



2/300 Pacific Highway Crows Nest NSW

Stunning DA approved restaurant is bustling dining precinct.

- Dining and function area
- Beautiful high ceilings
- Great passing trade
- Exhaust, grease trap & cool room in place
- Next to the much lauded HaNa Ju-Rin Japanese restaurant
- Parking space + loading area

Call Tom Doran 0407 928 324 or email tom@dorancommercial.com.au

Building Size : 200 sqm
Land Size : 200 sqm
View : <https://www.dorancommercial.com.au/lease/nsw/north-shore-lower/crows-nest/commercial/leisure/5882755>



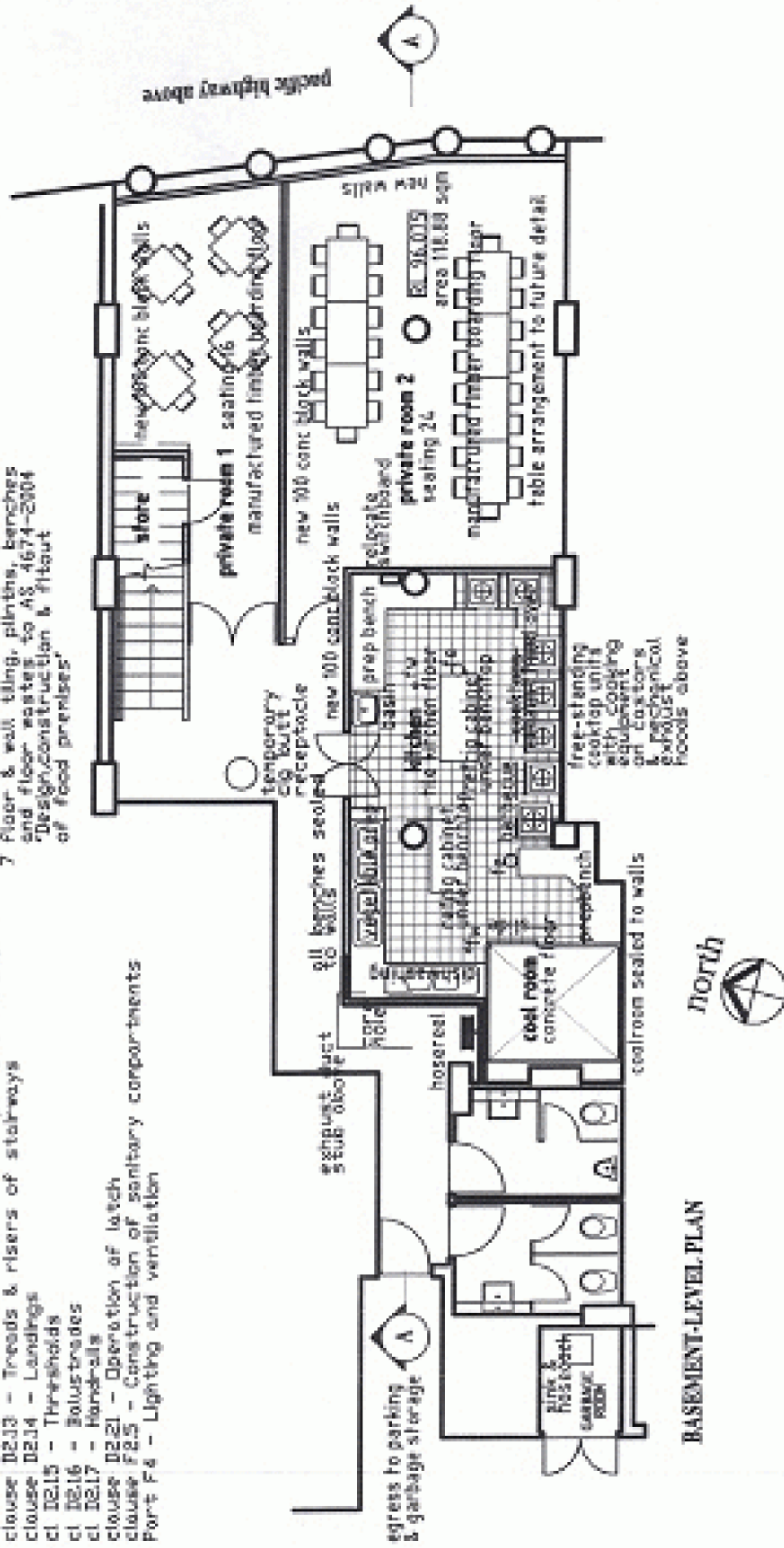
Tom Doran
02 9953 3400

DESIGN STATEMENT:

The intent of the design for this project has been to comply with the following standards and BCA clauses:
 BCA clause B1.4 Materials & forms of construction
 BCA spec C1.1 - Fire resisting construction
 BCA spec C1.10 - Fire hazard properties
 BCA clause D2.7 - Installations in exits and paths of travel
 BCA clause D2.13 - Treads & risers of stairways
 BCA clause D2.14 - Landings
 BCA cl D2.15 - Thresholds
 BCA cl D2.16 - Balustrades
 BCA cl D2.17 - Handrails
 BCA clause D2.21 - Operation of latch
 BCA clause F2.5 - Construction of sanitary compartments
 BCA Part F.4 - Lighting and ventilation

NOTES:

- 1 walls and floor tiled with junctions covered
- 2 fall floor to floor wastes
- 3 partitions to be solid construction
- 4 epoxy grout to floor tiling
- 5 grade tiling at 1000 min
- 6 grease trap on parking floor below
- 7 Floor & wall tiling, plinths, benches and floor wastes to AS 4674-2004 "Design, construction & fitout of food premises"



BASEMENT-LEVEL PLAN

PROPOSED RESTAURANT FITOUT
 restaurant 2, 296-304 Pacific Highway, Crows Nest
 for J Muhan & Z Jin

Lot 101 in SP 03424 DP 1145217

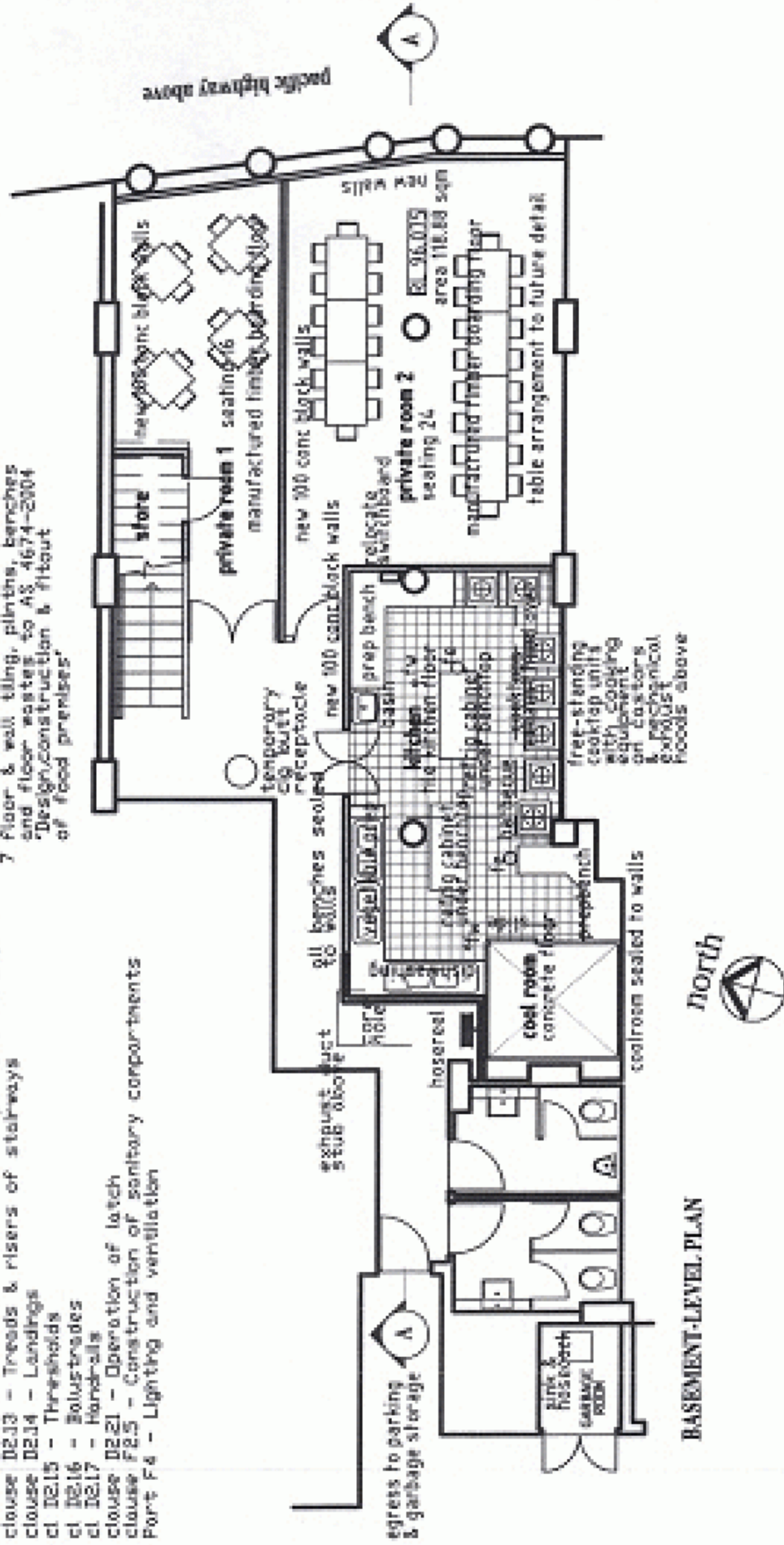
LINKLATER ASSOCIATES Pty Ltd Architects
 160 Chondos Street Crows Nest 2065
 phone 0414-466-442, 029439-7354 fax 029966-7336
 email quarinklater@hotmail.com
 scale 1 : 100 date 26.8.2010 drawing **890.2**

DESIGN STATEMENT:

The intent of the design for this project has been to comply with the following standards and BCA clauses:
 BCA clause B1.4 Materials & forms of construction
 BCA spec C1.1 - Fire resisting construction
 BCA spec C1.10 - Fire hazard properties
 BCA clause D2.7 - Installations in exits and paths of travel
 BCA clause D2.13 - Treads & risers of stairways
 BCA clause D2.14 - Landings
 BCA cl D2.15 - Thresholds
 BCA cl D2.16 - Balustrades
 BCA cl D2.17 - Handrails
 BCA clause D2.21 - Operation of latch
 BCA clause F2.5 - Construction of sanitary compartments
 BCA Part F.4 - Lighting and ventilation

NOTES:

- 1 walls and floor tiled with junctions covered
- 2 fall floor to floor wastes
- 3 partitions to be solid construction
- 4 epoxy grout to floor tiling
- 5 grade tiling at 1000 min
- 6 grease trap on parking floor below
- 7 Floor & wall tiling, plinths, benches and floor wastes to AS 4674-2004 "Design, construction & fitout of food premises"



BASEMENT-LEVEL PLAN

PROPOSED RESTAURANT FITOUT
 restaurant 2, 296-304 Pacific Highway, Crows Nest
 for J Muhan & Z Jin

LINHLATER ASSOCIATES Pty Ltd Architects
 160 Chondos street crows nest 2065
 phone 0414-466-442, 029439-7354 fax 029966-7336
 email quarindlater@hotmail.com
 scale 1 : 100 date 26.8.2010 drawing **890.2**