



PITTWATER COUNCIL

Application for Building Certificate
Environmental Planning & Assessment Act, 1979 (as amended)
Section 149A, B, C, D

Effective from 1/7/14 till 30/6/15

Office Use – BC No: BC0092/14

Please Note: Details provided on this form and documents provided will be made public both at Councils Office and via Application Tracking on Councils website. The information will be kept by Council and will be disposed of in accordance with the Local Government Disposal Authority. You are entitled to review your personal information at any time by contacting Council.

Property Description	
Number: <u>1186</u>	Street: <u>BARRENJOEY ROAD</u>
Suburb: <u>PALM BEACH</u>	
Lot: <u>1</u>	DP: <u>1050253</u>
Applicant	
Applicants Name: <u>VAUGHAN MILLIGAN DEVELOPMENT CONSULTING</u>	
Postal Address: <u>PO Box 49 NEWPORT</u> <u>P/L</u>	
Suburb: <u>NEWPORT</u>	NSW Postcode: <u>2106</u>
Phone () <u>9999 4922</u>	Daytime Contact No () <u>0412 448 088</u>
Mobile () <u>0412 448 088</u>	Fax () <u>9999 4928</u>
Email: <u>vmc @ bigpond .net .au</u>	
You can apply for a building Certificate if you are: (Please tick the appropriate box)	
<input type="checkbox"/> I am the owner of the building	
<input checked="" type="checkbox"/> I have the owners consent to lodge this application (see below)	
<input type="checkbox"/> I am the purchaser under a contract for the sale of the property	
<input type="checkbox"/> I am the owner's or purchasers solicitor or agent	
<input type="checkbox"/> We are a public authority which has notified the owner of its intention to apply for the certificate	
Signature: <u>V. Milligan</u>	Date: <u>24/10/14</u>
For access to the building please contact: <u>VAUGHAN MILLIGAN</u>	
Phone: <u>9999 4922</u>	Mobile: <u>0412 448 088</u>

Owners ConsentOwner/s Name/s: SEE ATTACHED AUTHORITY

Postal Address: _____

Suburb: _____ Postcode: _____

Phone () _____ Mobile () _____

Email: _____

I/We consent to the lodgement of this application and permit Council authorised personnel to enter the site for the purpose of inspections:

Signature: _____

Certificate Type☒ Whole Property☐ Whole Building i.e: _____☐ Part Building i.e _____☐ Pool , Fencing & Access _____**Processing Fees**

Class 1 Building (together with any class 10 building on the site) or a class 10 Building	\$250.00 each
Class 2 – 9 buildings	
Floor Area of building or part –	
(i) Not exceeding 200 square meters	\$250.00 each
(ii) Exceeding 200 square metres but not exceeding 2000 square metres	\$250.00 plus \$0.50 cents per m2 over 200 m2
(iii) Exceeding 2000 square metres	\$1,165.00 plus \$0.075 cents per m2 over 2000 m2
(iv) Fee for additional inspection	\$90.00
In the case of any unapproved structures or works (\$250.00 certificate fee plus \$500.00 inspection & assessment of unauthorised works)	\$750.00

Accompanying information to be submitted with Application		
Applicant Checklist	Documents Required	Office Use Received
	A detailed survey prepared by a Registered Surveyor clearly showing the location of the structures and/or works on the site. The date of the survey is irrelevant in so far as the information contained therein is still current.	
	Where the property is identified on either Pittwater Councils Geotechnical Risk Management Map 2003 and/or Pittwater Councils Coastal Hazard map 97-003 as being Bluff Management Areas A geotechnical Engineers report prepared in accordance with Councils Interim Geotechnical Risk management policy is to be provided, together with completed form 4 & 4a pursuant to that policy	
Where the Certificate Application relates to unapproved structures or works the following additional information is to be provided:		
✓	A detailed survey prepared by a Registered Surveyor clearly showing the site & location of the structures on the property and any nearby structures on adjacent properties together with floor levels, finish surface levels and the like. (A detail and contour survey as required to accompany Development Applications as outlined on Councils Development Application form will satisfy this requirement).	
✓	Works as constructed plans. These plans should be prepared by a suitably qualified professional e.g. Architect/Draftsman and clearly annotate the unapproved structures and/or works as to their compliance with the relevant Council Development controls.	
	Certification as to the structural and/or Geotechnical adequacy of the structures and/or works as built. All built structures will require certification as to their structural integrity by a qualified Structural Engineer, all earthworks and foundations will require certification by a qualified & experienced Geotechnical Engineer as to their adequacy.	
✓	Certificate by an appropriately qualified person that the structures and/or works comply with the Building Code of Australia and appropriate Australian Standards.	
	Council may require additional information to enable appropriate assessment and determination of the Building Certificate.	
Office Use		
Receipt No: <u>369558</u> Date: <u>29/10/14</u> Cashier Code (FHEA)		

Privacy and Personal Information Protection Notice

This information is provided under the Environmental Planning & Assessment Act 1979 voluntarily by the applicant and is collected for the assessment of the application. Failure to provide this information will prevent Council processing your application and may lead to your application being rejected. This information is intended only for Officers of Pittwater Council and will be stored in accordance with Pittwater Council's compliant Records Management System (ECM) and the State Records Act 1998 (NSW). This information may be accessed by Council Officers or by requests under the Government Information (Public Access) Act 2009 (NSW). You have a right to access your personal information under the Privacy and Personal Information Protection Act 1998 (NSW) by application to Pittwater Council and to have that information updated or corrected.

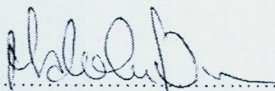
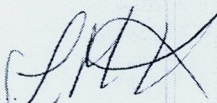
STATEMENT OF CONSENT TO LODGE A BUILDING CERTIFICATE
APPLICATION

I/We MALCOLM URRY + JENNIFER KING-URRY
(print name)

Hereby certify that I/We am the owner/s of the land known as

1186 Barendse Road Palmy Beach
(print property address)

and I/We give consent to **Vaughan Milligan Development Consulting Pty Ltd** to lodge a Building Certificate Application with Pittwater Council on my/our behalf for my/our premises.

Signed  

Dated 23/10/14 23.10.14

[illegible]

studio-gram Pty Ltd © TM®
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT	MR A RUWALD
PROJECT	CRANKY FINS RESTAURANT
DRAWING TITLE	PLAN - SHEET 1

STATUS		FOR CONSTRUCTION			
SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED	
1 : 200	DB		GC	DB	
PROJECT NUMBER	DRAWING NUMBER		REV		
GR120	A100				1

Original Sheet Size A3 - 420 x 297mm



NORTH



- NOTES
- 1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 - 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
 - 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING.
 - 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.
- THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	24.10.2014

— g r m
a ~~~~~ m

studio-gram pty ltd @ TM @
suite 105 33 Pile St
adelaide sa 5000
hello@studio-gram.com.au
+61 (0) 8410 1007

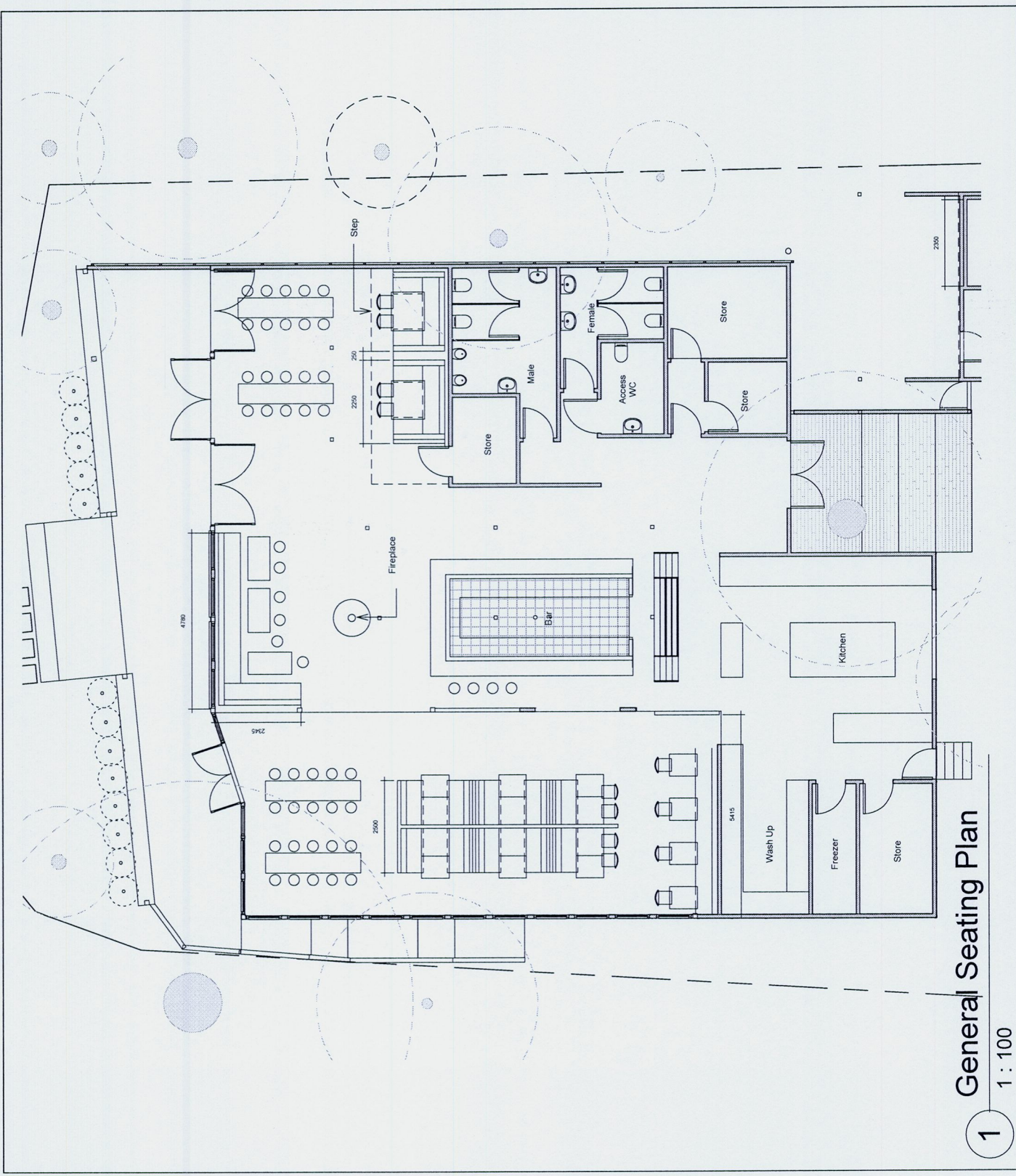
CLIENT
MR A RUWALD

PROJECT
CRANKY FINS RESTAURANT

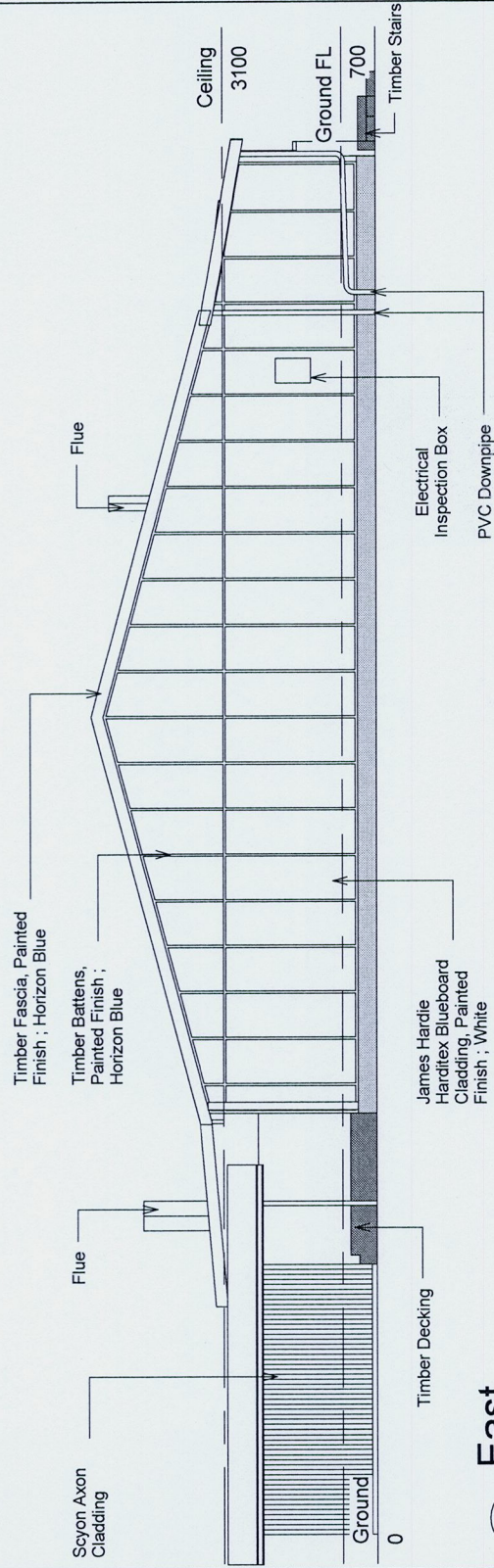
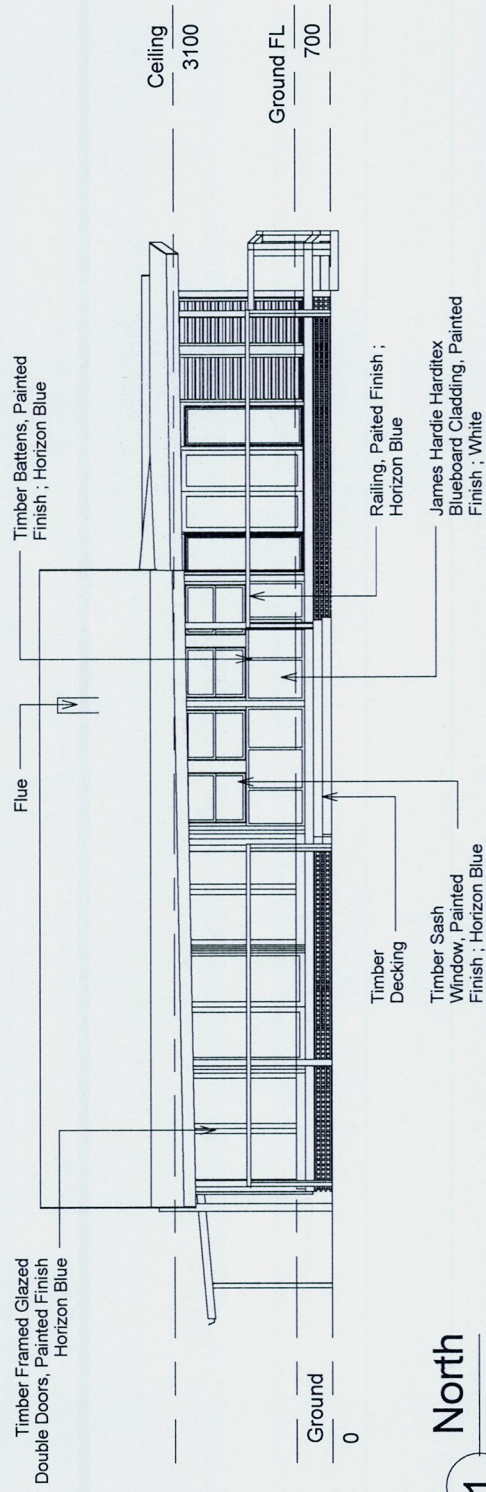
DRAWING TITLE
GENERAL SEATING PLAN

STATUS FOR CONSTRUCTION			
SCALE @ A3 1 : 100	DRAWN DB	CO-ORD GC	REVIEWED DB
PROJECT NUMBER GR120	DRAWING NUMBER A101	REV 1	

Original Sheet Size A3 - 420 x 297mm



1 General Seating Plan
1 : 100



studio-gram Pty Ltd © TM®
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

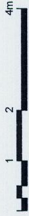
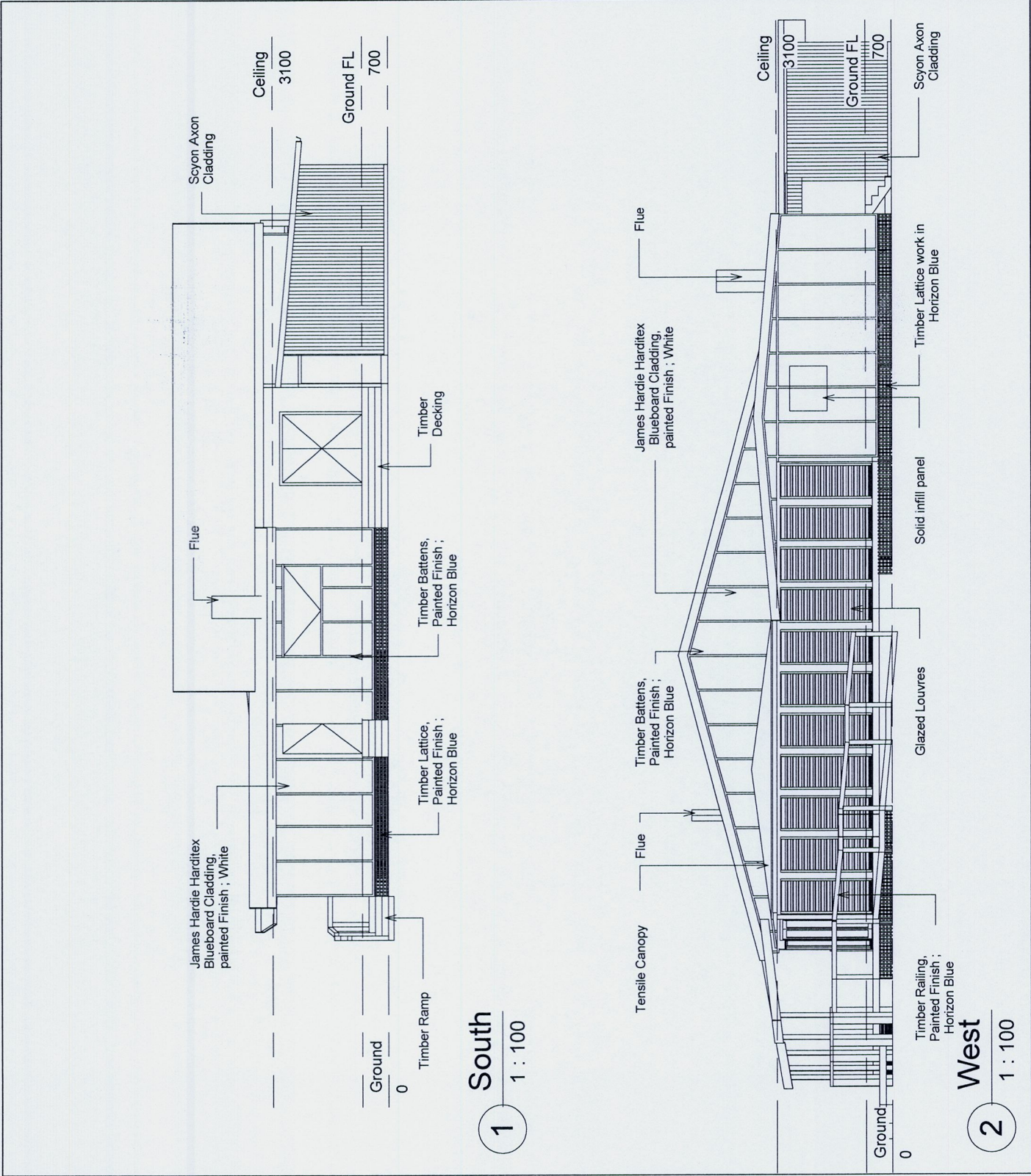
ELEVATIONS - SHEET 1

STATUS

STATUS FOR CONSTRUCTION

SCALE @ A3 1 : 100	DRAWN DB	CO-ORD	REVIEWED GC	APPROVED DB
PROJECT NUMBER GR120	DRAWING NUMBER A102	REV 1		

Original Sheet Size A3 - 420 x 297mm



- NOTES
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN
 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE
 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE

REV	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	24.10.2014

g r a m

studio-gram pty ltd © TM @
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

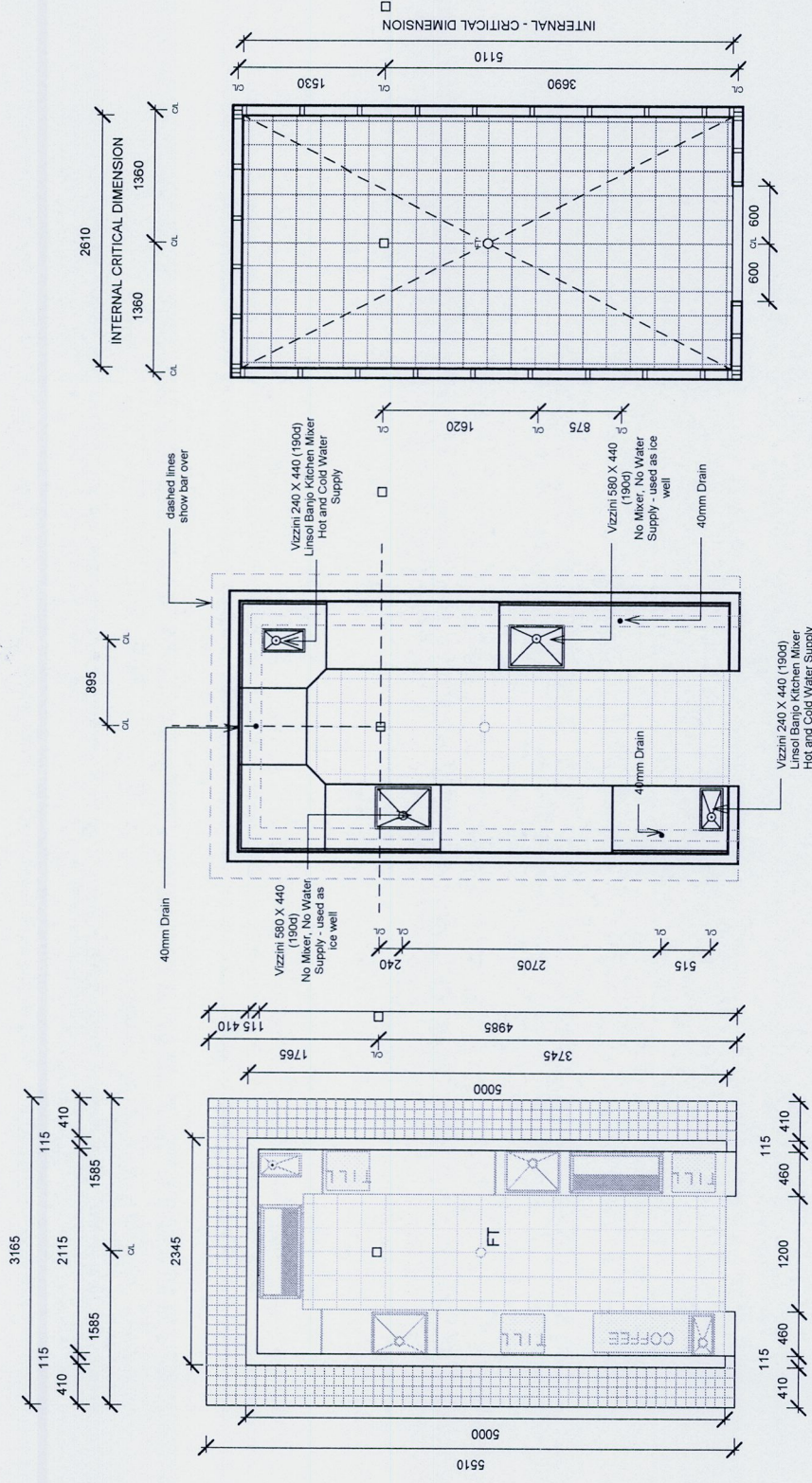
DRAWING TITLE

ELEVATIONS - SHEET 2

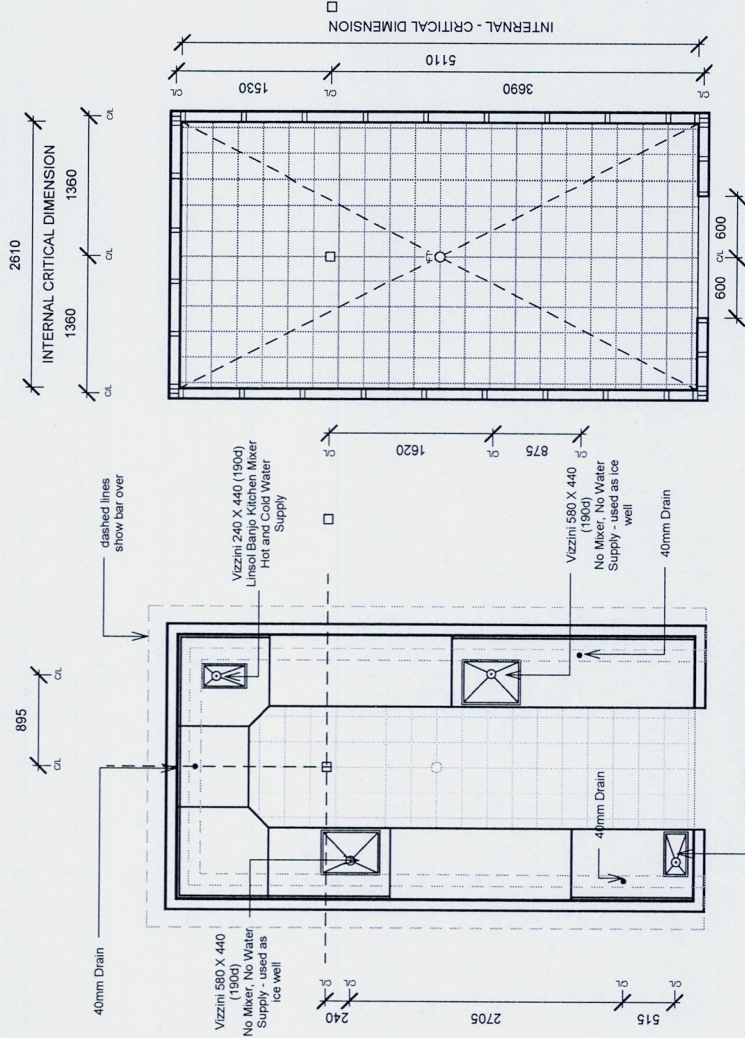
STATUS

FOR CONSTRUCTION

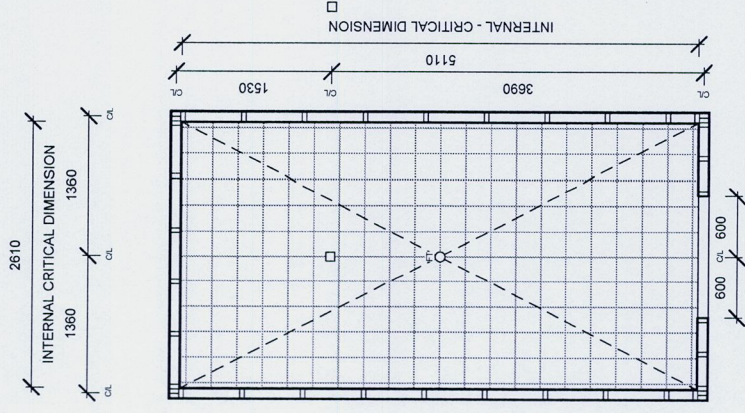
SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED
1 : 100	DB	GC	DB	DB
PROJECT NUMBER	DRAWING NUMBER	REV		
GR120	A103	1		



Bar - Top
1 : 50

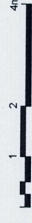


Bar - Flatpack



Bar - Framing

3 1.50



NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

[illegible]

studio-gram pty ltd ©™®
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

BAR DETAILS

STATISTICS

FOR CONSTRUCTION

SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED
1 : 50	GC		GC	DB
PROJECT NUMBER	DRAWING NUMBER	REV		
GR120	A104	1		

23 October 2014

The General Manager
Pittwater Council
PO Box 882
MONA VALE NSW 1660

Dear Sir,

**BUILDING CERTIFICATE APPLICATION
SECTION 149A ENVIRONMENTAL PLANNING & ASSESSMENT ACT**

Premises: Lot 1, DP 1050253, No 1186 Barrenjoey
Road, Palm Beach
Subject Works: Existing Beach Road Restaurant

On behalf of my clients, Mr Malcom Urry & Ms Jennifer King-Urry, I seek Council's consent pursuant to the issue of a Building Certificate under Section 149A of the *Environmental Planning & Assessment Act* 1979 in respect of the existing structures on the land at the above site.

The existing restaurant building has been in place for many years and has most recently been the subject of a Development Consent issued by Pittwater Council, No 332/05, issued by Notice of Determination dated 14 September 2005.

Due to discrepancies between the approved drawings and the existing form of the building, together with minor recent building changes, this application seeks Council's consideration of this application for a Building Certificate, to address the current form of the building.

To assist Council in the consideration of the application, please find attached:

1. Survey report prepared by Souter & Associates, Reference No 95-134 dated 29 February 2012.
2. "As Built" architectural details prepared by Studio-Gram Pty Ltd, Project No GR120, Sheets A10- A104, dated 24 October 2014.
3. Building Code of Australia Assessment Report prepared by GRS Building Reports Pty Ltd, dated 20 October 2014

We note that the following requirements of DA 332/05 remain outstanding and will be addressed as directed by Council to enable the Building Certificate to be considered:

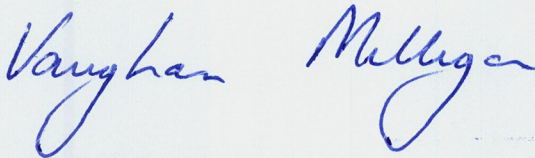
- Conditions B1, B2, B3 & B4, which relate to the stormwater management system for the site and require the installation of a 2000 litre rainwater tank, with overflow to a 2000 litre on site detention tank.
- Condition B7 – construction of a garbage area with an impervious floor and hose tap.

...1/2

Additionally, the BCA report suggested minor upgrade works to be carried out to bring the building to a satisfactory level of compliance with the current BCA standards. As directed by Council, these works will be carried out prior to the issue of a Building Certificate.

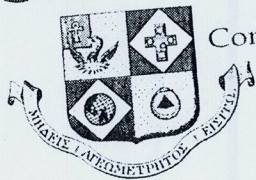
Should you require additional information to support the proposal or wish to discuss the merits of the structure, please do not hesitate to contact me on 9999 4922 or 0412 448 088

Yours faithfully,

A handwritten signature in blue ink, consisting of the first name 'Vaughan' and the last name 'Milligan' written in a cursive style.

VAUGHAN MILLIGAN

SOUTER & ASSOCIATES



Consulting Surveyors and Planners

Suite 18 Princes St Marina
16 Princes Street
NEWPORT NSW 2106
Ph: (02) 9979 5709
Fax: (02) 9979 9489
Email: souter@bigpond.net.au
ABN 48 304 348 042

OUR REF: 95-134
DATE: 29/02/2012

Mr M. Urry
PO BOX 17
MAIN BEACH
QUEENSLAND, 4217

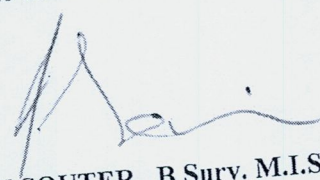
SURVEYOR'S REPORT NO. 1 BEACH ROAD, PALM BEACH

As instructed, I have surveyed the whole of the land comprised in Computer Folio Reference 1/1050253, being Lot 1 in Deposited Plan 1050253 in the Local Government Area of Pittwater, Parish of Narrabeen and County of Cumberland.

I FIND THAT :

1. Upon the land and wholly within the boundaries, stands a fibrous cement-clad restaurant building with a corrugated metal roof, known as No. 1 Beach Road, Palm Beach.
2. The restaurant and improvements stand in relation to the boundaries of the land by distances as shown on the attached sketch plan.
3. Part of a timber deck stands over the western boundary of the land, & upon Barrenjoey Road, by up to 100 millimetres as shown on the attached sketch plan.
4. The land is partly fenced as shown on the attached sketch plan.

Apart from minor fencing irregularities or as stated or shown on the sketch plan, there are no other visible encroachments by or upon the said land.


IAN SOUTER B Surv. M.I.S.(Aust)
Registered Surveyor

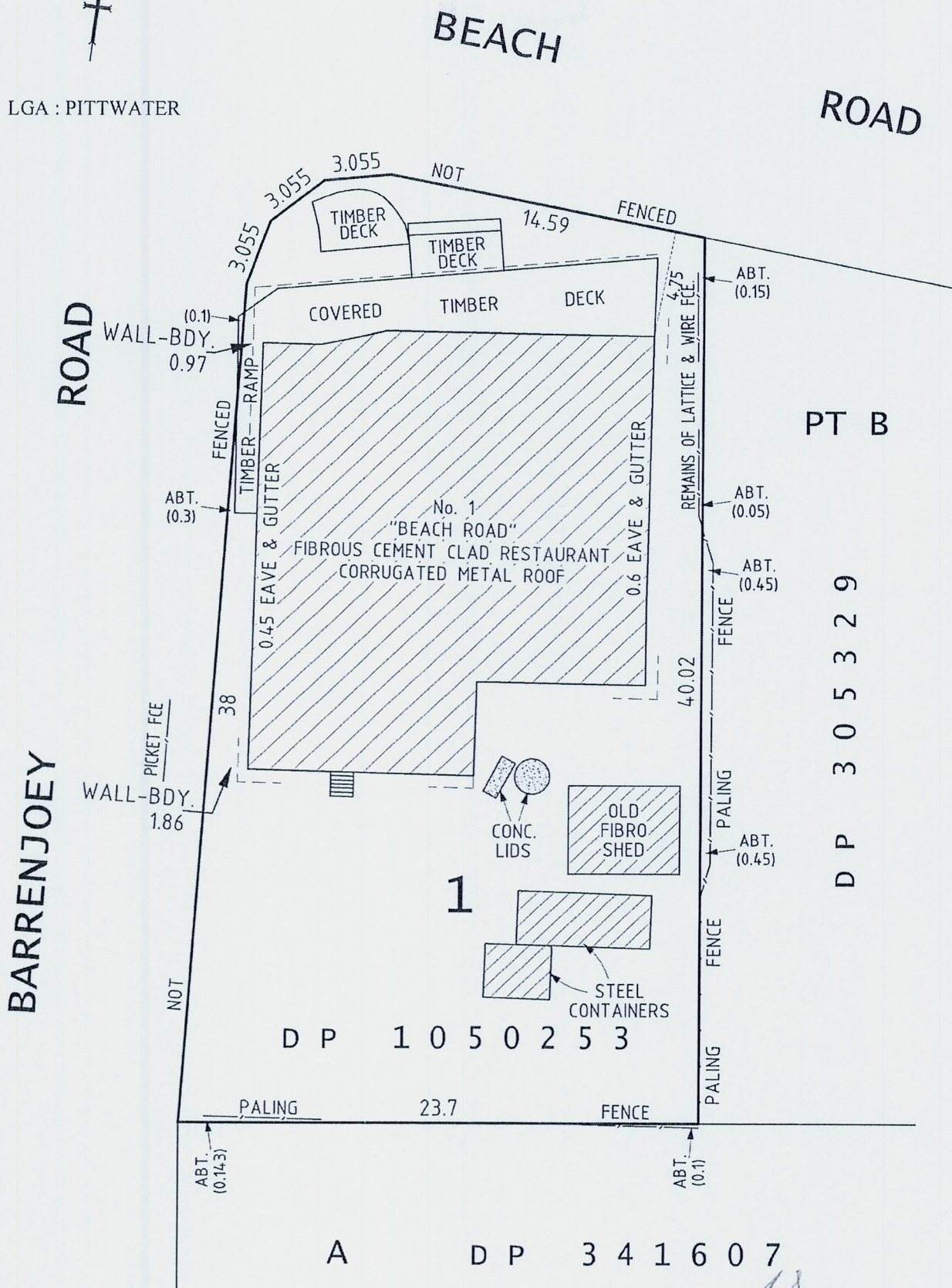
Consultants in Surveying, Planning and Land Management



SKETCH

No. 1 BEACH ROAD, PALM BEACH.

LGA : PITTWATER



DATE OF SURVEY : 29 / 02 / 2012
REF : 95-134

I.J. SOUTER
REGISTERED SURVEYOR

GRS BUILDING REPORTS PTY LTD

ABN 33 077 900 497

PO Box 402, Dee Why • NSW • 2099
Mobile: 0417 247 447
E: graham@grsreports.com.au
W: www.grsreports.com.au

20 October 2014

Vaughan Milligan Development Consulting Pty Ltd
PO Box 49
Newport Beach NSW 2106
Attention: Vaughan Milligan

Dear Vaughan,

Re: 1 Beach Road, Palm Beach (Cranky Finns)

Further to the Order issued by Pittwater Council dated 16 January 2014 and an inspection carried out on 10 September 2014, the following details are provided in response to address identified Building Code of Australia issues relating to occupant access and egress based on the current use and configuration of the building. This Report is for the purposes of a Building Certificate only and therefore addresses the provisions of the BCA as outlined in Section 3 below.

1. Building Description

The building is a single storey restaurant building located at No. 1 Beach Road, Palm Beach. The building is provided with on-site parking at the rear (southern portion) of the site. Access to the building by the public is either from the carpark via a timber stepped platform to a rear entry door, or a ramp located on the western elevation of the building or a timber stepped platform at the street front (north elevation). There is a small timber stairway that provides access to the kitchen.

The restaurant building has an approximate floor area of 340m² and currently comprises;

- Northern and western portion used for seating with a central bar area.
- Main kitchen and cool rooms.
- Male, female and accessible sanitary facilities.
- Staff office and amenities.
- Timber deck to the northern elevation.
- Timber deck to the southern elevation.
- Timber access ramp to the western elevation.

Council's Order relates to the construction and use of the restaurant building including the bar configuration, rear servery and timber deck at the north-western portion of the site.

There is a detached building at the rear of the site adjoining the eastern boundary that is used for storage. It is understood that this building was renovated and it has been determined that the works were carried out as exempt development.

2. **BCA Description**

For the purposes of the BCA, the building may be described as follows:

a) **Classification**

The building is classified as follows:

- Class 6 (Restaurant)
 - Class 10a (Storage Shed)

b) **Rise in Storeys**

The building has a rise in storeys of One (1).

c) **Type of Construction**

The building is required to be of Type C Construction.

d) **Effective Height**

The building contains an effective height of less than 12m.

e) **Floor Area / Volume**

Classification		Type C
6	Max floor area	2,000m²
	Max volume	12,000m³

f) **Fire Source Feature**

The distances from the nearest Fire Source Features for the building are:

- Northern & Western Boundary - > 6.0 metres (far side of Street)
 - Southern Boundary - > 3.0metres
 - Eastern Boundary - < 3.0metres

3. **BCA Assessment and Comments**

Following a detailed inspection of the building, it is evident that there are elements that do not satisfy the BCA or verification is necessary to confirm how compliance may be achieved. The primary purpose of this statement is address Council's Order.

The following is a schedule of works proposed as recommendations to upgrade the building in response to a review of the fire safety (egress) provisions of Parts D1 & 2 (ie Egress), Part E (ie Fire Services and Equipment) and Part G1 (ie Refrigerated Chambers) of the BCA having regard to the current use and configuration of the building.

The recommendations also provide comments to provide verification on the structural adequacy of works subject to the Order, means of improving access into the building for people with disabilities and verification on the ceiling to the north-western enclosed deck of the building;

- 1) **Structural Adequacy Confirmation.** That a builder or structural engineer provide a statement to confirm the following in relation to the existing building;
 - a) The existing floor supporting the bar referred to in Council's Order Schedule 1 – Item 3 be confirmed as being structural adequate for the intended purpose.
 - b) The servery opening to the southern elevation of the building referred to in Council's Order Schedule 1 – Item 4 be confirmed as being structural adequate for the intended purpose.
 - c) The north-western timber deck referred to in Council's Order Schedule 1 – Item 5 be confirmed as being structural adequate for the intended purpose.
- 2) **Lightweight Ceiling to North-western Enclosed Area.** That the fabric ceiling over the north-western enclosed portion of the restaurant be verified to confirm the material has the following fire hazard properties;
 - a) The ceiling lining to having a Group No. of 1, 2 or 3 as determined by the BCA, and
 - b) Must have either a Smoke Developed Rate Index of not more than 100, or an Average Specific Extinction Area less than 250m²/kg.

Reason – This is to address the fire hazard properties of the building.
- 3) **Access Ramp.** That the access ramp as approved including the doorway access to the building be upgraded to satisfy the provisions of AS1428.1-2009 Reason – This is to address the provisions for improved access into the building.
- 4) **Egress Doors.** That the public areas of the restaurant be provided with two (2) designated exit doors as follows;
 - a) Doors that swing outwards in the direction of egress that have a clear width of 750mm [Note: See item c) below for additional requirements to rear door. Also doors required for access for people with disabilities require a clear width of 850mm].
 - b) Doors that operate from the side facing a person seeking egress by a single handed downward action (lever) latch located between 900mm and 1.1m above floor level.
 - c) Additional provisions are necessary for doors serving an area required to be accessible by BCA Part D3, ie
 - Hand of a person who cannot grip will not slip from the handle during operation, and
 - Have clearance between handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm.

Reason – This is to provide exit doors to satisfy the BCA.
- 5) **Door Thresholds.** That Council accept the existing step of approximately 200mm at the Front (northern) egress door, subject to a nosing strip 50 to 75mm deep across the full width of the step being painted in a yellow contrast colour. Reason – This is to address the step at the doorway that exceeds 190mm.
- 6) **Stair Configuration.** That the lower step of the Northern timber deck be replaced with a single step that has a tread size of between 250mm (min) and 355mm (max) with the height increased so that the riser height of the lower step and height to the timber deck is the same. Reason – This is to address the step from the timber deck that exceeds 190mm (ie approx. 240mm).

- 7) **Door Thresholds and Stair Configuration.** That the rear door opening from the kitchen to the small timber stairway be upgraded with nosing strips 50 to 75mm deep across the full width of the steps being painted in a yellow contrast colour and signage being provided on both sides of the door in letters 20mm high in a colour contrasting with the background stating "CAUTION - STEP AT DOORWAY". Reason – This is to address inconsistent dimensions, sizes below minimum BCA dimensions and the step at the doorway (for the width of the door leaf) exceeding 190mm, ie .approx. 495mm.
- 8) **Handrail.** That a handrail at a height of at least 865mm be provided to one side of the small step (2 risers) as detailed in item 6 above of the Northern timber deck. Reason – This is to provide a handrail that may be used for egress as required by the BCA.
- 9) **Portable Fire Extinguishers.** That portable fire extinguishers serving the building be provided to confirm compliance in accordance with BCA Clause E1.6 and AS2444-2001. Reason – This is to confirm existing and / or proposed fire extinguishers are adequate to serve the building.
- 10) **Emergency Lighting.** That a system of emergency lighting to serve the public area of the restaurant and paths of travel leading to the 2 exits is to be provided in accordance with the requirements of Clause E4.2, E4.4 of the BCA and AS 2293.1 – 2005. Reason – This is to facilitate egress in an emergency.
- 11) **Exit Signs.** That illuminated exit signs at the egress doors (2x) from the building and directional exit signs as appropriate be provided in accordance with the requirements of Clause E4.2, E4.4, E4.5 of the BCA and AS 2293.1 – 2005. Reason – This is to facilitate egress in an emergency.
- 12) **Coolroom and /or Freezer Compartments.** That confirmation be provided for the existing Freezer and Coolroom as follows;
 - a) Each exit / access door is fully operational without a key from inside.
 - b) Confirmation that the interior light is controlled by a switch inside and at each entrance door to the Freezer and Coolroom. Confirmation that the indicator lamp outside the Freezer and Coolroom is illuminated when this interior light is switched on.
 - c) Confirmation that the alarm device located outside each door to the Freezer and Coolroom is functioning (controllable only from inside) to achieve a sound pressure level outside the Freezer and Chiller of 90 dB(A) when measure 3m from the sounding device.

Reason – This is to facilitate the safety of people working in these spaces to enable them to escape the room in an emergency.

4. **Limitations:**

This report and assessment does not address issues in relation to the following:

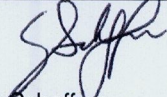
- a) The provisions of the BCA other than the fire safety provisions of BCA Parts D (1 & 2), E and G as outlined above. The recommendations are for the purposes of a Building Certificate only and not intended to provide a building that satisfies the current provisions of BCA as upgrading to achieve full compliance is normally deemed unreasonable. Acceptance and review of the level of any upgrade is at the discretion of Council.
- b) The BCA Structural Provisions of the building elements (unless specifically referred to).
- c) The design, maintenance or operation of any existing or proposed electrical, mechanical, hydraulic or fire protection services.
- d) Development Consent conditions of approval issued by the Consent Authority.
- e) Environmental Planning and Assessment Act, associated Regulations, Local Government Act and Regulations unless where nominated.

- f) Work Health & Safety Act / Regulations and WorkCover Authority requirements.
- g) Water, drainage, gas, telecommunications and electricity supply authority requirements.
- h) The provisions of BCA Part D3, Clause F2.4, AS1428.1, Disability Discrimination Act (DDA) and Premises Standard.

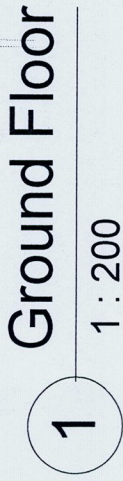
Should you require any further details, please do not hesitate to call me on 0417 247 447.

Yours faithfully,

GRS Building Reports Pty Ltd.



Graham Scheffers



NOTES

NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

1	ISSUED FOR APPROVAL	24.10.2014
REV	DESCRIPTION	DATE

studio-gram Pty Ltd ©™
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

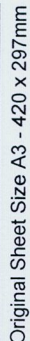
PLAN - SHEET 1

STATUS

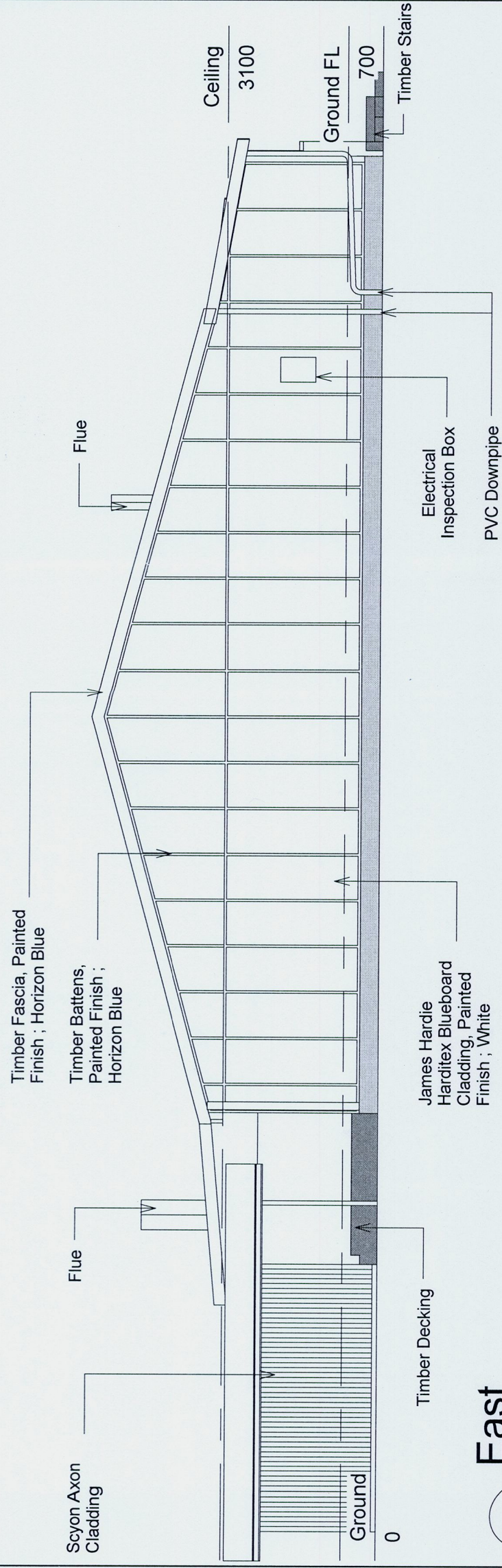
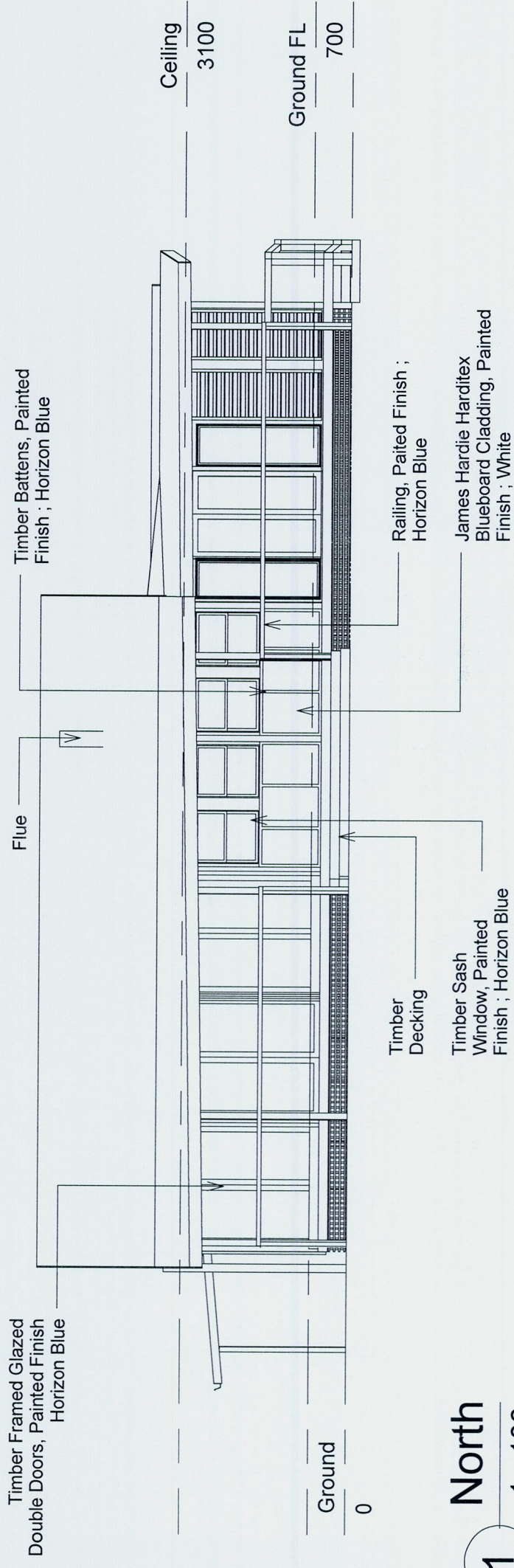
FOR CONSTRUCTION

SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED
1:200	DB		GC	DB
PROJECT NUMBER	DRAWING NUMBER		REV	
GR120	A100		1	

Original Sheet Size A3 - 420 x 297mm



7



NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

[illegible]

1	ISSUED FOR APPROVAL	24.10.2014
REV	DESCRIPTION	DATE

studio-gram Pty Ltd ©™
suite 406 33 Pirie St
Adelaide SA 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

ELEVATIONS - SHEET 1

STATUS

FOR CONSTRUCTION

SCALE @ 1/8"	DRAWN DB	CO-ORD	REVIEWED GC	APPROVED DB
PROJECT NUMBER GR120	DRAWING NUMBER A102		REV 1	

Original Sheet Size A3 - 420 x 297mm



NOTES

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

THIS DRAWING IS AN UNCONTROLLED COPY, UNLESS NOTED OTHERWISE.

[illegible]

studio-gram Pty Ltd ©™®
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

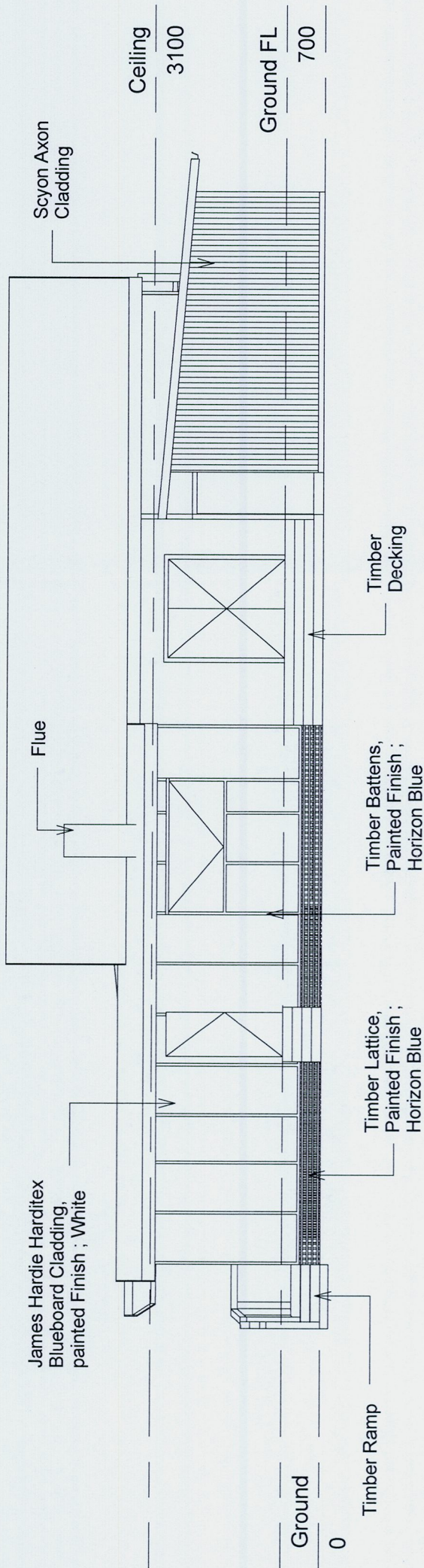
ELEVATIONS - SHEET 2

STATUS

FOR CONSTRUCTION

SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED
1:100	DB		GC	DB
PROJECT NUMBER	DRAWING NUMBER	REV		
GR120	A103	1		

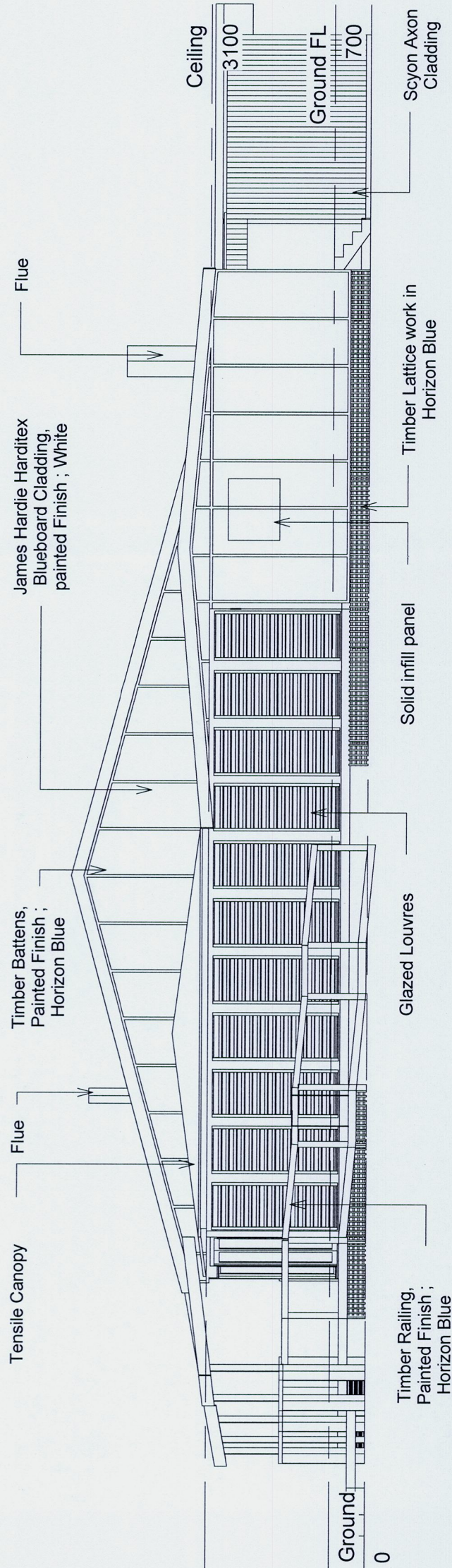
Original Sheet Size A3 - 420 x 297mm



South

 \angle

1 : 100



West

2

 $1:100$

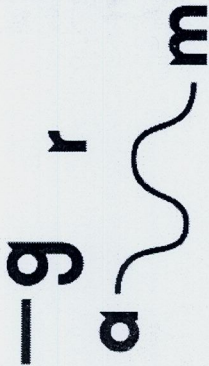


NOTES

- 1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- 2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING
- 4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS AND DRAWINGS.

THIS DRAWING IS AN UNCONTROLLED COPY. UNLESS NOTED OTHERWISE.

REV	DESCRIPTION	DATE
1	ISSUED FOR APPROVAL	24.10.2014



studio-gram pty ltd © ™ @
suite 406 33 Pirie St
adelaide sa 5000
hello@studio-gram.com.au
+61 (8) 8410 1007

CLIENT

MR A RUWALD

PROJECT

CRANKY FINS RESTAURANT

DRAWING TITLE

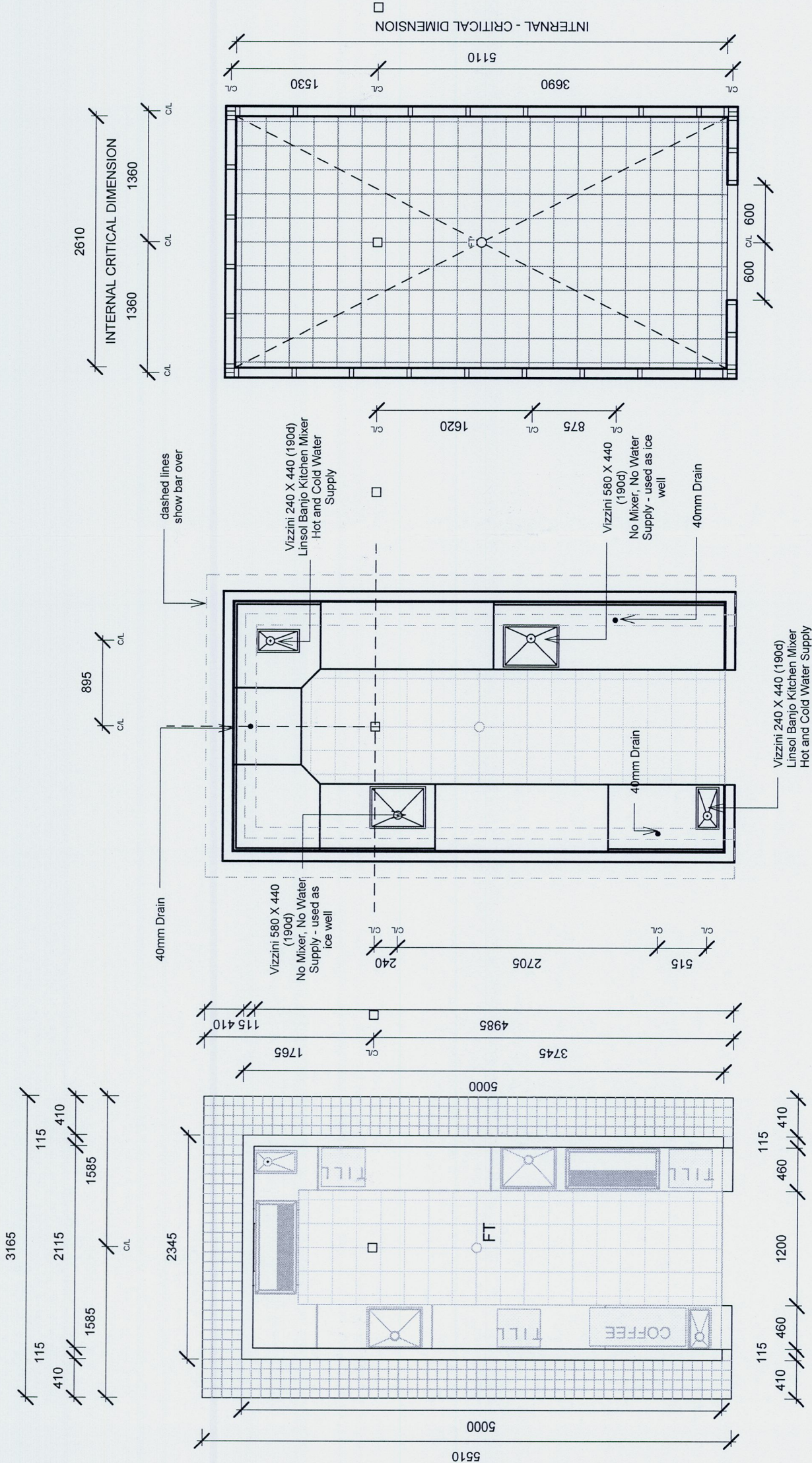
BAR DETAILS

STATUS

FOR CONSTRUCTION

SCALE @ A3	DRAWN	CO-ORD	REVIEWED	APPROVED
1 : 50	GC		GC	DB
PROJECT NUMBER	DRAWING NUMBER	REV		
GR120	A104	1		

Original Sheet Size A3 - 420 x 297mm



Bar - Top

1 1 : 50

Bar - Flatpack

2 1 : 50

Bar - Framing

3 1 : 50