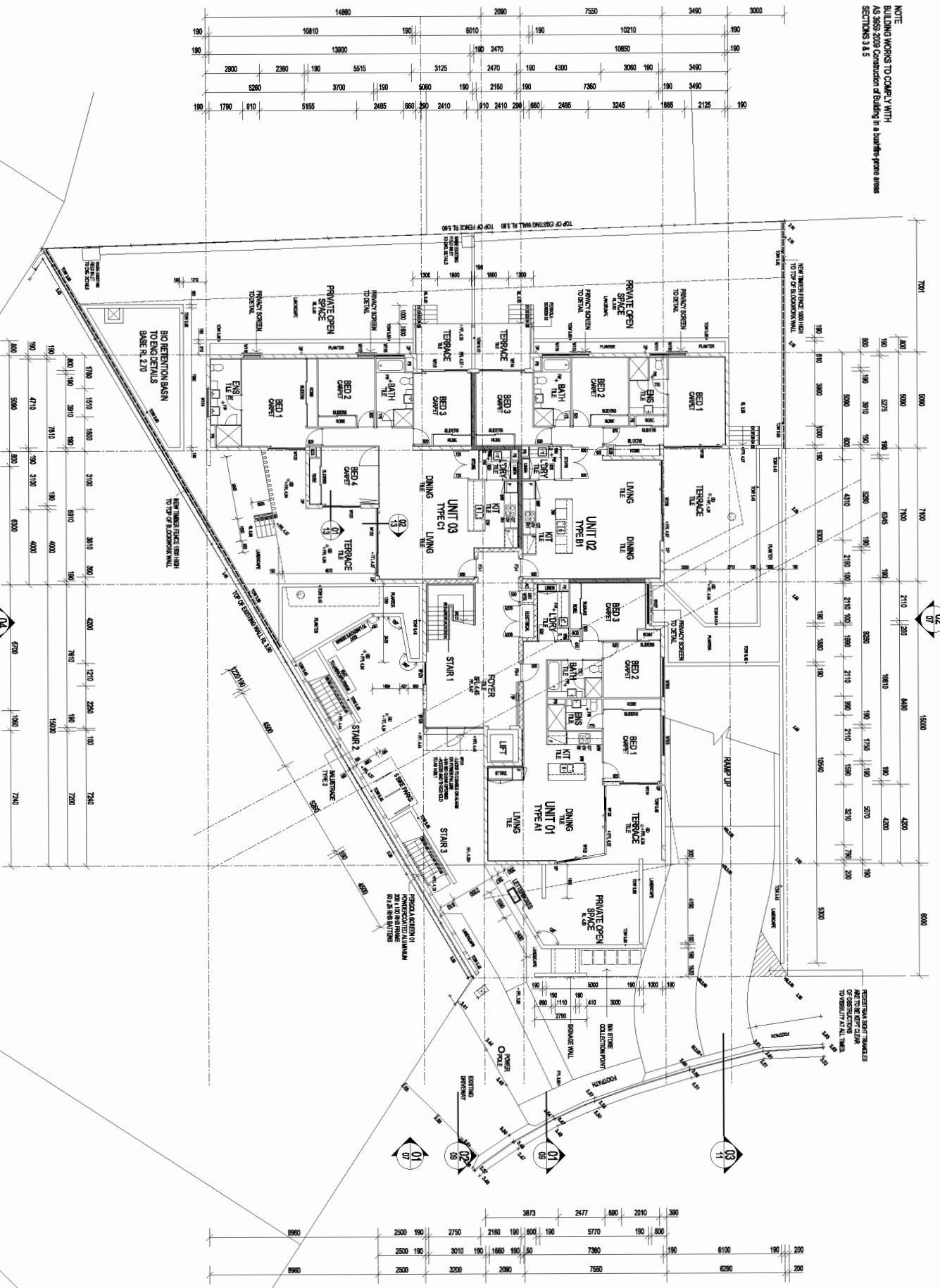




NOTE  
 BUILDING WORKS TO COMPLY WITH  
 AS 3699 2009 Construction of Building in a Seismic-prone areas  
 SECTIONS 9 & 3



NO	REVISION	DATE	BY
1	ISSUED FOR PERMIT	14/08/2024	MS
2	ISSUED FOR CONSTRUCTION	14/08/2024	MS
3	ISSUED FOR CONSTRUCTION	14/08/2024	MS
4	ISSUED FOR CONSTRUCTION	14/08/2024	MS

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90 PEARL STREET  
 KINGSCLIFF  
 ABBOTT CONSTRUCTIONS PTY LTD

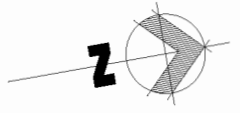
KINGSCLIFF APARTMENTS  
 LEVEL 1 FLOOR PLAN

NO	REVISION	DATE	BY
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2	ISSUED FOR CONSTRUCTION	14/08/2024	MS
3	ISSUED FOR CONSTRUCTION	14/08/2024	MS
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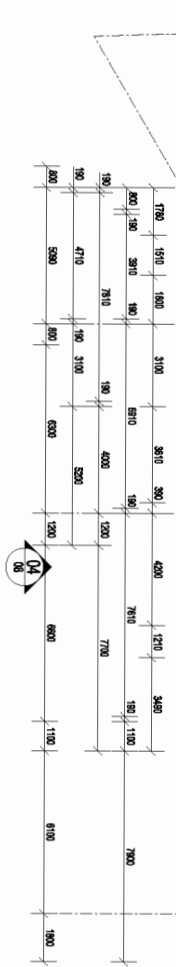
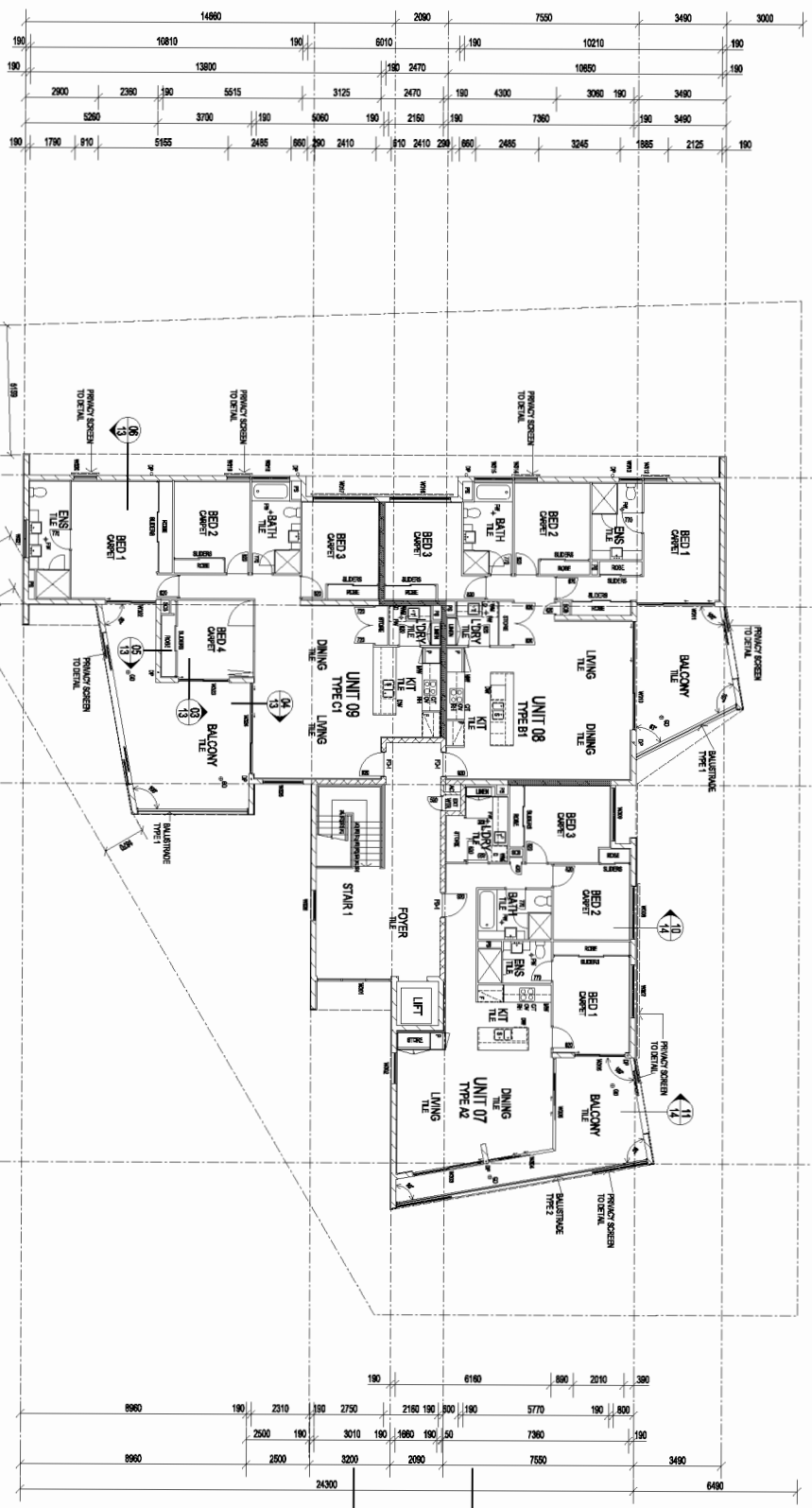
FORGAN SMITH ARCHITECTS  
 (QLD.) PTY. LTD.  
 PH: (07) 55500 199  
 15/08/2024







NOTE:  
BUILDING WORKS TO COMPLY WITH  
AS 3959 2010 Construction of Building in a bushfire prone area  
SECTIONS 3 & 5



NO	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	15/08/20	SM
2	REVISION	15/08/20	SM
3	REVISION	15/08/20	SM
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5	REVISION	15/08/20	SM

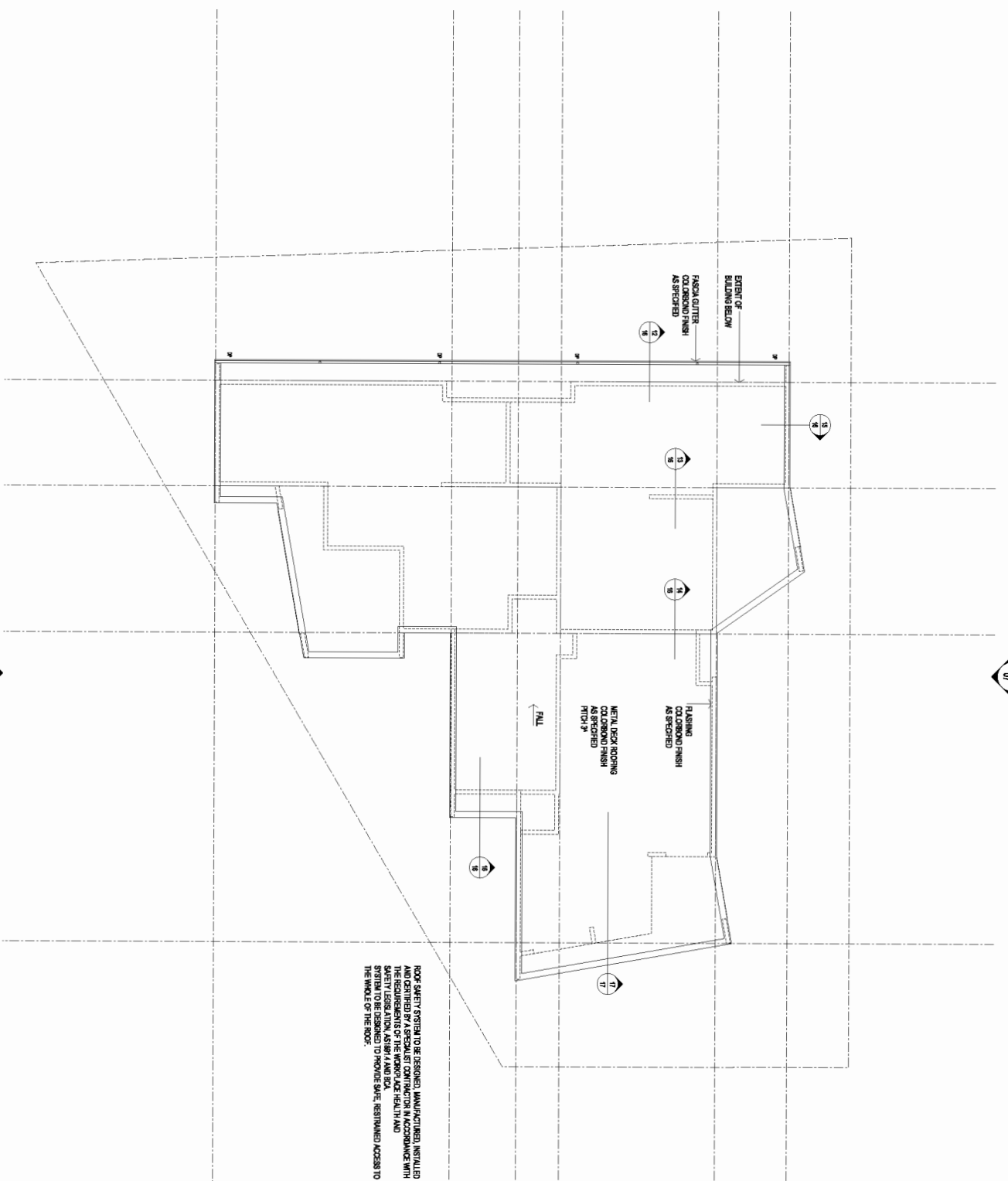
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Address	90 PEARL STREET	Project	KINGSCLIFF APARTMENTS
Client	KINGSCLIFF	Level	LEVEL 3 FLOOR PLAN
Architect	ABBOTT CONSTRUCTIONS PTY LTD	Drawn	SM

Scale	AS 1500	Sheet	SM
Drawn	1:100 @ A1	Checked	SM
Drawn	705	Checked	WD-05

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ROOF SAFETY SYSTEM TO BE DESIGNED, MANUFACTURED, INSTALLED AND CERTIFIED BY A SPECIALIST CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE WORKSAFE HEALTH AND SAFETY ACT 2002 AND THE REGULATIONS MADE THEREUNDER. THE SYSTEM TO BE DESIGNED TO PROVIDE SAFE, RESTRICTED ACCESS TO THE WHOLE OF THE ROOF.

- NOTES - ROOF**
1. REMOVE ALL FLASHING, ACCESSORIES, BARRIERS AND MEMBRANE FROM ROOF AND REPAIR AND REINSTATE TO ORIGINAL CONDITION.
  2. ROOF FINISHING TO BE DESIGNED TO SUPPORT AND HOUSE MECHANICAL, VENTILATION FANS THROUGH ROOF.
  3. REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS THROUGHOUT FOR ALL FINISHES ETC.
- NOTE**
1. REFER TO SPECIFICATION 01.1
  2. FINISHES TO HAVE A MIN. LIFE EXPECTANCY OF 20 YEARS.
  3. FINISHES TO HAVE A MIN. LIFE EXPECTANCY OF 20 YEARS.

NO	DESCRIPTION	DATE	BY
01	ISSUED FOR PERMIT	15/08/2024	AS
02	REVISION	15/08/2024	AS
03	REVISION	15/08/2024	AS
04	REVISION	15/08/2024	AS
05	REVISION	15/08/2024	AS
06	REVISION	15/08/2024	AS
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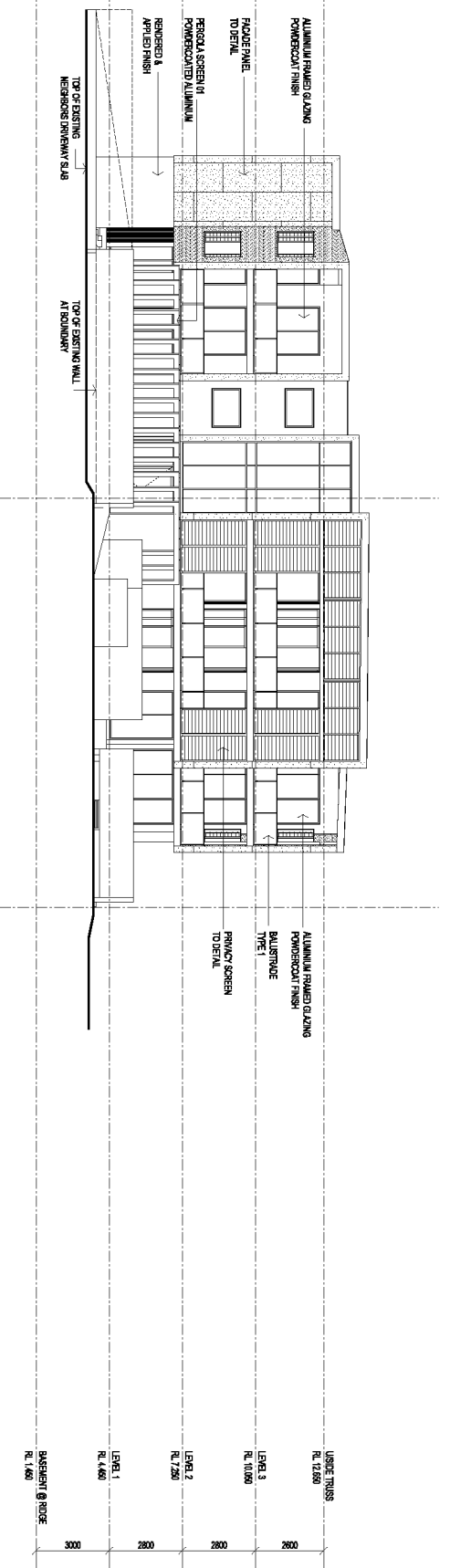
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Address	90 PEARL STREET KINGSCLIFF
Client	ROOF PLAN
Project Name	KINGSCLIFF APARTMENTS
Company	ABBOTT CONSTRUCTIONS PTY LTD

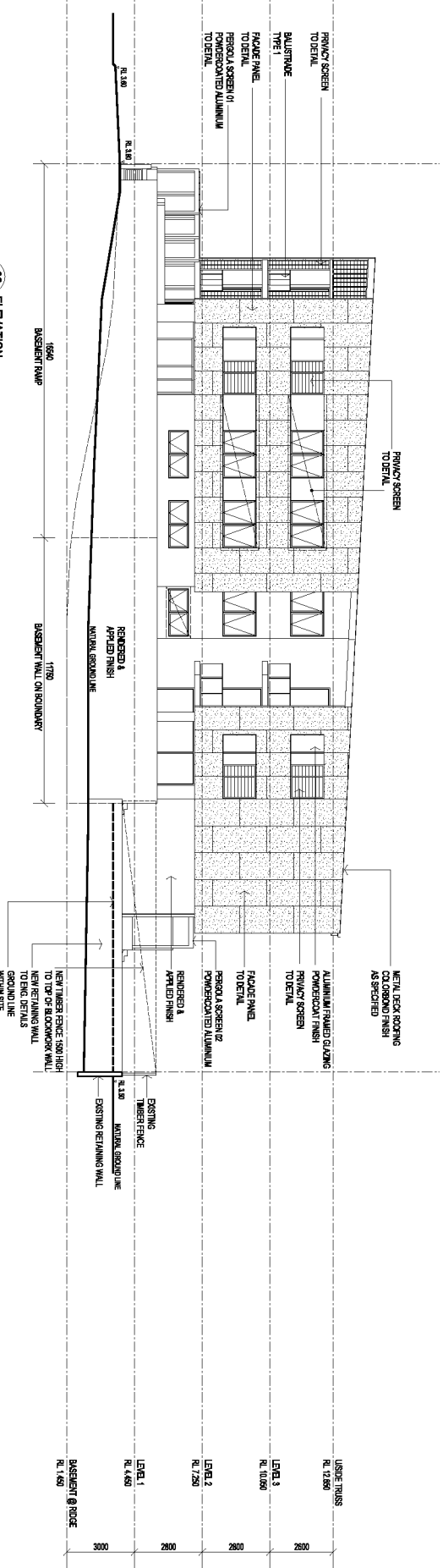
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Drawn By	WD-06

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 (QLD) PTY. LTD.  
 1/111 BROADWAY  
 BRISBANE QLD 4000  
 AUSTRALIA





01 ELEVATION



02 ELEVATION

NO	REVISION	DATE	BY
1	ISSUED FOR PERMIT	14/08/2024	MS
2	REVISED PER COMMENTS	15/08/2024	MS
3	REVISED PER COMMENTS	16/08/2024	MS
4	REVISED PER COMMENTS	17/08/2024	MS
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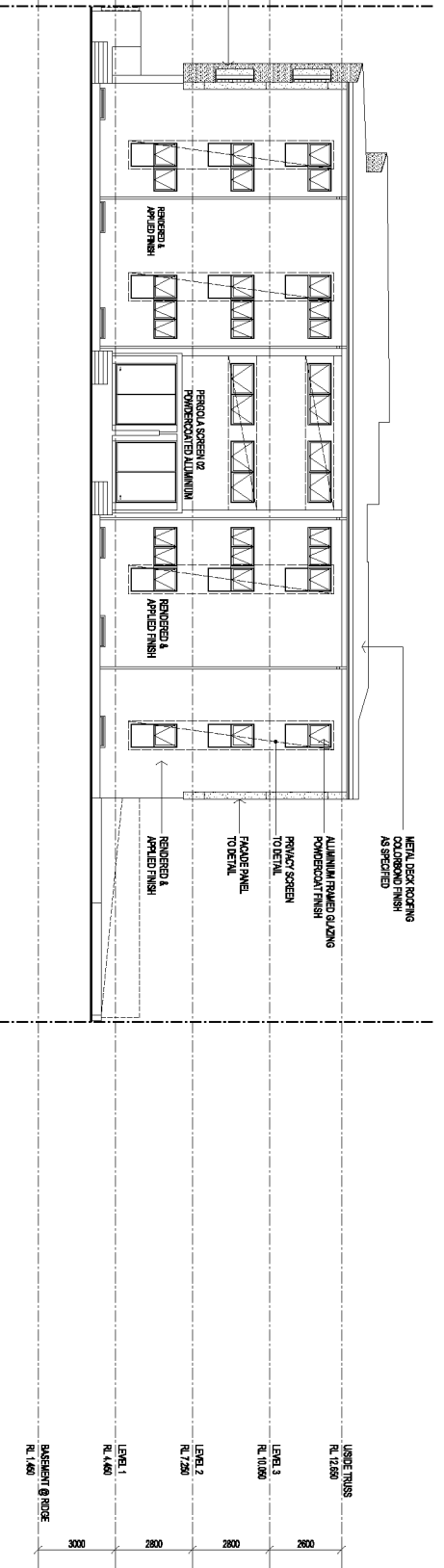
This building is not responsible for any discrepancies occurring on this drawing and is not responsible for any construction or installation of any work shown on this drawing. The client is responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards. The client is responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards. The client is responsible for ensuring that all work is completed in accordance with the relevant codes of practice and standards.

Location	90 PEARL STREET KINGSCLIFF
Project Name	KINGSCLIFF APARTMENTS
Client	ABBOTT CONSTRUCTIONS PTY LTD
Document Title	ELEVATIONS

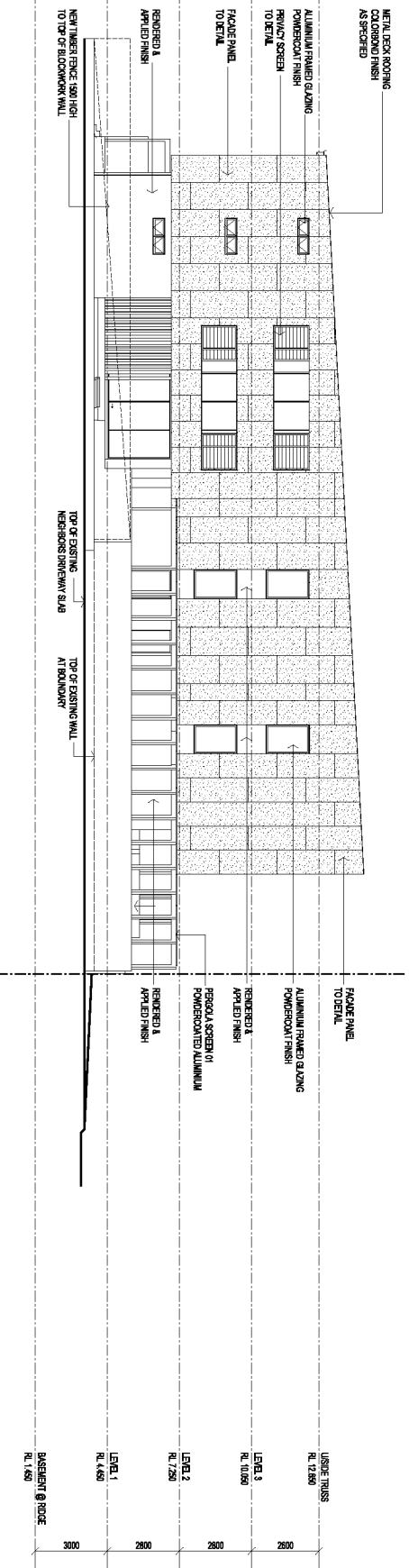
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Checked By	MS
Date	14/08/2024
Project No	705
Revision	WD-07

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 14th FLOOR  
 100 COLLEGE STREET  
 SYDNEY NSW 2000





03 ELEVATION



04 ELEVATION

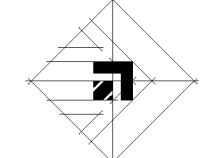
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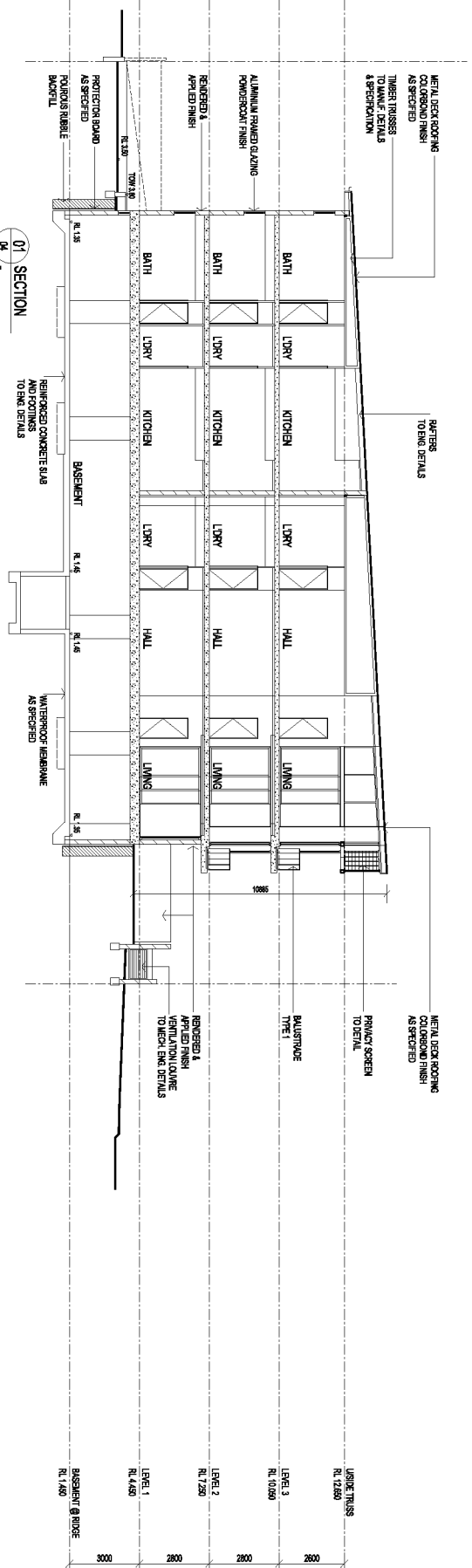
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Location	90 PEARL STREET KINGSCLIFF	Project	KINGSCLIFF APARTMENTS
Client	ABBOTT CONSTRUCTIONS PTY LTD	Drawings	ELEVATIONS

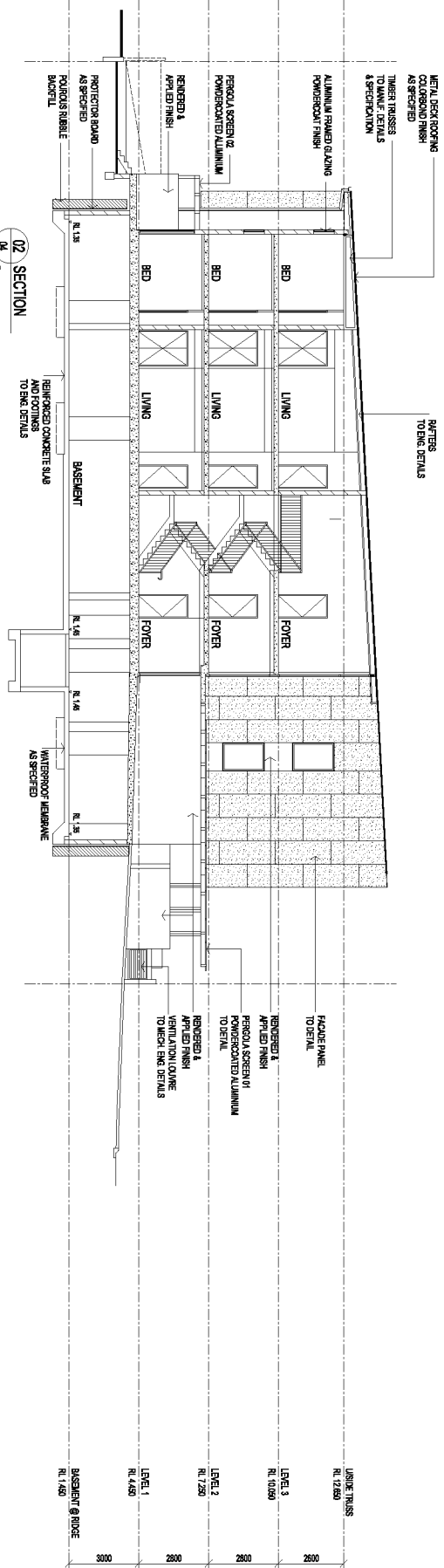
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Drawn By	WD-08

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01 SECTION



02 SECTION

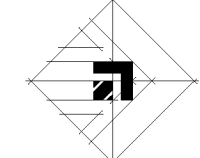
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4	REVISED PER ARCHITECT COMMENTS	28/01/2024	MS
5	REVISED PER ARCHITECT COMMENTS	31/01/2024	MS

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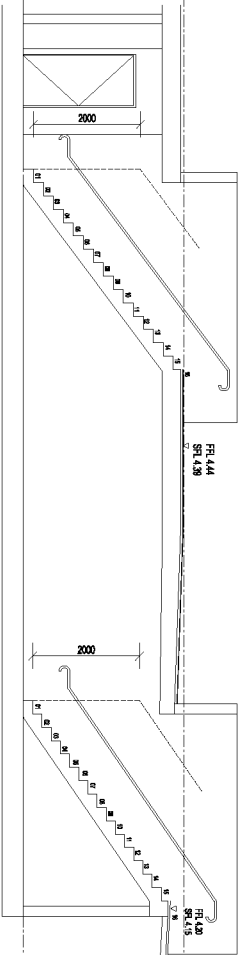
Address	90 PEARL STREET KINGSCLIFF
Project Name	KINGSCLIFF APARTMENTS
Client	ABBOTT CONSTRUCTIONS PTY LTD
Section	SECTIONS

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Date	28.01.24
Drawn	MS
Checked	MS
Project No	705
Draw No	WD-09

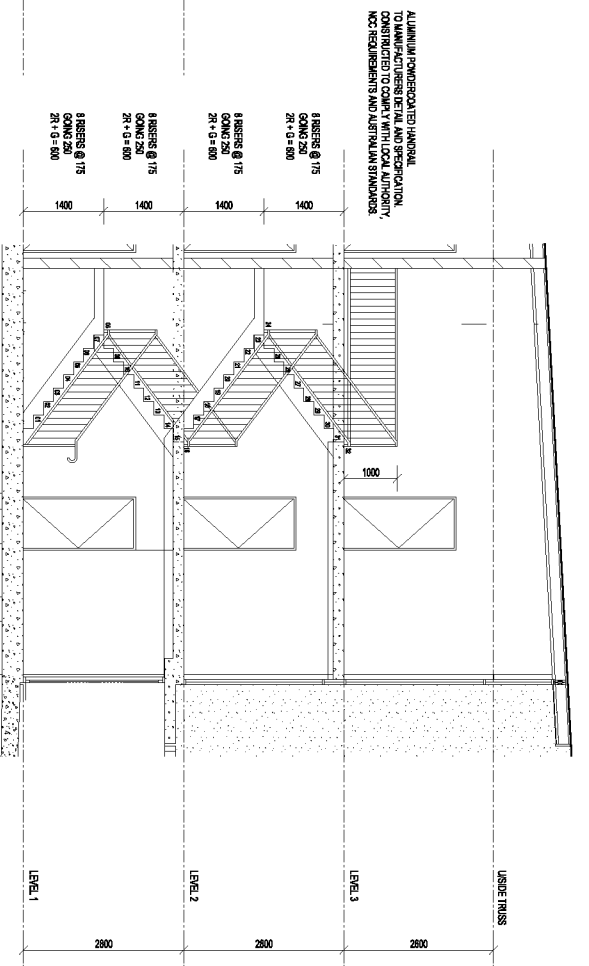
FORGAN SMITH ARCHITECTS  
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 (QLD) PTY, LTD.  
 1/211 BRISBANE STREET, BRISBANE QLD 4000  
 Email: info@forgan-smith.com.au  
 Website: www.forgan-smith.com.au



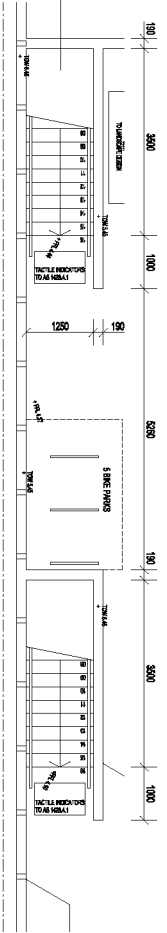




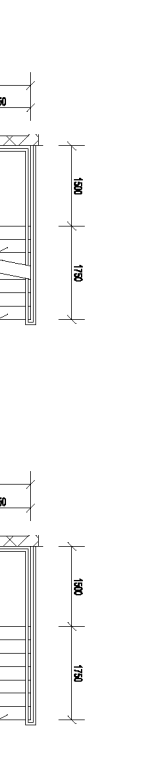
02 SECTION  
STAIR 2 & 3



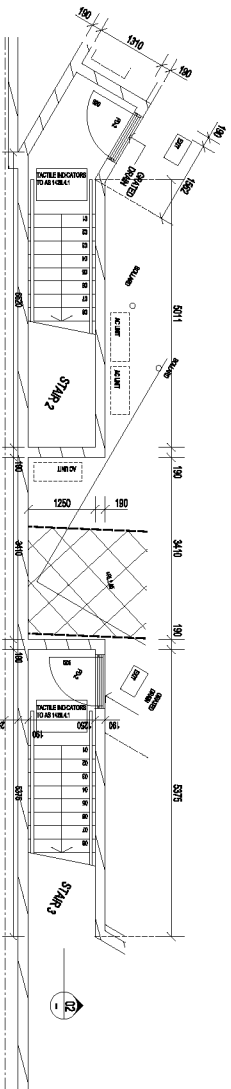
01 SECTION  
STAIR 1



LEVEL 1  
STAIR 2

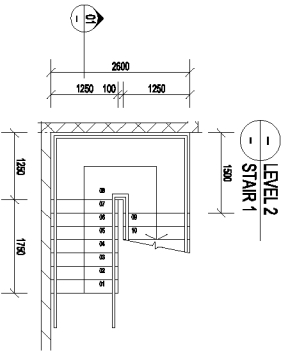


LEVEL 1  
STAIR 3

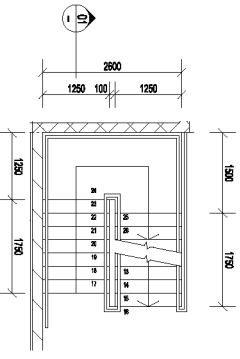


BASEMENT  
STAIR 2

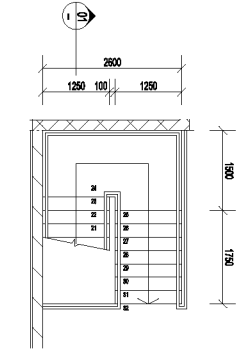
BASEMENT  
STAIR 3



LEVEL 1  
STAIR 1



LEVEL 2  
STAIR 1



LEVEL 3  
STAIR 1

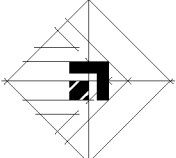
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2	REVISION	15/08/2024	MS
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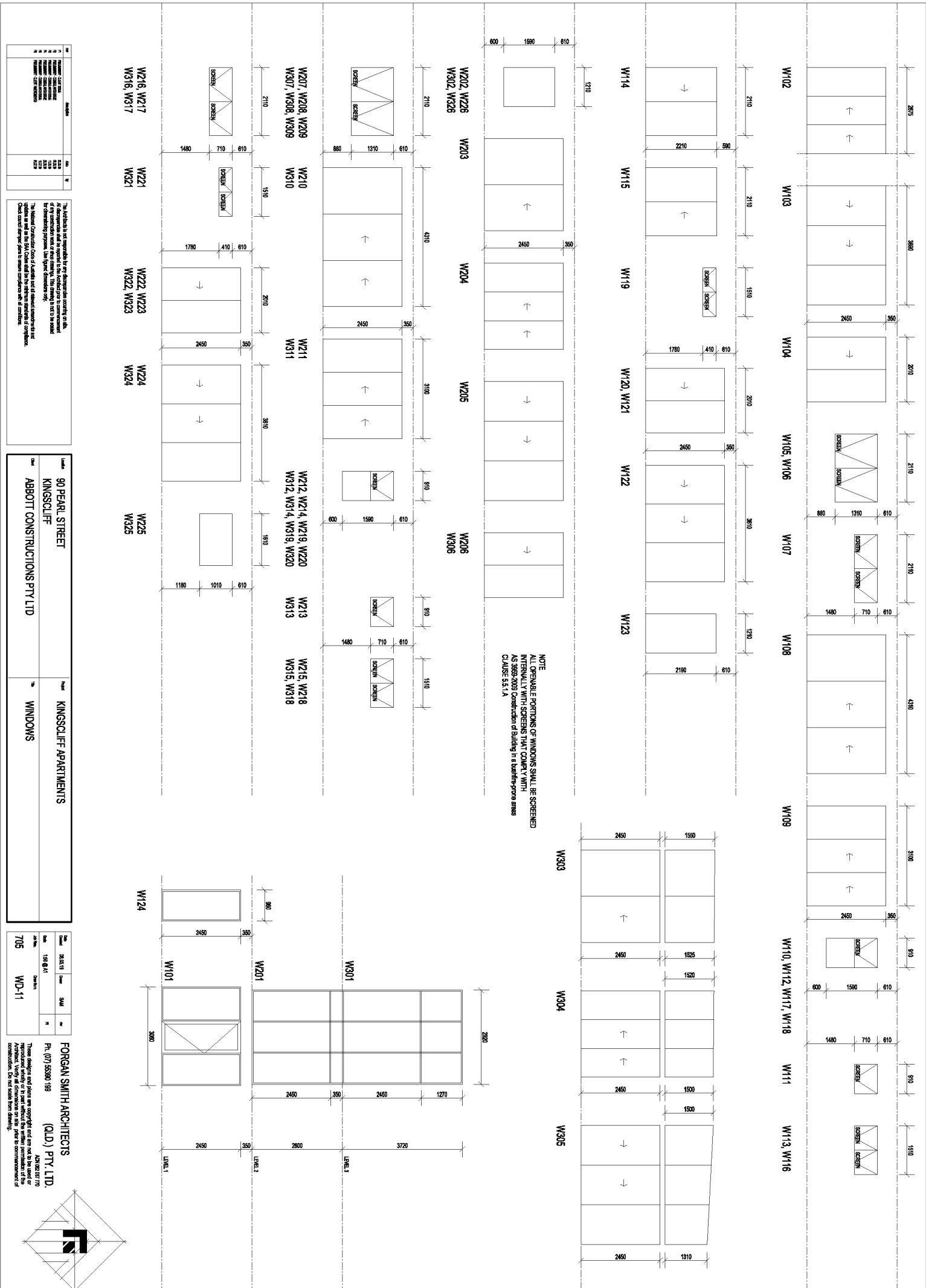
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Location	Name
90 PEARL STREET KINGSCLIFF	KINGSCLIFF APARTMENTS
ABBOTT CONSTRUCTIONS PTY LTD	STAIRS

Scale	Drawn	Checked	Date
1:50 @ A1	MS	MS	15/08/2024
7/5	WD-10		

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KAS 02 57 70  
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NOTE  
 ALL OPERABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY WITH SCREENS THAT COMPLY WITH AS 3869-2008 Construction of Building in a bushfire-prone area CLAUSE 5.5.1.4

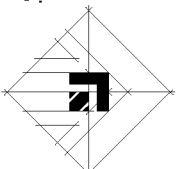
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4	SCREENS	120	M <sup>2</sup>
5	SCREENS	120	M <sup>2</sup>
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7	SCREENS	120	M <sup>2</sup>
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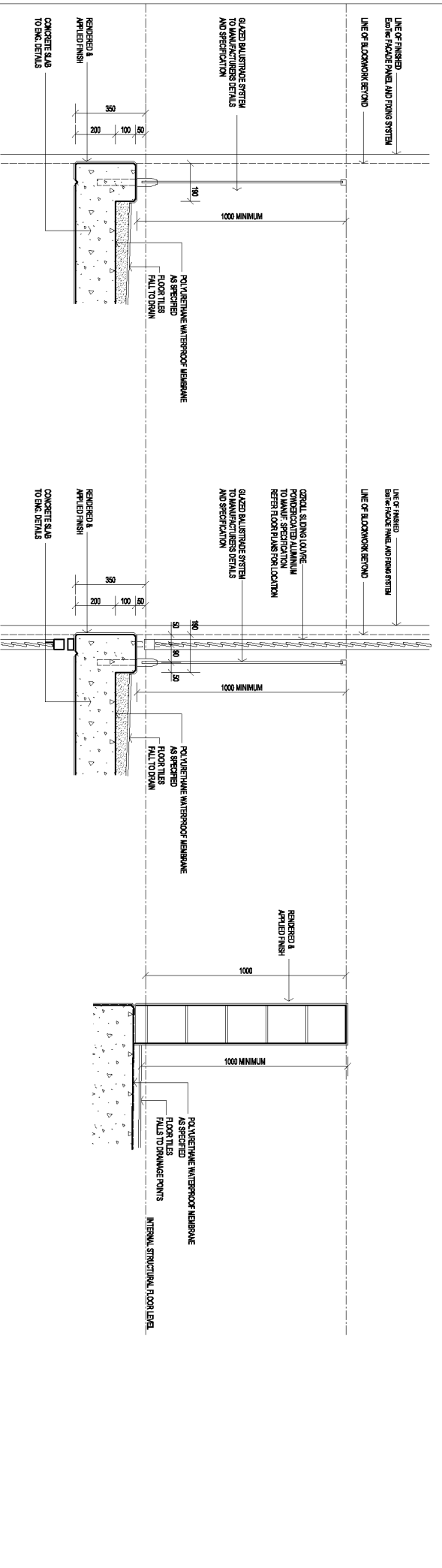
The Schedule is not responsible for any discrepancies occurring on site. It is the responsibility of the contractor to ensure that the construction of the windows and screens is in accordance with the requirements of the relevant standards and specifications. The contractor is responsible for obtaining all necessary approvals and permits. The contractor is responsible for ensuring that the construction of the windows and screens is in accordance with the requirements of the relevant standards and specifications. The contractor is responsible for ensuring that the construction of the windows and screens is in accordance with the requirements of the relevant standards and specifications.

Location	90 PEARL STREET KINGSCLIFF
Client	ABBOTT CONSTRUCTIONS PTY LTD
Project Name	KINGSCLIFF APARTMENTS
Room	WINDOWS

Scale	AS 1:10
Date	15/08/21
Author	SMH
Check	M
Drawn	WD-11
Scale	705

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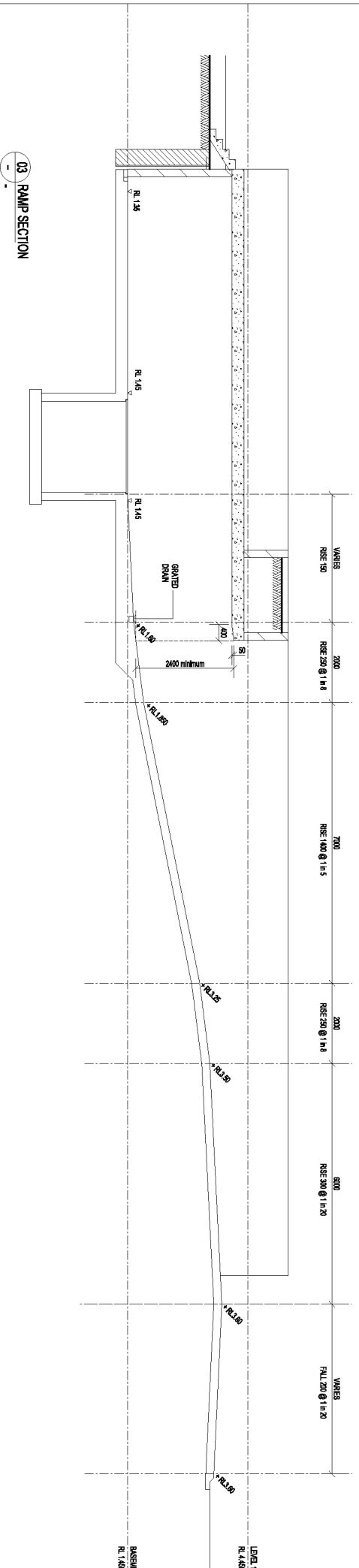




BALUSTRADE DETAIL  
TYPE 1  
1:10

BALUSTRADE DETAIL  
TYPE 2  
1:10

BALUSTRADE DETAIL  
TYPE 3  
1:10



03 RAMP SECTION

NO	REVISION	DATE	BY
1	ISSUED FOR PERMIT	14/01/2024	MS
2	FORGAN SMITH ARCHITECTS	14/01/2024	MS
3	FORGAN SMITH ARCHITECTS	14/01/2024	MS
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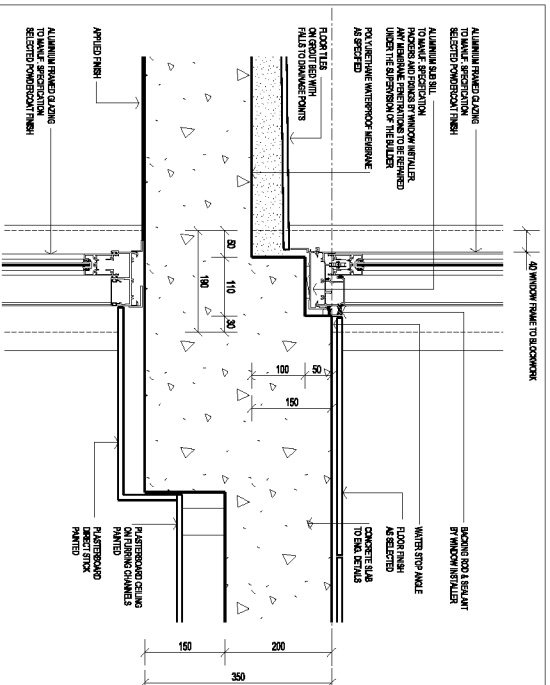
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Location	Name
90 PEARL STREET KINGSCLIFF	KINGSCLIFF APARTMENTS
ABBOTT CONSTRUCTIONS PTY LTD	DETAILS

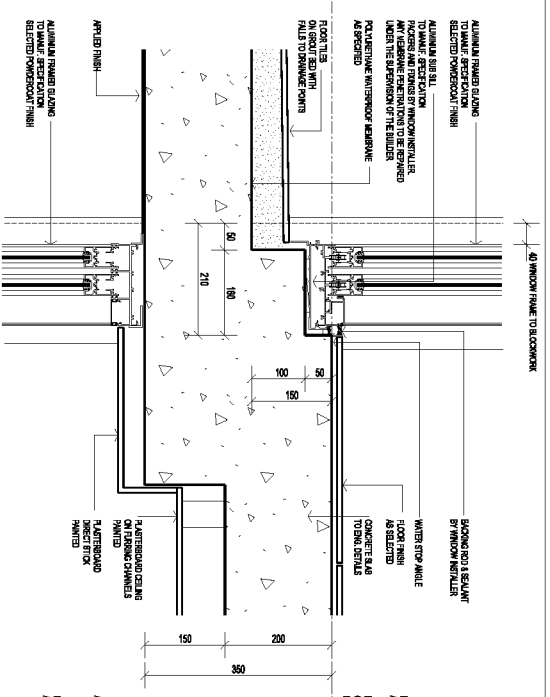
Scale	Sheet	Drawn	Checked
705	WD-12	MS	MS

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JAN 08 05770  
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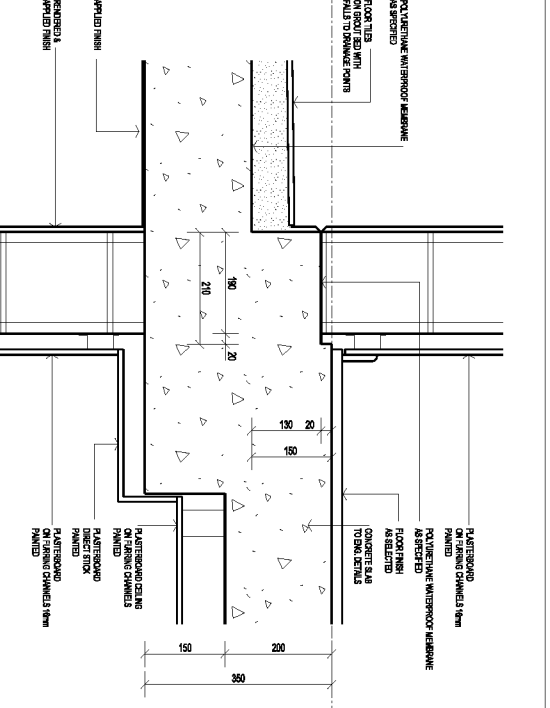




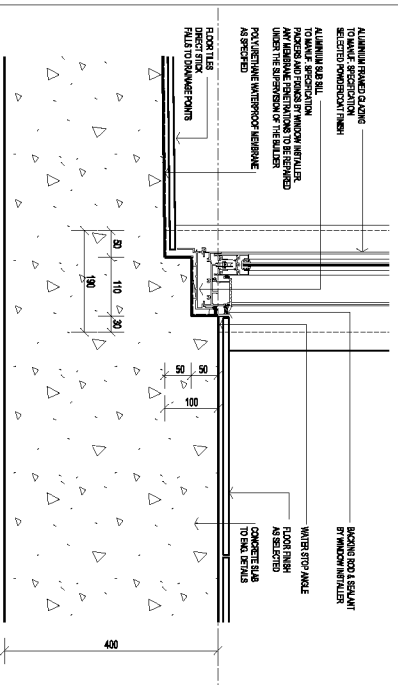
**03** SECTIONAL DETAIL 15  
SLIDING DOOR HEAD & SILL  
LEVEL 2 & 3  
NOTE  
WATERPROOFING AND SETDOWNS TO COMPLY WITH  
NCC 2019 + AS/NZS 2:2012



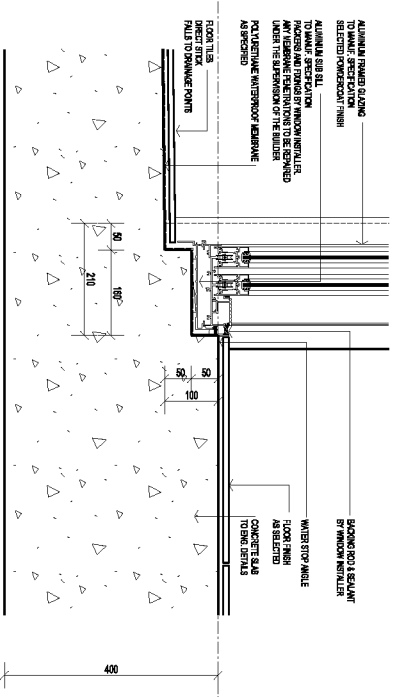
**04** SECTIONAL DETAIL 15  
SLIDING DOOR HEAD & SILL  
LEVEL 2 & 3



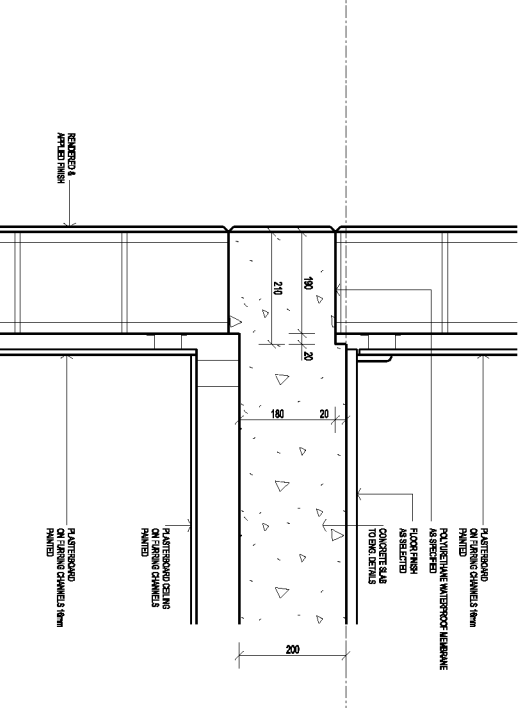
**05** SECTIONAL DETAIL 15  
WALL JUNCTION AT BALCONY  
LEVEL 2 & 3



**01** SECTIONAL DETAIL 15  
SLIDING DOOR HEAD & SILL  
LEVEL 1



**02** SECTIONAL DETAIL 15  
SLIDING DOOR HEAD & SILL  
LEVEL 1



**06** SECTIONAL DETAIL 15  
WALL JUNCTION  
LEVEL 2 & 3

NO	REVISION	DATE	BY
1	ISSUED FOR TENDER	15/01/2024	MM
2	REVISION FOR COMMENTS	15/01/2024	MM
3	REVISION FOR COMMENTS	15/01/2024	MM
4	REVISION FOR COMMENTS	15/01/2024	MM
5	REVISION FOR COMMENTS	15/01/2024	MM

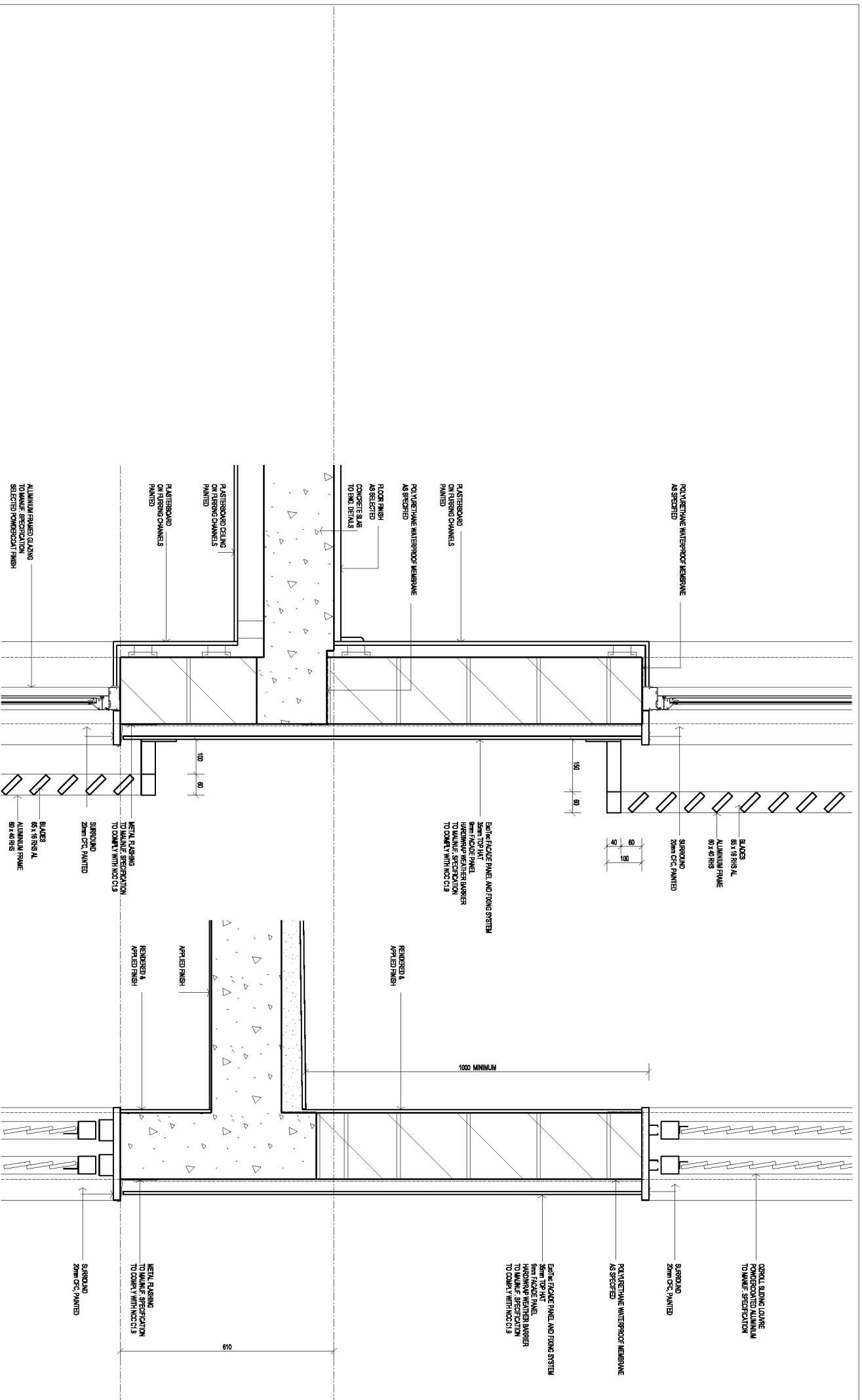
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Location	Project Name
90 PEARL STREET KINGSCLIFF	KINGSCLIFF APARTMENTS
ABBOTT CONSTRUCTIONS PTY LTD	BALCONY SETDOWN DETAILS

Scale	Level	Sheet No.
1:50	LEVEL 1	705

**FORGAN SMITH ARCHITECTS**  
(QLD) PTY. LTD.  
Ph: (07) 5590 199  
Fax: (07) 5590 198  
14th/15th/16th/17th/18th/19th/20th/21st/22nd/23rd/24th/25th/26th/27th/28th/29th/30th/31st/32nd/33rd/34th/35th/36th/37th/38th/39th/40th/41st/42nd/43rd/44th/45th/46th/47th/48th/49th/50th/51st/52nd/53rd/54th/55th/56th/57th/58th/59th/60th/61st/62nd/63rd/64th/65th/66th/67th/68th/69th/70th/71st/72nd/73rd/74th/75th/76th/77th/78th/79th/80th/81st/82nd/83rd/84th/85th/86th/87th/88th/89th/90th/91st/92nd/93rd/94th/95th/96th/97th/98th/99th/100th





NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	14/08/20	LS
2	REVISIONS	14/08/20	LS
3	REVISIONS	14/08/20	LS
4	REVISIONS	14/08/20	LS
5	REVISIONS	14/08/20	LS
6	REVISIONS	14/08/20	LS
7	REVISIONS	14/08/20	LS
8	REVISIONS	14/08/20	LS
9	REVISIONS	14/08/20	LS
10	REVISIONS	14/08/20	LS

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Unit	90 PEARL STREET KINGSCLIFF
Client	ABBOTT CONSTRUCTIONS PTY LTD

Project	KINGSCLIFF APARTMENTS
Level	WALL DETAILS LEVEL 3

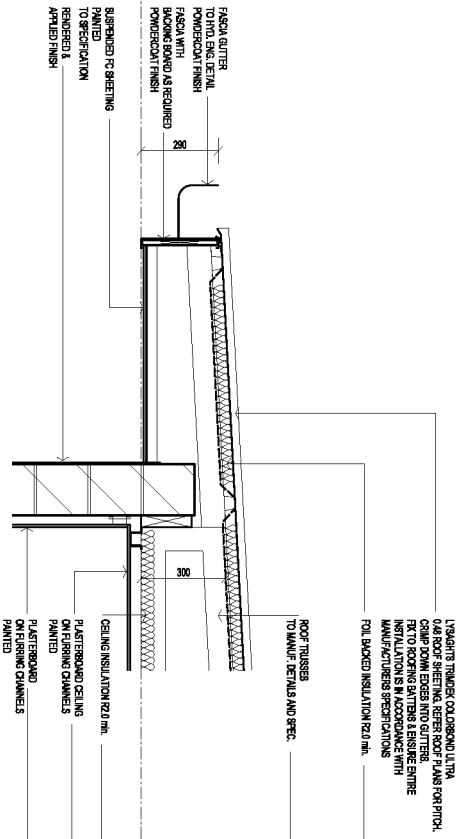
Scale	1:5
Sheet	705
Drawn	WD-15

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 Ph: (07) 55300 199  
 14th Dec 2020

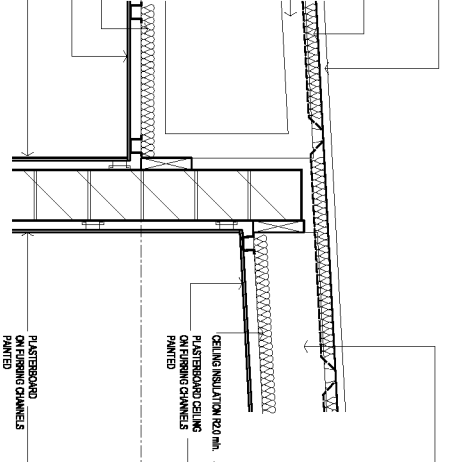
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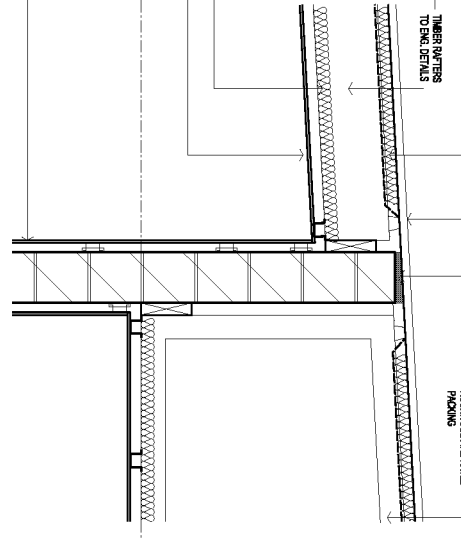
12 ROOF DETAILS



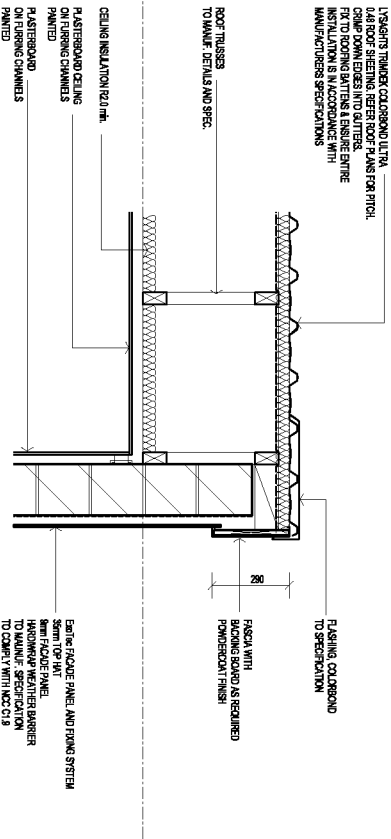
13 ROOF DETAILS



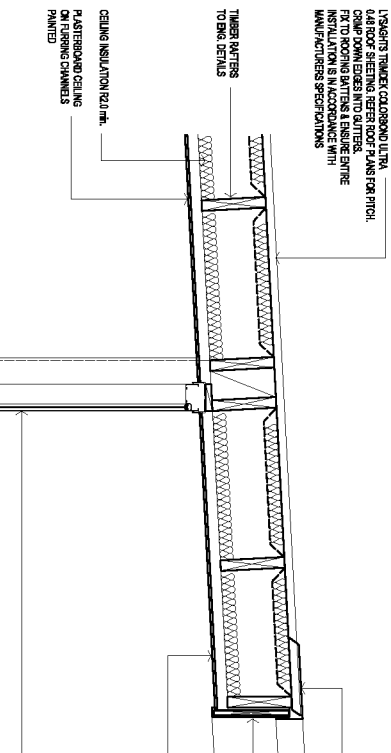
14 ROOF DETAILS



15 ROOF DETAILS



16 ROOF DETAILS



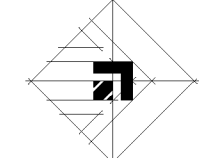
NO.	REVISION	DATE	BY
1	ISSUED FOR TENDERS	14/11/24	MD
2	REVISED PER COMMENTS	14/11/24	MD
3	REVISED PER COMMENTS	14/11/24	MD
4	REVISED PER COMMENTS	14/11/24	MD
5	REVISED PER COMMENTS	14/11/24	MD
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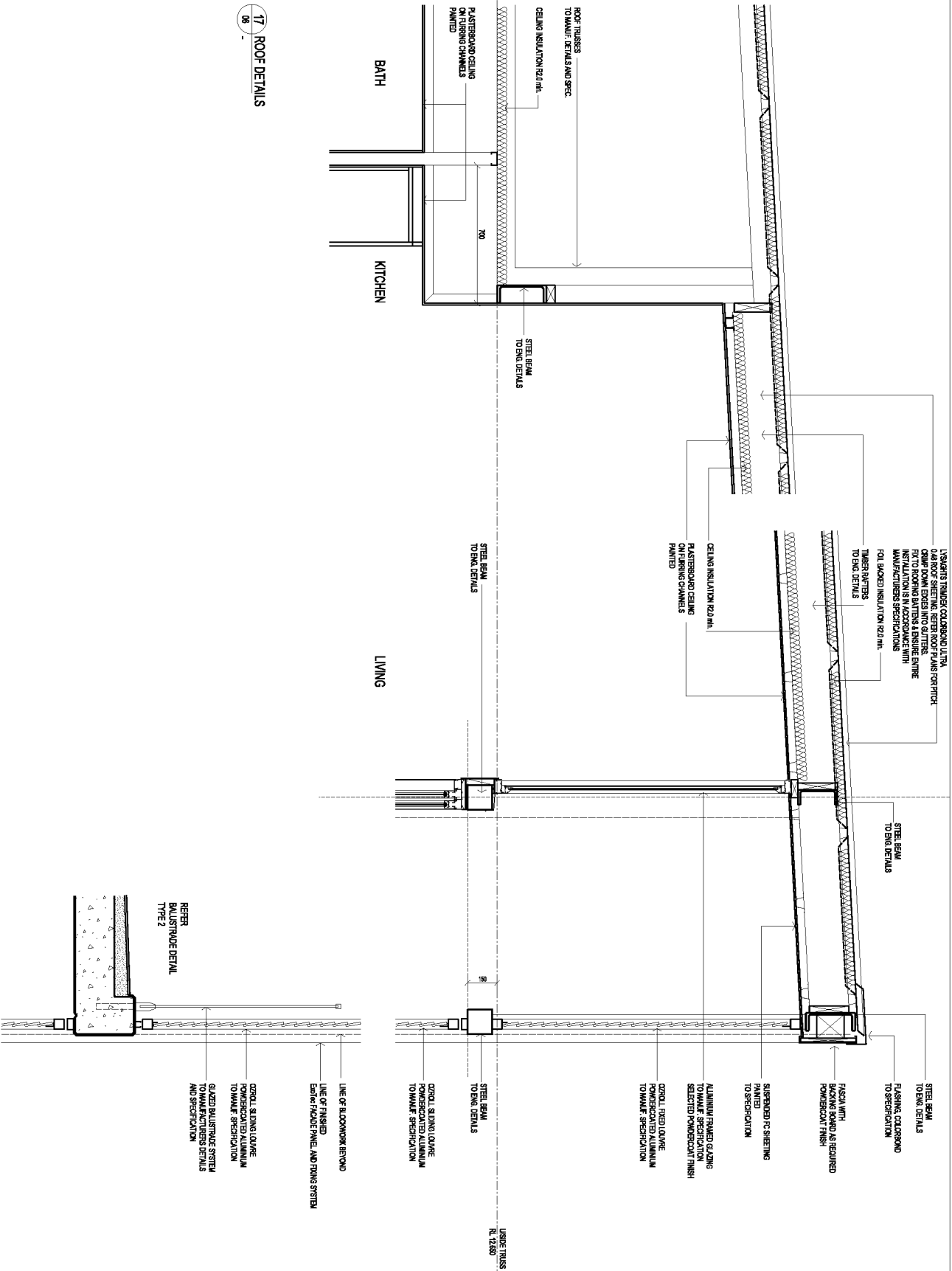
This drawing is not responsible for any design or details resulting in the construction of a building or structure. The contractor is responsible for the design and construction of the building or structure. The contractor is responsible for the design and construction of the building or structure. The contractor is responsible for the design and construction of the building or structure.

Level	90 PEARL STREET KINGSCLIFF	Project	KINGSCLIFF APARTMENTS
Client	ABBOTT CONSTRUCTIONS PTY LTD	Trade	ROOF DETAILS

Sheet No.	705	Scale	WD-16
Date	26.11.24	Time	3:44
Drawn	148 @ 14	Checked	N

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 14th Dec 2024  
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**17**  
ROOF DETAILS

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	14/11/24	AS
2	FOR CONSTRUCTION	14/11/24	AS
3	FOR CONSTRUCTION	14/11/24	AS
4	FOR CONSTRUCTION	14/11/24	AS
5	FOR CONSTRUCTION	14/11/24	AS
6	FOR CONSTRUCTION	14/11/24	AS

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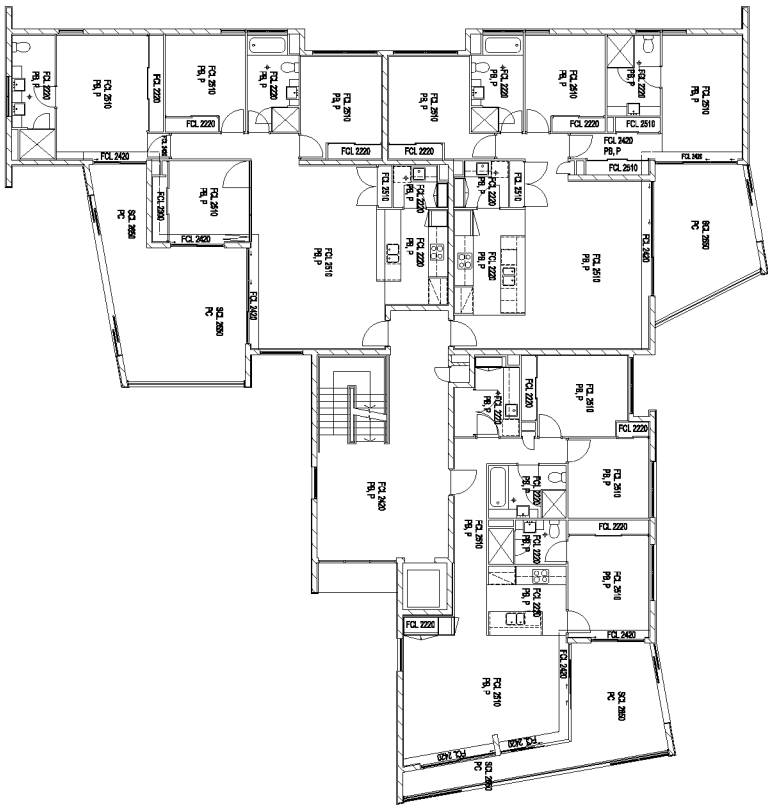
Address	90 PEARL STREET KINGSCLIFF
Client	ABBOTT CONSTRUCTIONS PTY LTD
Project Name	KINGSCLIFF APARTMENTS
Project Type	ROOF DETAILS

Scale	AS IS
Sheet No.	705
Drawn	WD-17
Checked	
Project No.	PH (07) 55300 199
Architect	FORGAN SMITH ARCHITECTS (QLD) PTY. LTD.

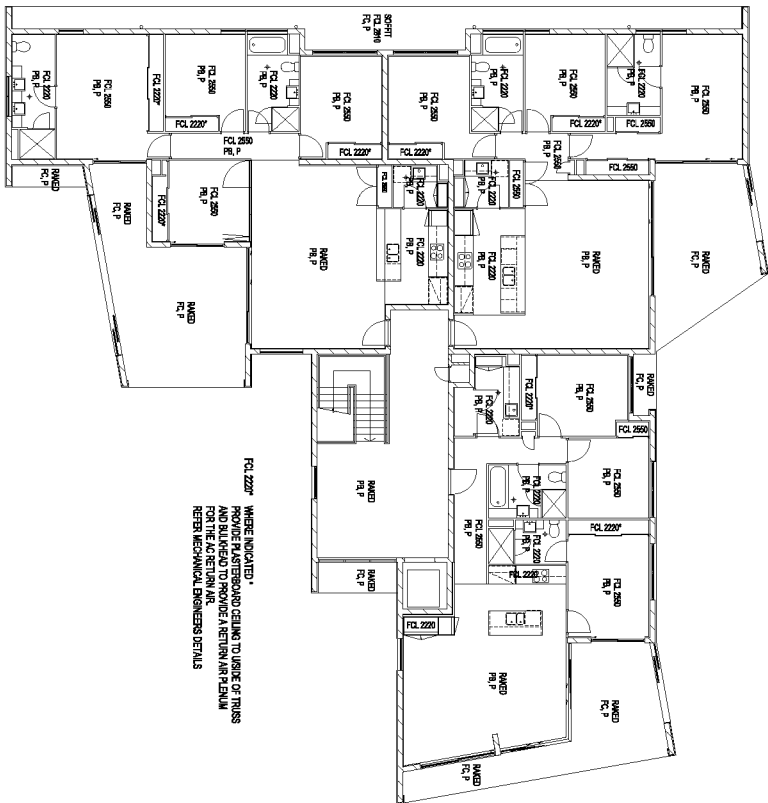




- FCL PAINTED CEILING LEVEL
- ABOVE INTERNAL STRUCTURAL FLOOR LEVEL
- SC1 STRUCTURAL CEILING LEVEL
- ABOVE INTERNAL STRUCTURAL FLOOR LEVEL
- PB PLASTERBOARD
- FC FIRE CEMENT SHEET
- P PAINTED
- PC PAINTED CONCRETE
- C CONCRETE
- AP ACCESS RAMP 400 x 400 TO SPECIFICATION



REFLECTED CEILING PLAN  
LEVELS 1 & 2



REFLECTED CEILING PLAN  
LEVEL 3

WHERE INDICATED,  
PROVIDE PLASTERBOARD CEILING TO UNISE OF TRUSS  
AND BULKHEAD TO PROVIDE A RETURN AIR FENELUM  
FOR THE AIR RETURN AIR  
REFER MECHANICAL ENGINEERS DETAILS

Rev	Number	Description

This drawing is not responsible for any discrepancies occurring on site.  
It is the responsibility of the contractor to ensure that the construction  
of the building is in accordance with the approved drawings and that  
the materials used are of the quality and quantity specified.  
The National Construction Code of Australia and its associated standards are  
incorporated in this drawing and shall be followed unless otherwise stated.  
Check and stamp drawings to ensure compliance with all conditions.

Location	90 PEARL STREET KINGSCLIFF
Project	KINGSCLIFF APARTMENTS
Client	ABBOTT CONSTRUCTIONS PTY LTD
	REFLECTED CEILING PLANS

Scale	AS1:10 @ A1	Scale	3/4" = 1'

FORGAN SMITH ARCHITECTS  
Ph: (07) 55390 199 (QLD) PTY, LTD.  
1/111 BENTLEY DRIVE  
BENTLEY QLD 4108

