PLOT DATE 21/2/2025
I	01/11/2024	ISSUED FOR INFORMATION							
J	15/11/2024	ISSUED FOR INFORMATION							



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C	25/05/2024	ISSUED FOR REVIEW
D	29/07/2024	ISSUED FOR REVIEW
E	28/08/2024	ISSUED FOR REVIEW
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G	25/09/2024	ISSUED FOR REVIEW
H	24/10/2024	ISSUED FOR INFORMATION
I	01/11/2024	ISSUED FOR INFORMATION
J	15/11/2024	ISSUED FOR INFORMATION

REV	DATE	AMENDMENT
K	04/12/2024	FLOOR PLAN ISSUED FOR REVIEW
L	20/12/2024	FLOOR PLANS ISSUED FOR REVIEW
M	13/02/2025	ISSUED FOR INFORMATION
N	20/02/2025	ISSUED FOR REVIEW

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**1 : 100** 0 1 2 3 4 5m

**1 : 50** 0 1 2 2.5m

**1 : 20** 0 0.5 1m

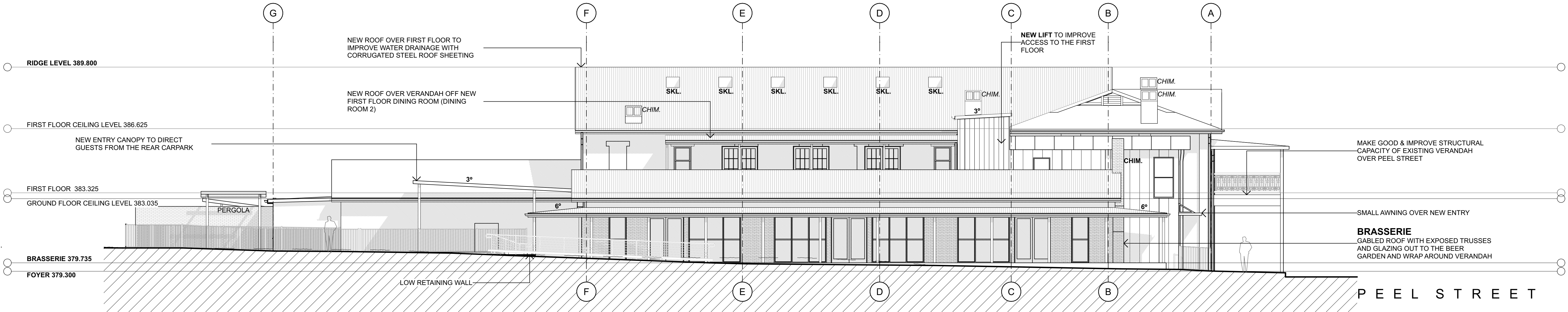
**PROJECT**

**Alterations & Additions  
to Joe Maguires Hotel  
For WATERING HOLE HOTELS**

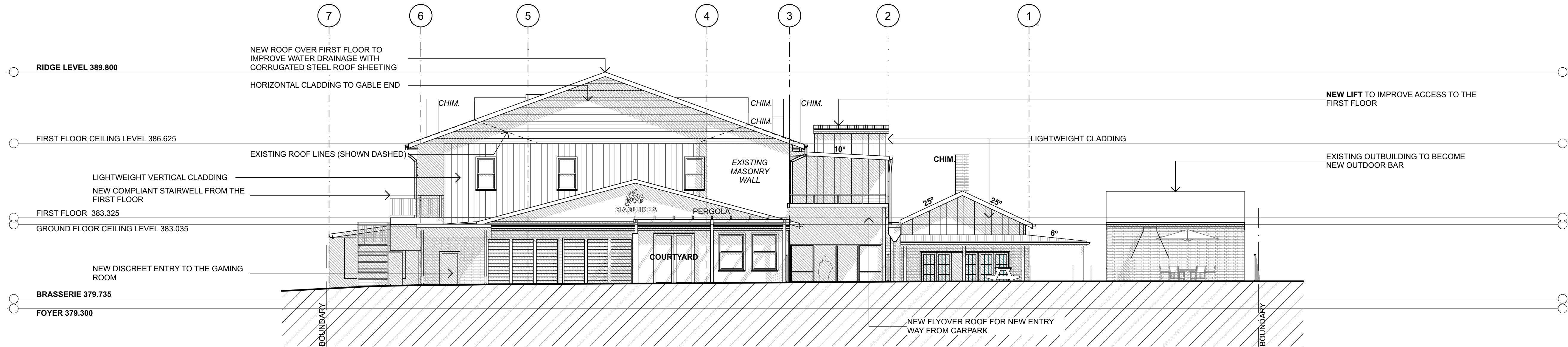
148 PEEL STREET, TAMWORTH NSW 2340



LAYOUT		
<b>ELEVATIONS (NORTH &amp; EAST)</b>		
DESIGN N. BROWN	SHEET SIZE & SCALE 1:100 @ A1	DRAWING NUMBER <b>J2334, SD201</b>
DOCUMENTATION J. CLARKE	PLOT DATE 21/2/2025	REVISION <b>N</b>



**NORTHERN ELEVATION**  
SCALE 1:100

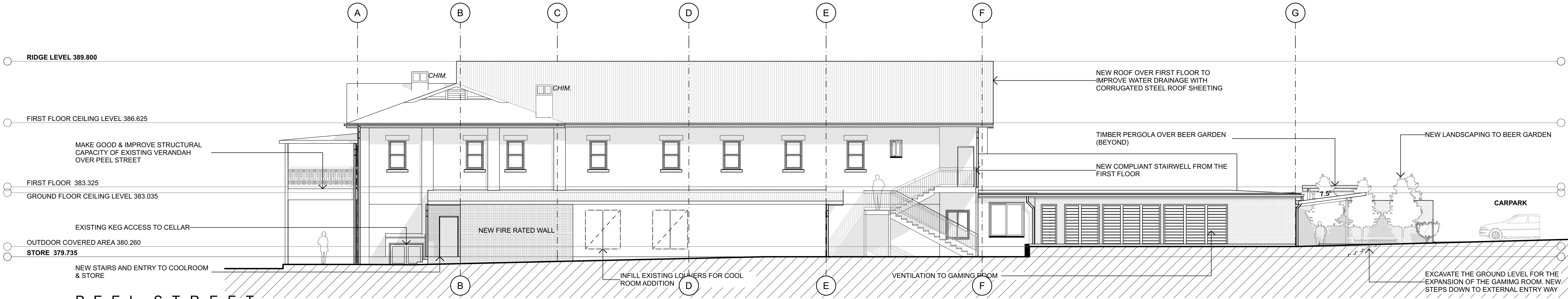


**EASTERN ELEVATION**  
SCALE 1:100





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PEEL STREET

**SOUTHERN ELEVATION**

SCALE 1:100



PEEL STREET

**WESTERN ELEVATION**

SCALE 1:100

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**1 : 100** 0 1 2 3 4 5m

**1 : 50** 0 1 2 2.5m

**1 : 20** 0 0.5 1m

**PROJECT**

**Alterations & Additions  
to Joe Maguires Hotel  
For WATERING HOLE HOTELS**

148 PEEL STREET, TAMWORTH NSW 2340



LAYOUT		
<b>ELEVATIONS (SOUTH &amp; WEST)</b>		
DESIGN N. BROWN	SHEET SIZE & SCALE 1:100 @ A1	DRAWING NUMBER <b>J2334, SD202</b>
DOCUMENTATION J. CLARKE	PLOT DATE 21/2/2025	REVISION <b>N</b>



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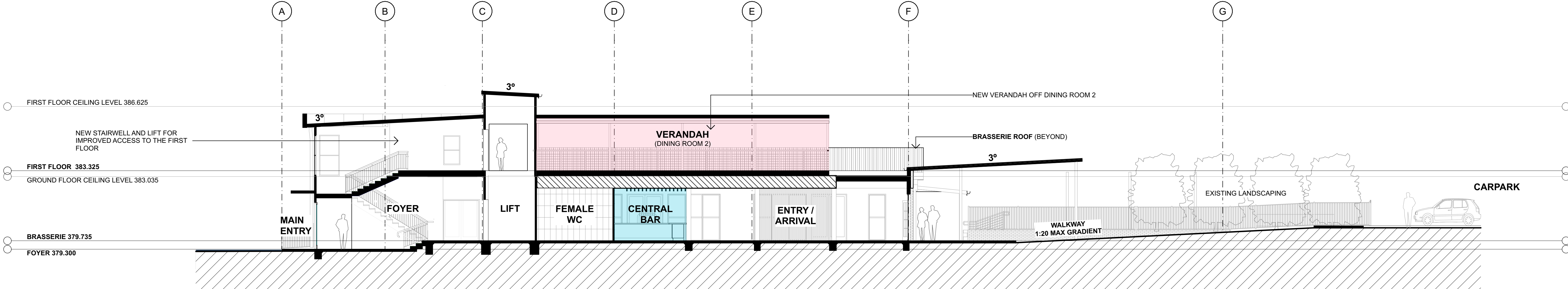
PERSPECTIVE 3  
LOOKING DOWN THE DOUBLE HEIGHT SPACE  
NOT TO SCALE



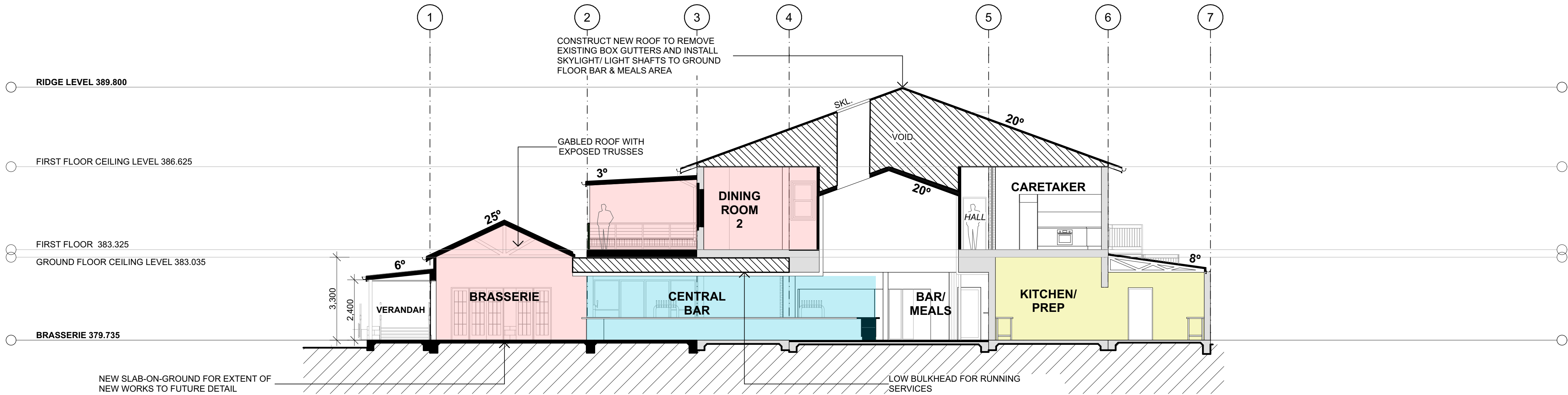
PERSPECTIVE 4  
SPORTS BAR  
NOT TO SCALE



PERSPECTIVE 5  
LOOKING DOWN THE BRASSERIE TOWARD THE BAR  
NOT TO SCALE



SECTION A  
SCALE 1:100



SECTION B  
SCALE 1:100

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I	01/11/2024	ISSUED FOR INFORMATION			
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1:200 0 5 10m

1:100 0 1 2 3 4 5m

1:50 0 1 2 2.5m

1:20 0 0.5 1m

PROJECT

**Alterations & Additions  
to Joe Maguires Hotel  
For WATERING HOLE HOTELS**

148 PEEL STREET, TAMWORTH NSW 2340



LAYOUT		
SECTIONS		
DESIGN N. BROWN	SHEET SIZE & SCALE 1:100 @ A1	DRAWING NUMBER <b>J2334, SD301</b>
DOCUMENTATION J. CLARKE	PLOT DATE 21/2/2025	REVISION <b>N</b>