Public RENTAL Board

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PROJECT TITLE :

ADDITIONS AND ALTERATION TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

DRAWING TITLE :

SITE PLAN

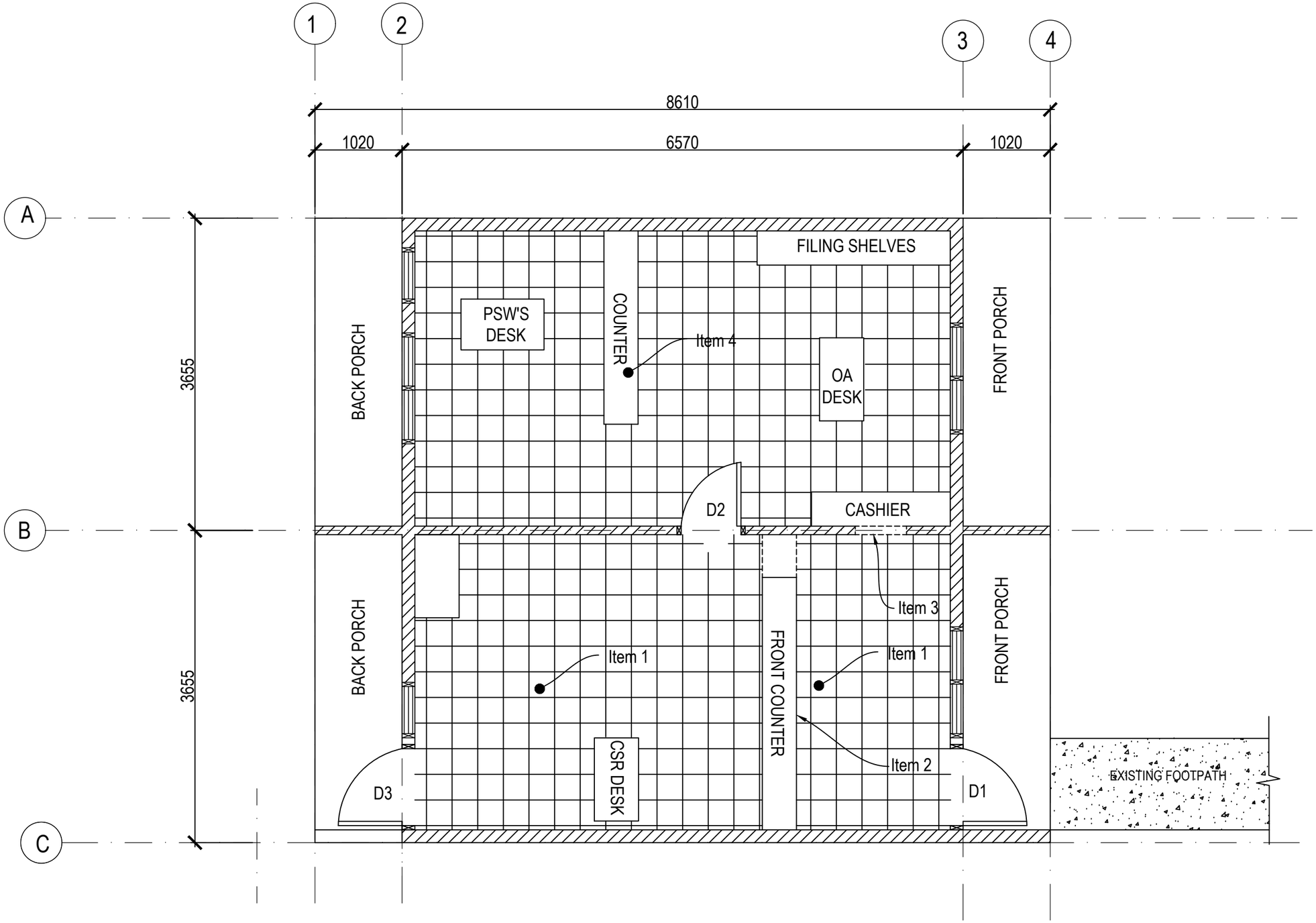
DESIGN :	LV
DRAWN :	LV
CHECKED :	MD

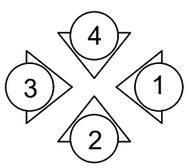
REVISION NOTES :

DATE : OCT 25

SCALE : 1:200

SHT NO : SD01





ELEVATION KEY

PRB My Home

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

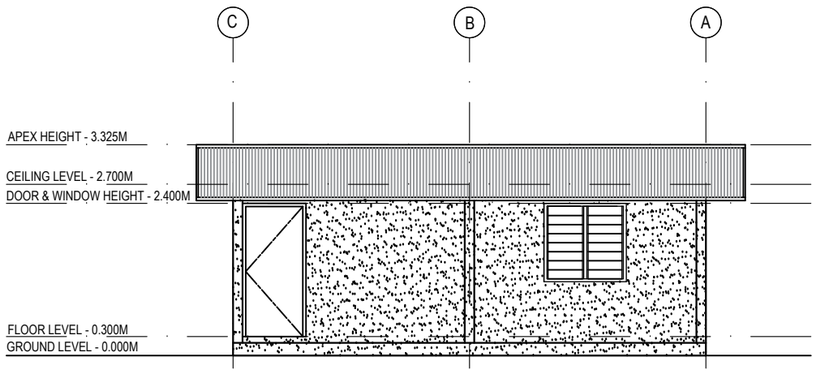
DRAWING TITLE :
EXISTING FLOOR PLAN

DESIGN : MV
DRAWN : LT
CHECKED : MD

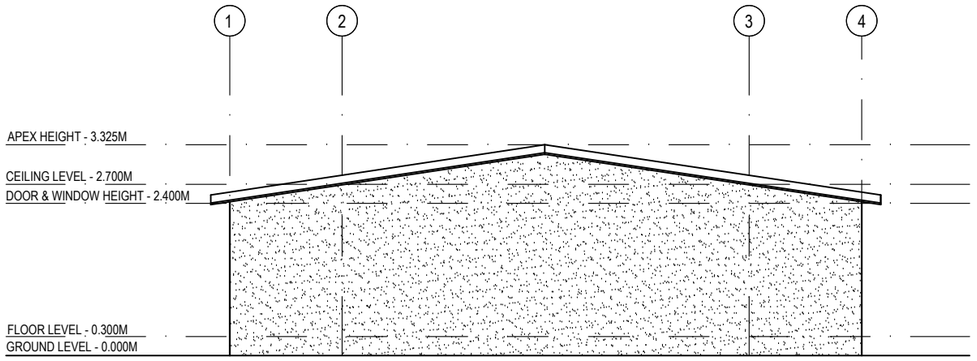
REVISION NOTES :

DATE : SEPTEMBER 2019
SCALE : 1:50

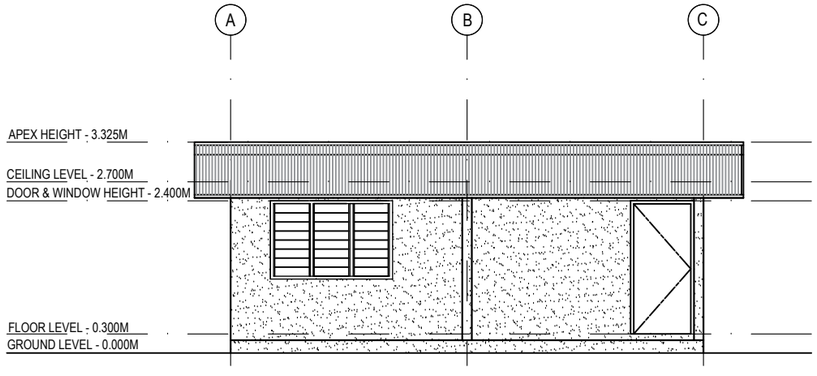
SHT NO :
A-01



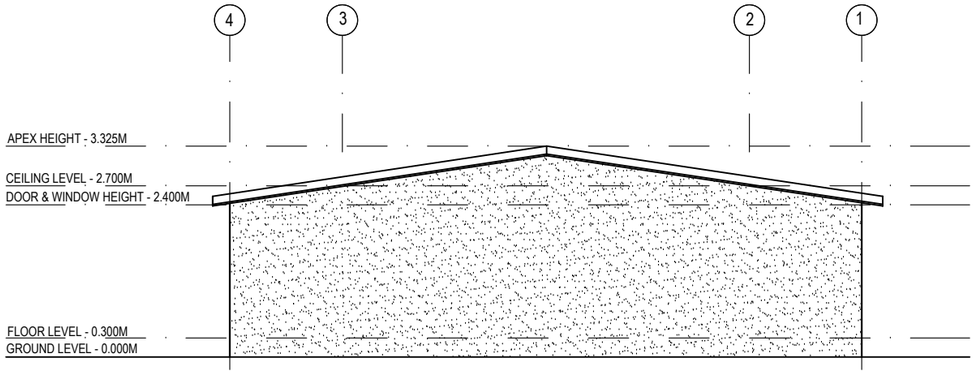
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

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PROJECT TITLE :
LAUTOKA OFFICE RENOVATION

DRAWING TITLE :
ELEVATIONS

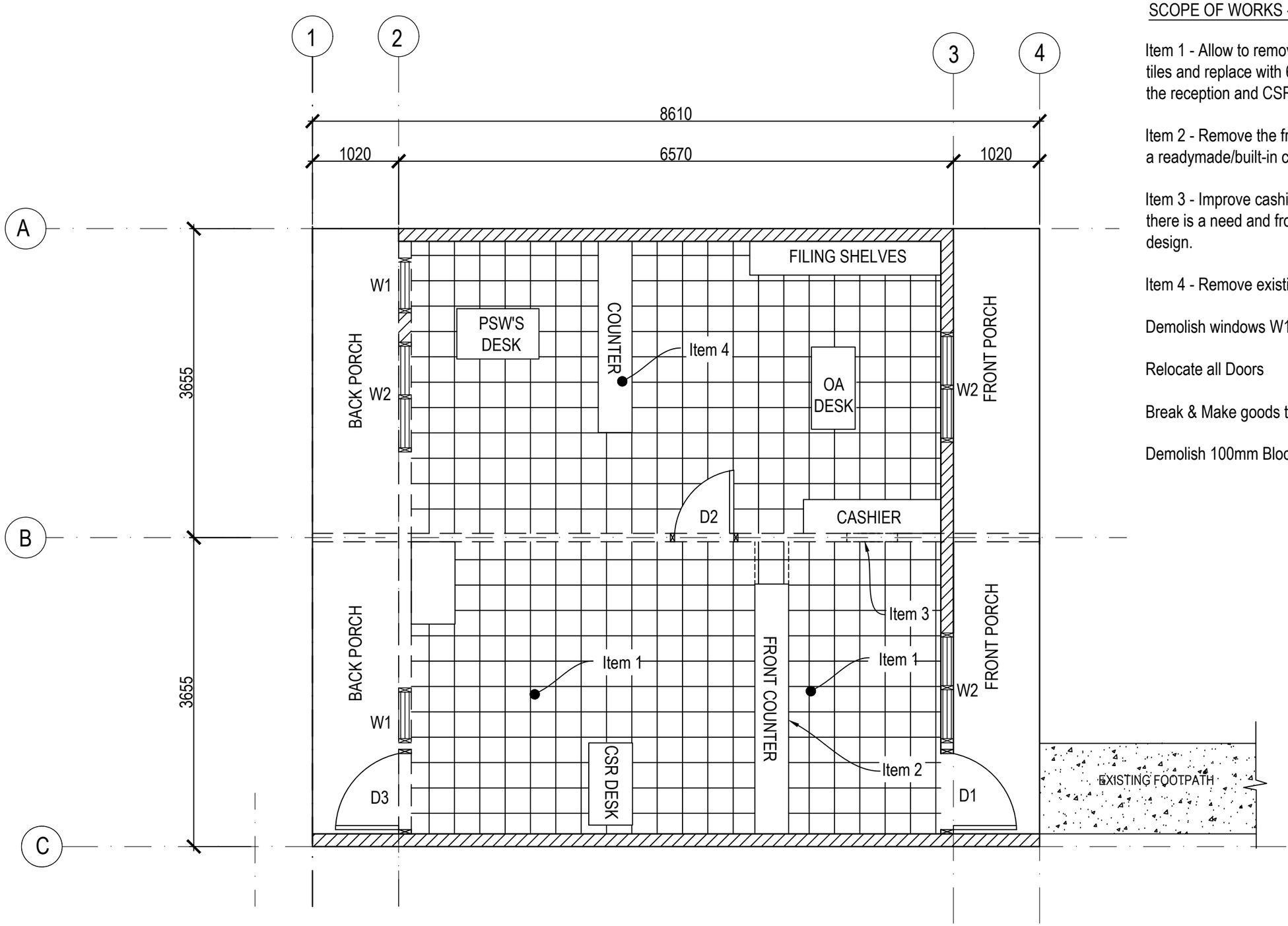
DESIGN :
DRAWN :
CHECKED :

REVISION NOTES :

DATE :
FEB 2019

SCALE :
AS SHOWN

SHT NO :
A-02



SCOPE OF WORKS - PHASE 1

Item 1 - Allow to remove existing 300x300 rubber tiles and replace with 600 x 600 polished tiles for the reception and CSR's area only.

Item 2 - Remove the front counter and replace with a readymade/built-in counter.

Item 3 - Improve cashier window. Change glass if there is a need and frost front glass to match HQ design.

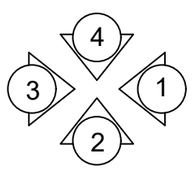
Item 4 - Remove existing counter at PSW's room

Demolish windows W1 & W2.

Relocate all Doors

Break & Make goods to Demolish Wall & Floor

Demolish 100mm Block Wall.



ELEVATION KEY

Legends

- Proposed demolition areas

- Existing 150 plastered block wall

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

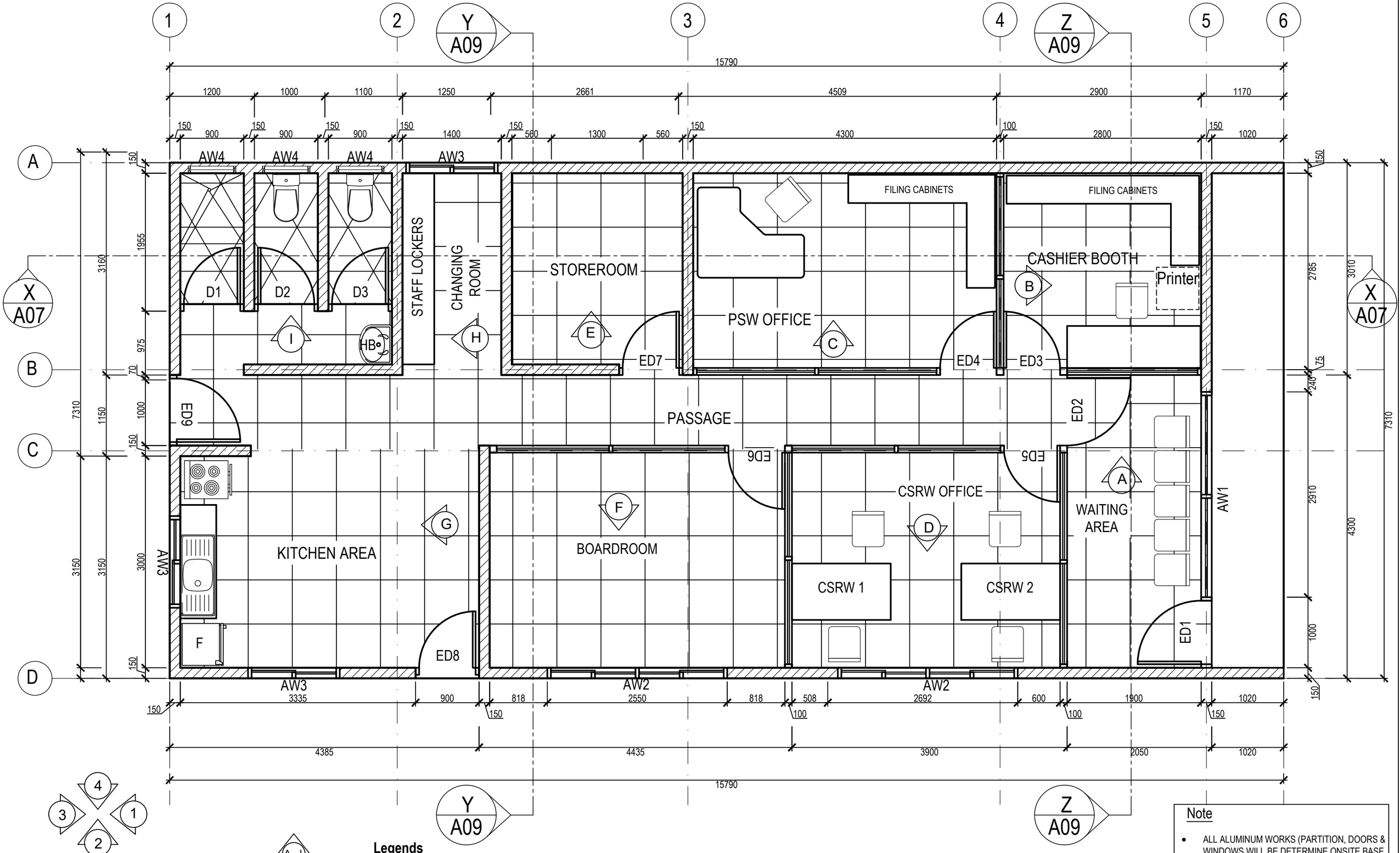
DRAWING TITLE :
PROPOSED DEMOLITION PLAN

DESIGN : MD/LR/LC
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25
SCALE : 1:50

SHT NO : A-03



ELEVATION KEY

Legends

- full height 150mm block wall
- new aluminum wall
- new aluminum windows
- -600 x 600 white floor tile
- -600 x 600 anti-slip floor tiles

Note

- ALL ALUMINUM WORKS (PARTITION, DOORS & WINDOWS WILL BE DETERMINE ONSITE BASE ON SITE MEASUREMENTS BY ALUMINUM CONTRACTORS.

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

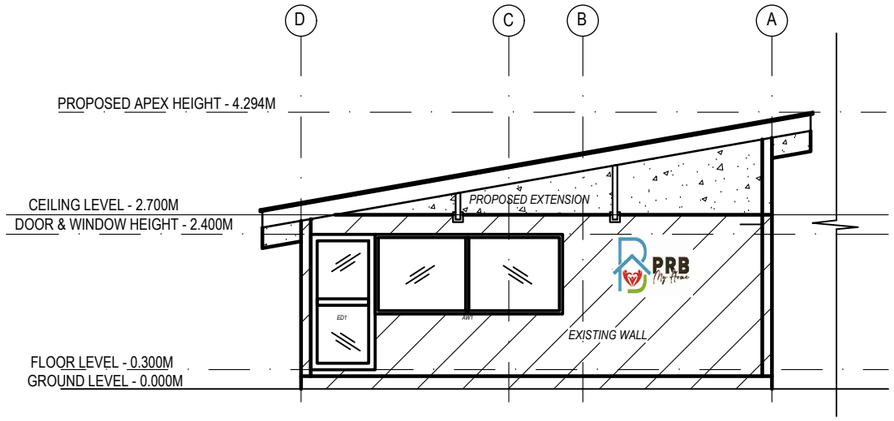
DRAWING TITLE :
PROPOSED FLOOR PLAN

DESIGN : MD/LC/LV
DRAWN : LV
CHECKED : MD

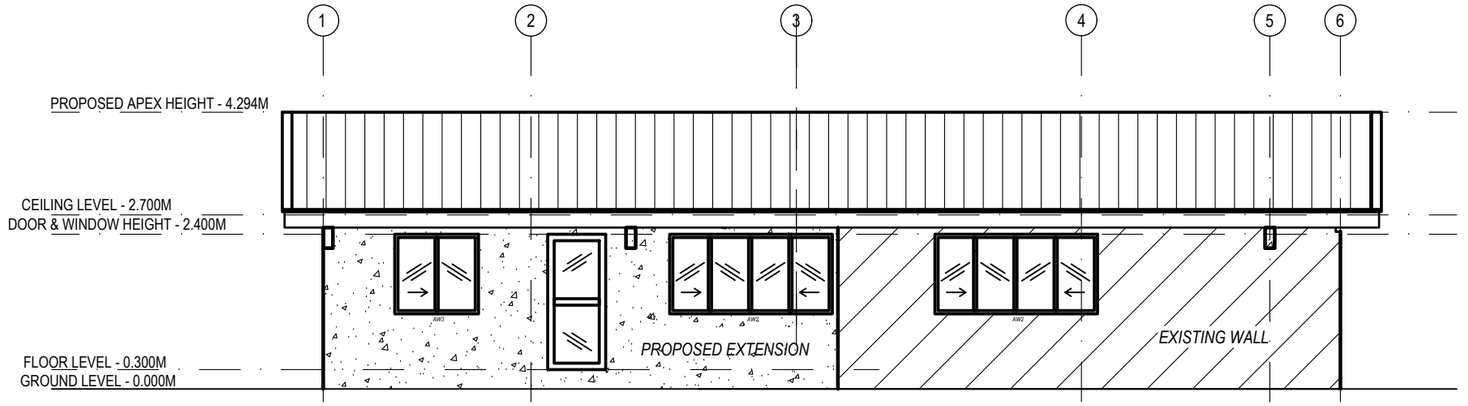
REVISION NOTES :

DATE : SEP 2025
SCALE : 1:50

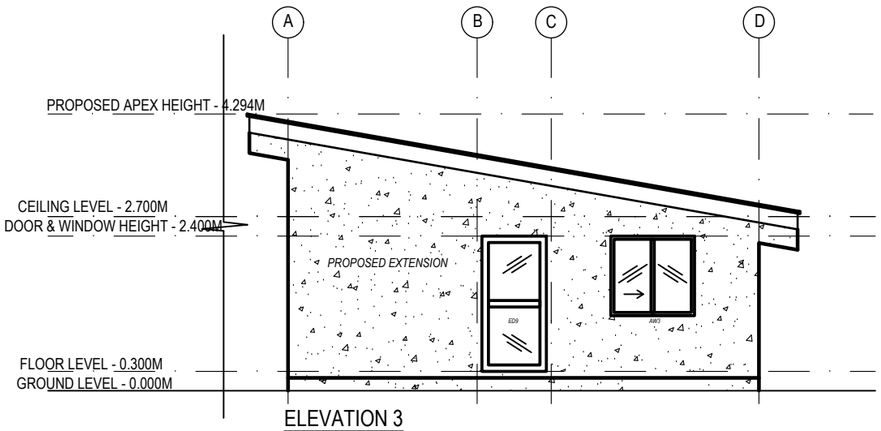
SHT NO :
A-04



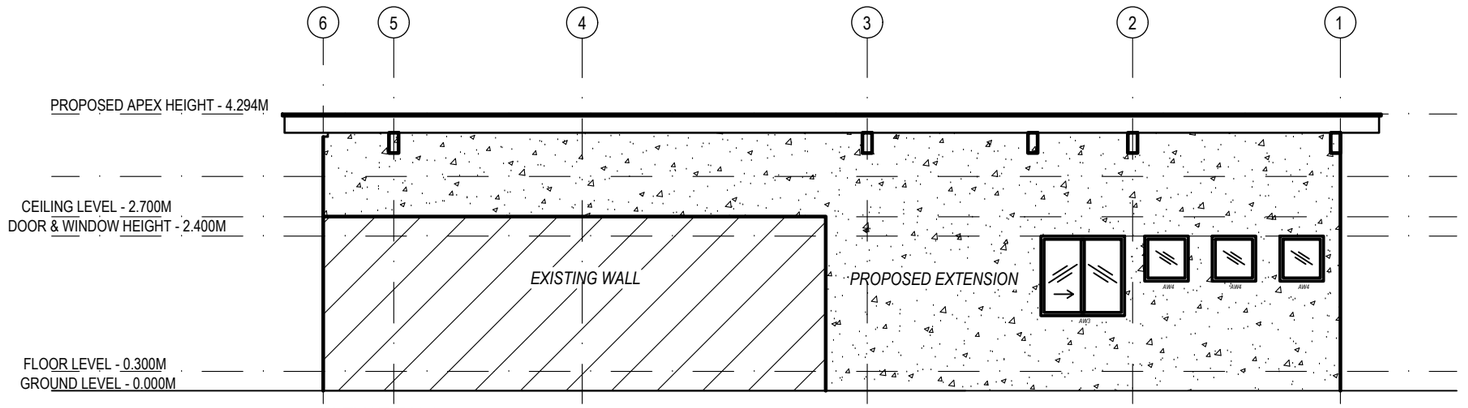
ELEVATION 1
SCALE 1:100



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

Note

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

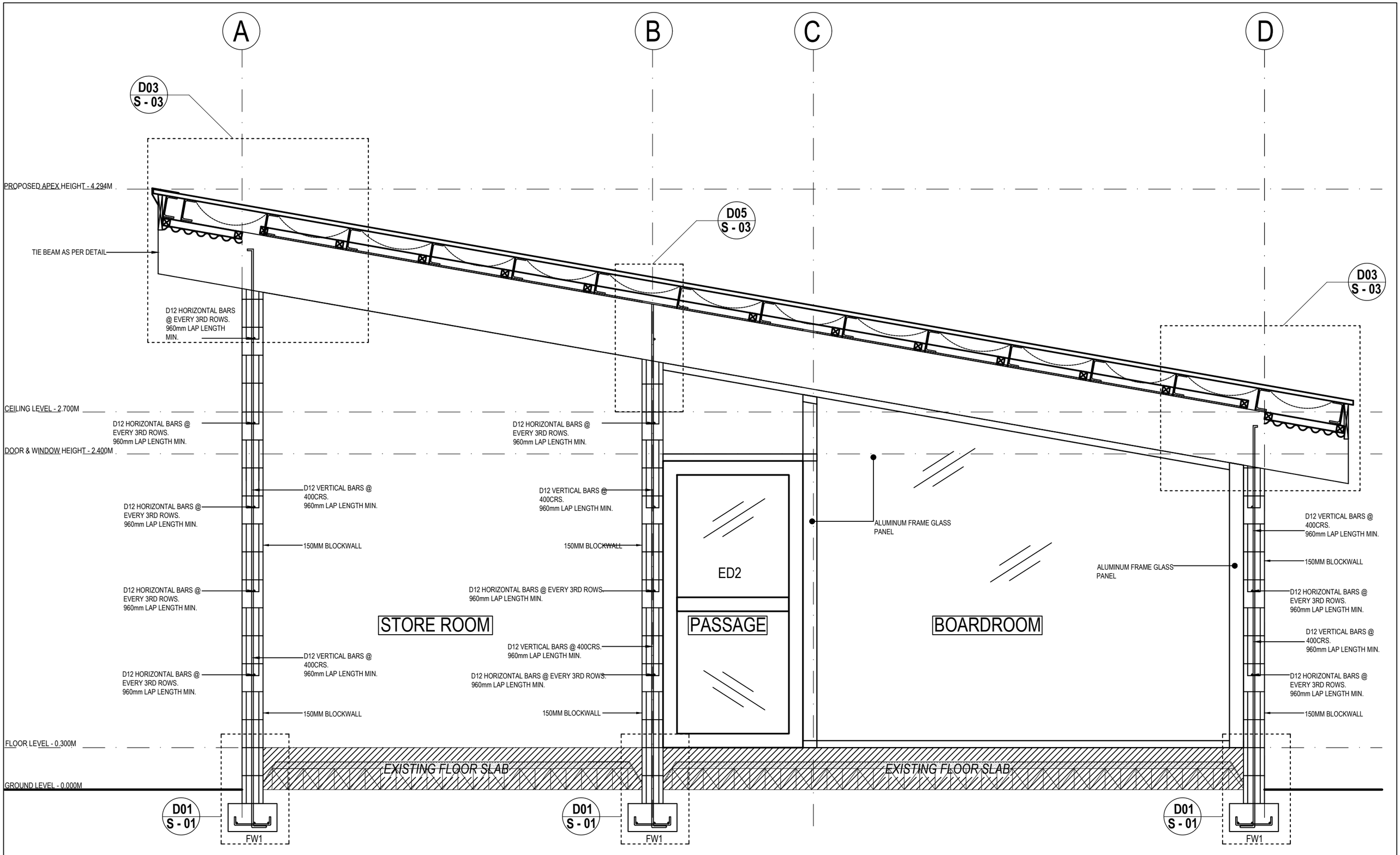
DRAWING TITLE :
EXISTING & PROPOSED FRONT ELEVATION 1-4

DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25
SCALE : AS SHOWN

SHT NO : A-05



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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

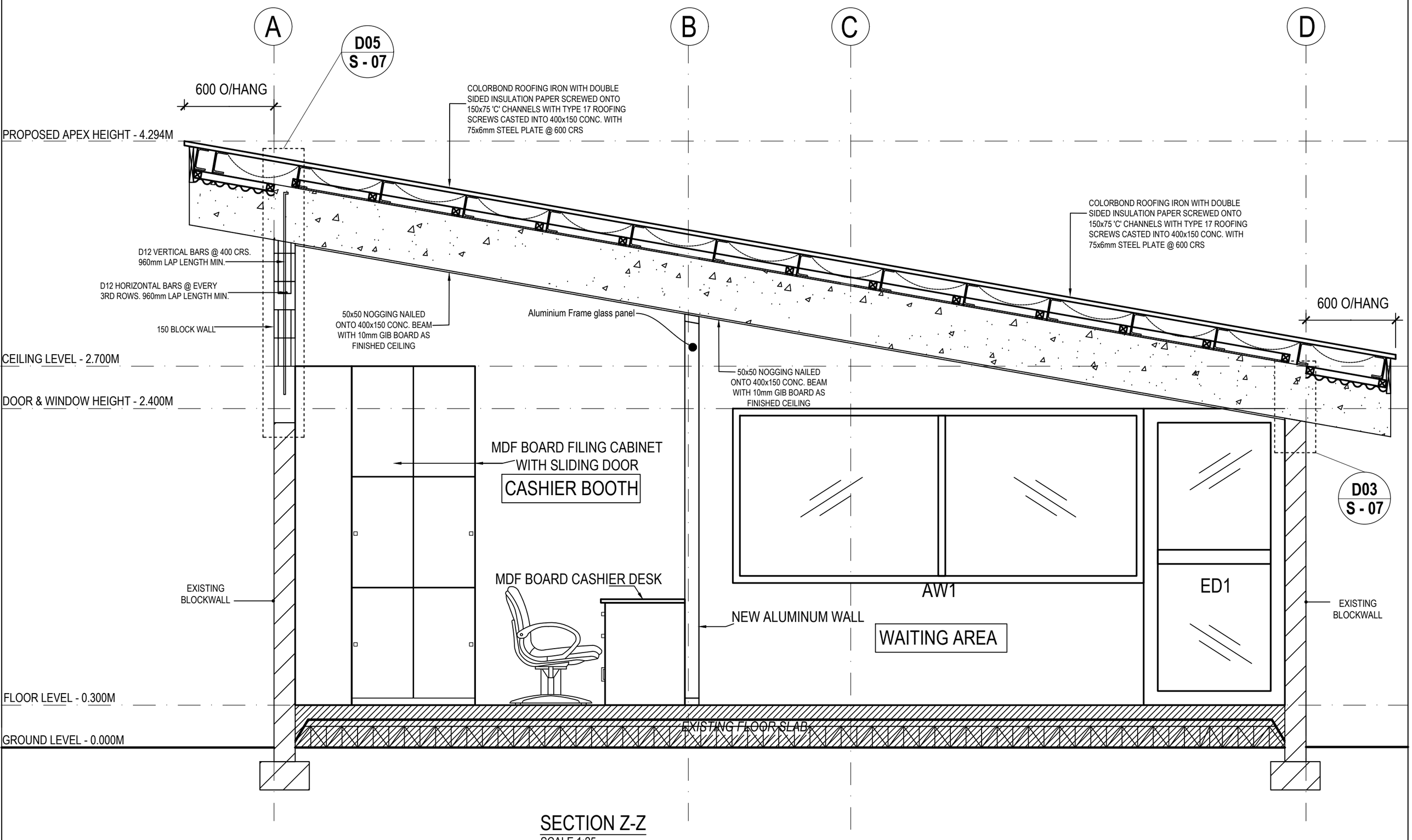
DRAWING TITLE :
PROPOSED SECTIONAL ELEVATION Y-Y

DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25
SCALE : 1:25

SHT NO :
A-06



SECTION Z-Z
SCALE 1:25

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

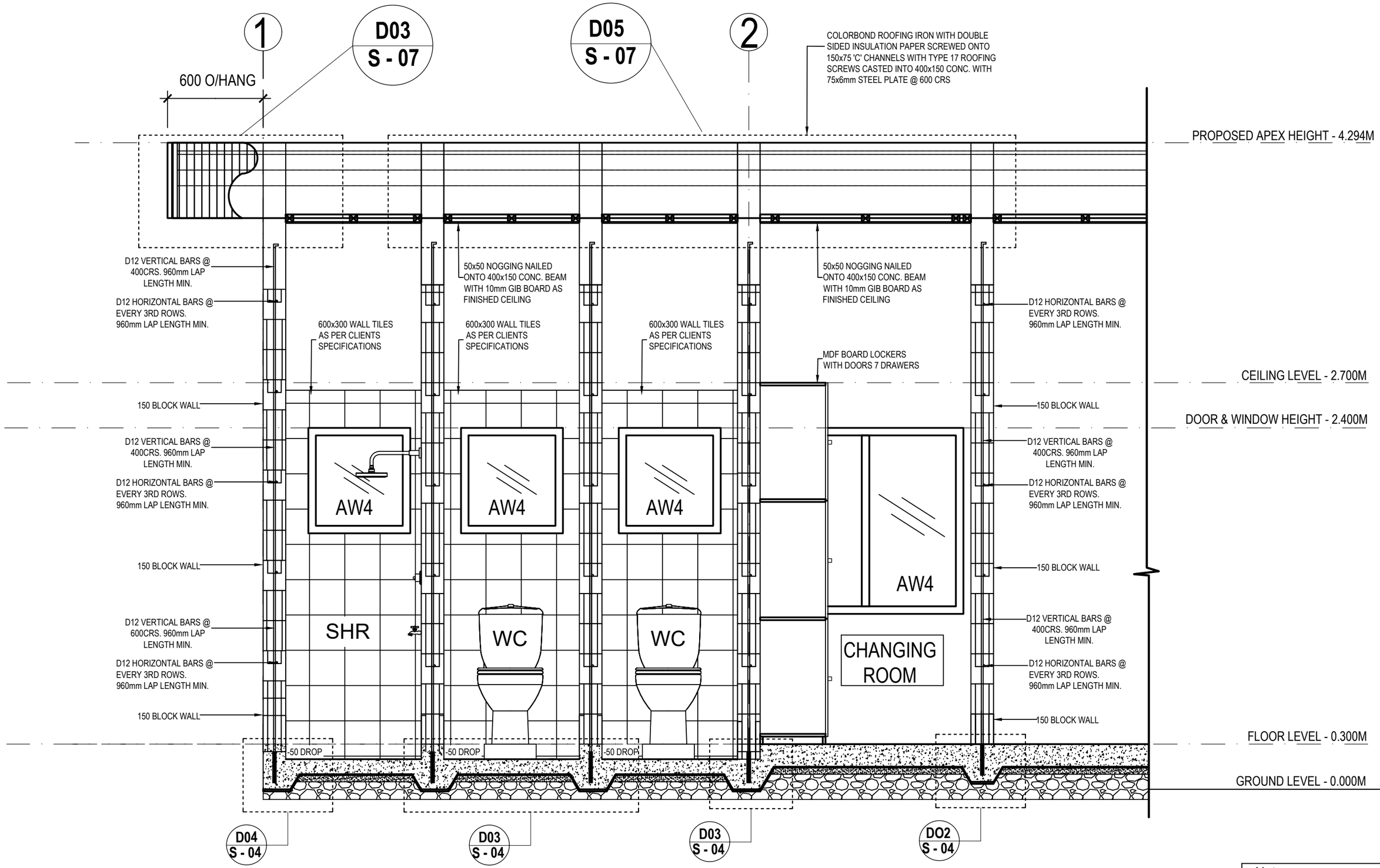
DRAWING TITLE :
PROPOSED SECTIONAL ELEVATION Z-Z

DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25
SCALE : AS SHOWN

SHT NO :
A-07



SECTION X-X
SCALE 1:25

Note

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

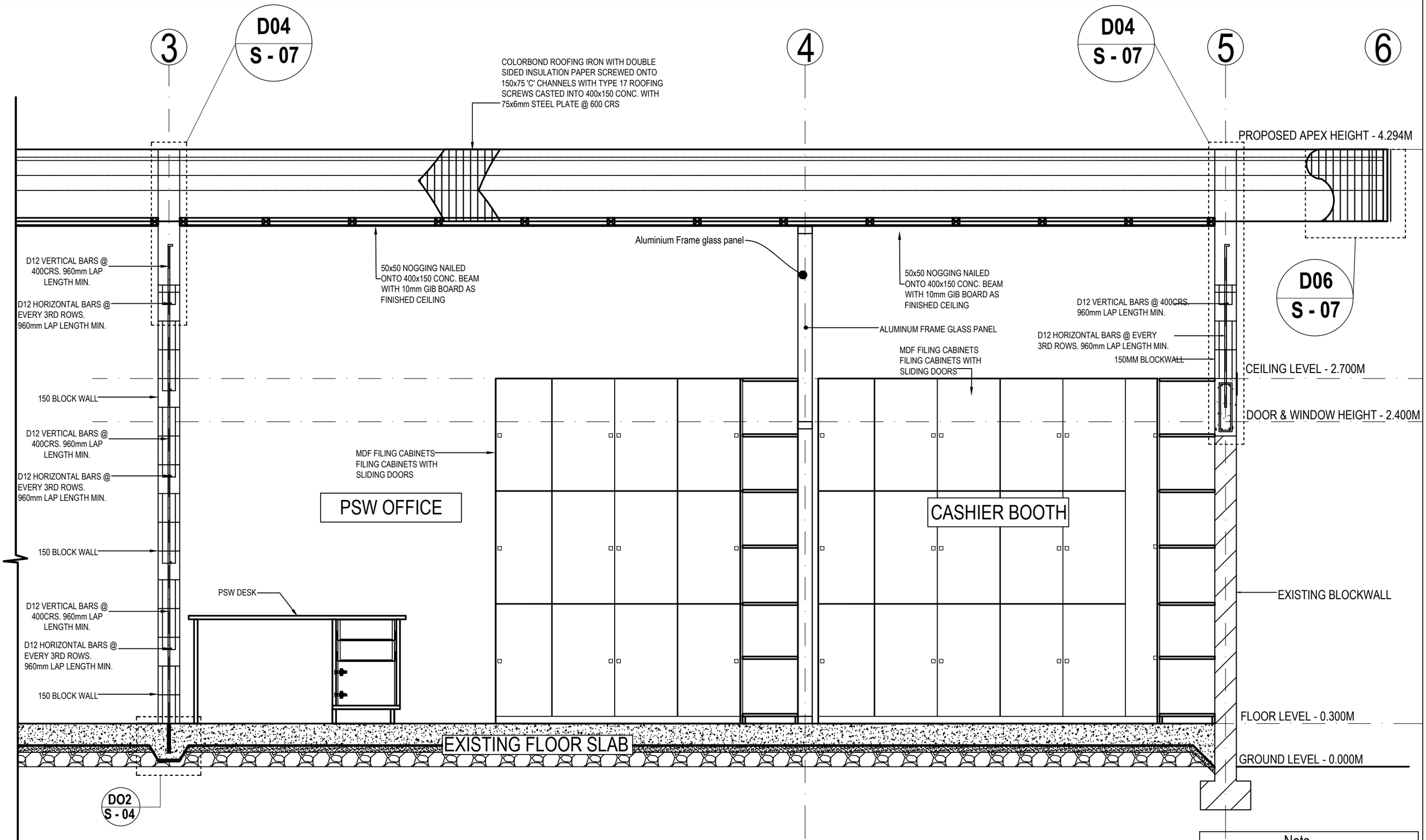
DRAWING TITLE :
PROPOSED SECTIONAL ELEVATION X-X

DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25
SCALE : AS SHOWN

SHT NO : A-08



SECTION X-X CONT.

SCALE 1:25

Note

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

DRAWING TITLE :
PROPOSED SECTIONAL ELEVATION X-X CONT.

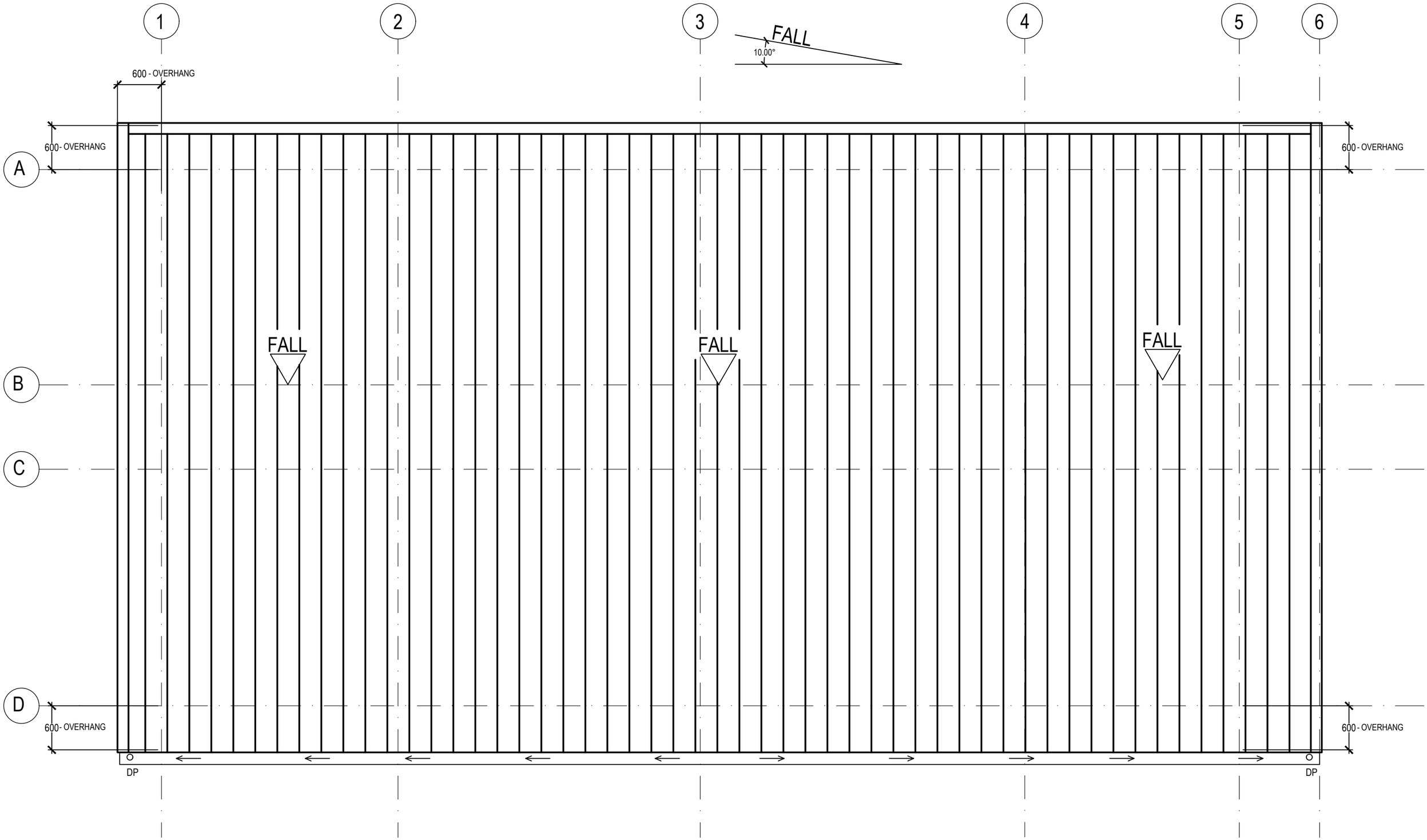
DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : OCT 25

SCALE : AS SHOWN

SHT NO : A-09



ROOF PLAN
SCALE 1:50

PRB My Home

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

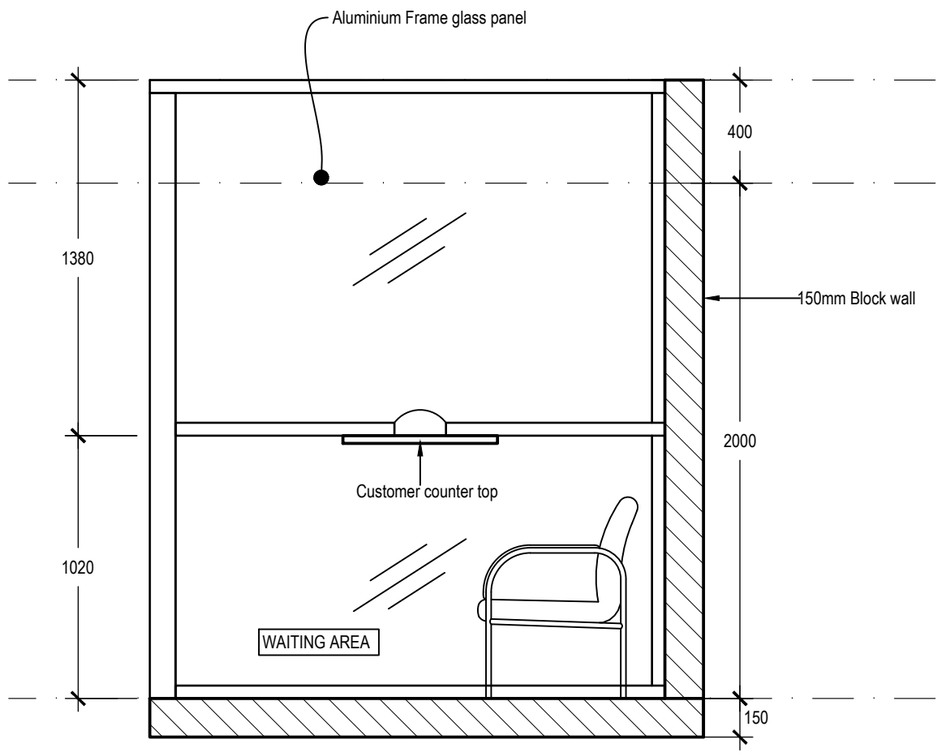
DRAWING TITLE :
PROPOSED ROOFING PLAN

DESIGN : LV/DF
DRAWN : LV
CHECKED : MD

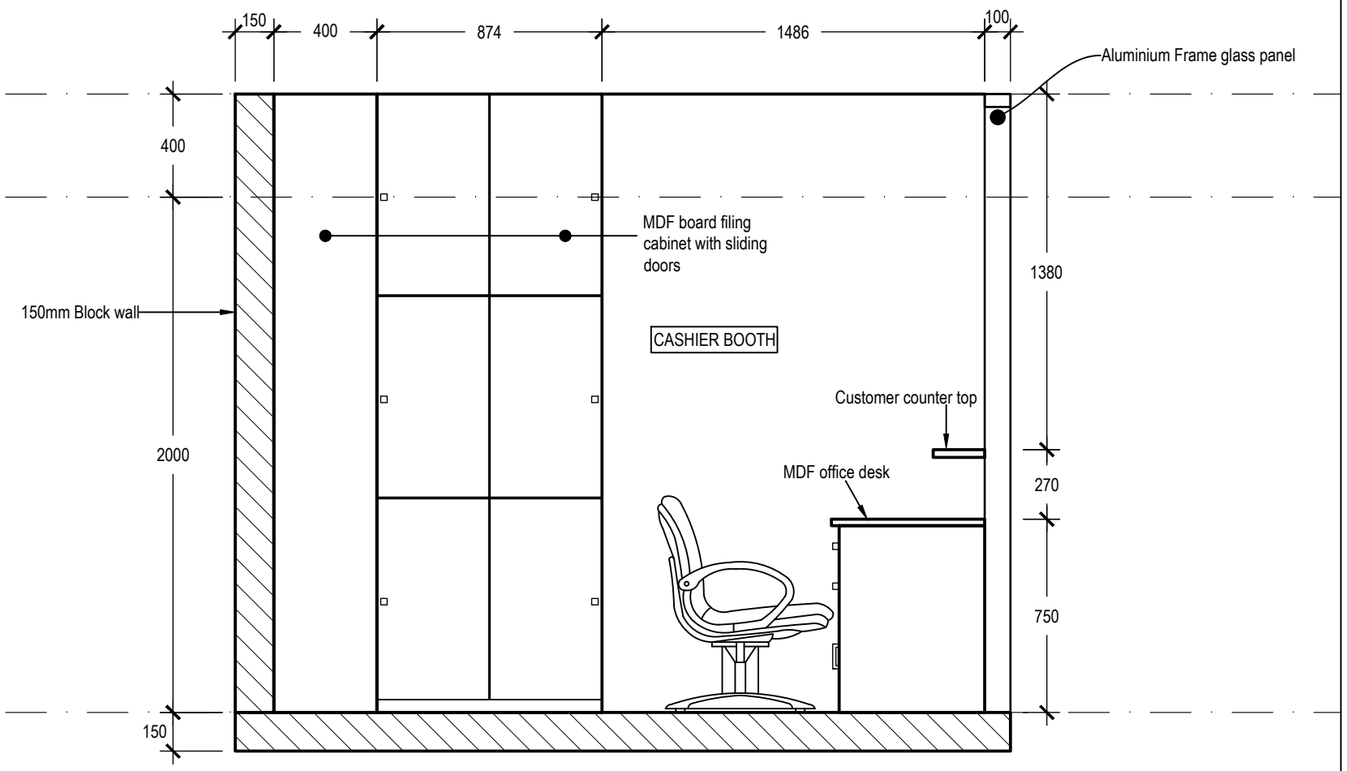
REVISION NOTES :

DATE : OCT 25
SCALE : AS SHOWN

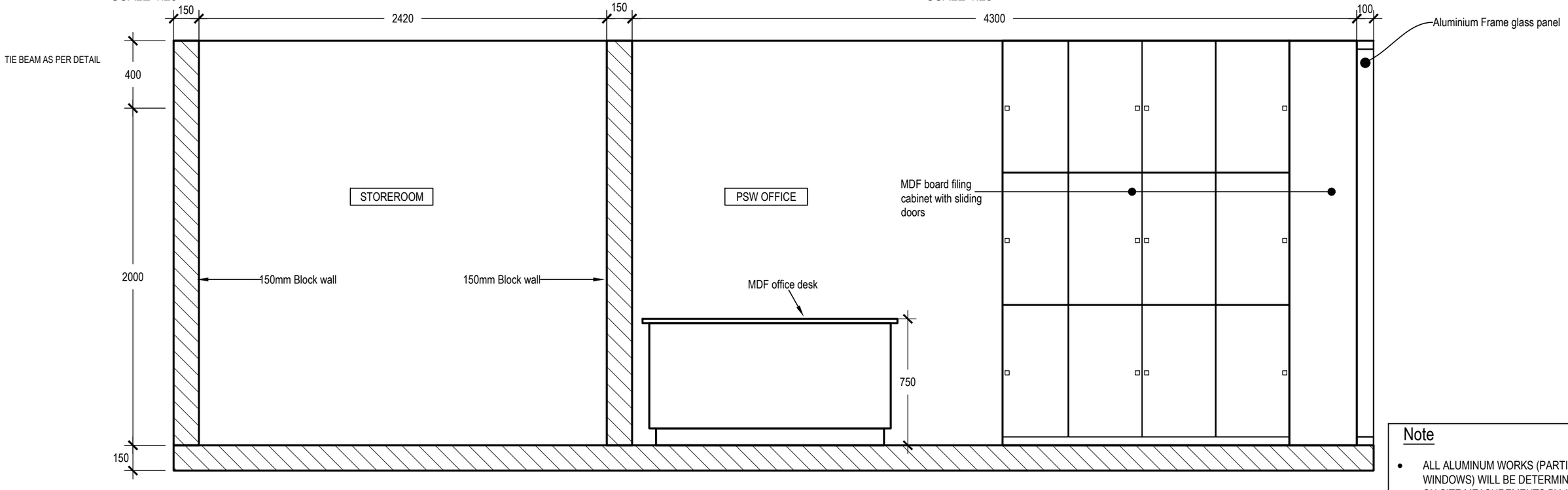
SHT NO :
A-10



ELEVATION A - WAITING AREA
SCALE 1:25



ELEVATION B - CASHIER BOOTH
SCALE 1:25



ELEVATION E - STOREROOM
SCALE 1:25

ELEVATION C - PSW OFFICE
SCALE 1:25

Note
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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

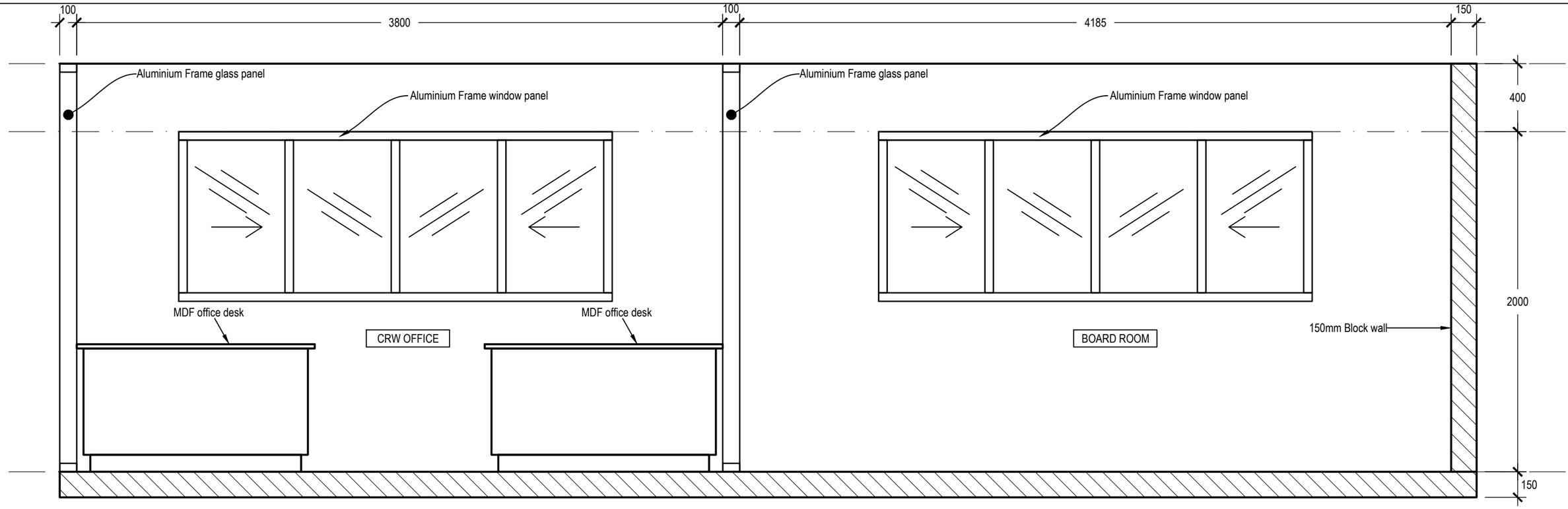
DRAWING TITLE :
PROPOSED INTERNAL SECTIONAL ELEVATIONS

DESIGN : MD/LC/LV
DRAWN : LV
CHECKED : MD

REVISION NOTES :

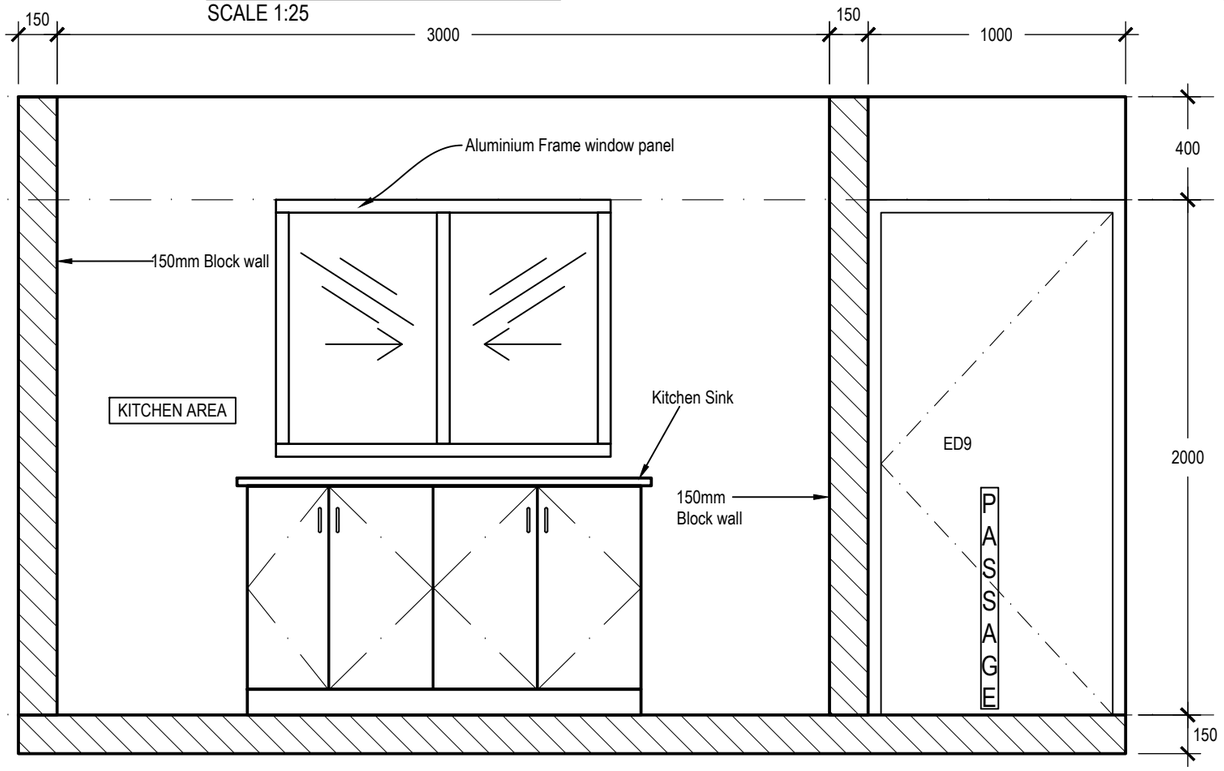
DATE : SEP 2025
SCALE : AS SHOWN

SHT NO : A-11



ELEVATION D - PSW OFFICE

SCALE 1:25

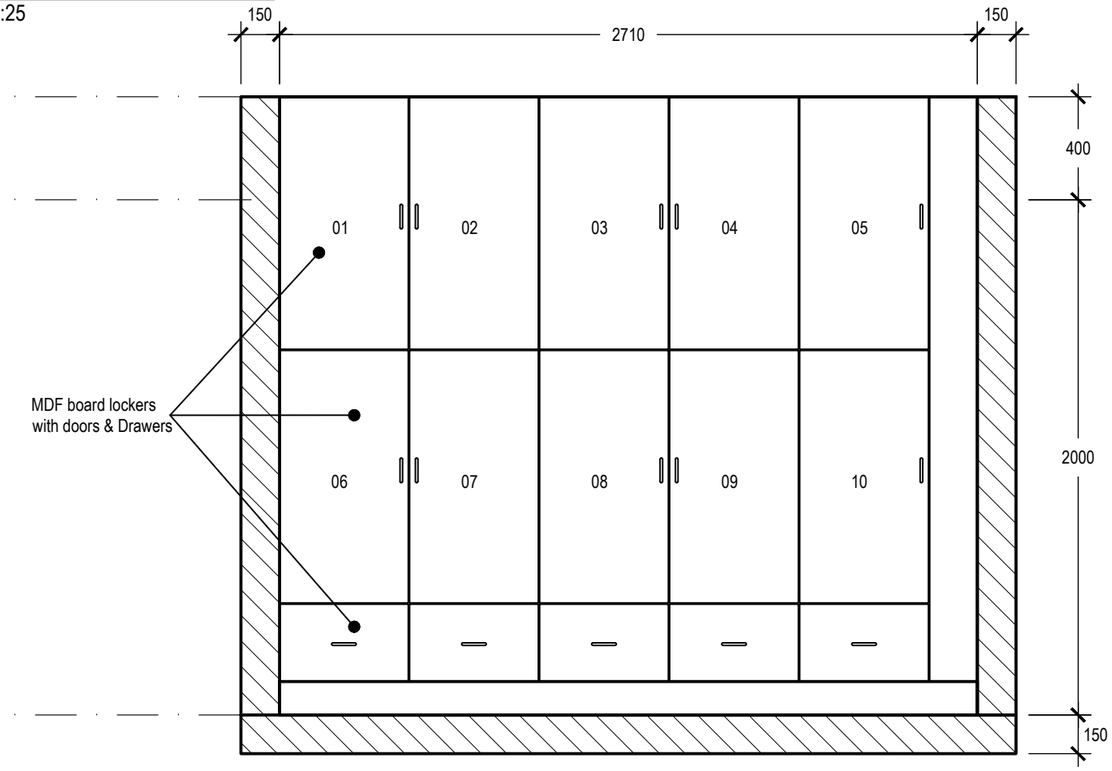


ELEVATION G - KITCHEN AREA

SCALE 1:25

ELEVATION F - PSW OFFICE

SCALE 1:25



ELEVATION H - CHANGING AREA

SCALE 1:25

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

DRAWING TITLE :

DESIGN : MD/LC/LV
DRAWN : LV
CHECKED : MD

REVISION NOTES :

DATE : SEP 2025
SCALE : AS SHOWN

SHT NO : A-12

GENERAL

G1 THESE DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL & OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK

G2 ALL DIMENSIONS ARE IN MILLIMETERS. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS. LEVELS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF STRUCTURAL CONCRETE OR STRUCTURAL STEELWORK UNLESS NOTED OTHERWISE.

G3 SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION & NO PART SHALL BE OVERSTRESSED. TEMPORARY BRACING SHALL BE PROVIDED BY THE BUILDER AS REQUIRED.

G5 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SAA AND NZS CODES & THE BY-LAWS & ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES.

G6 REFER TO ARCHITECTURAL DRAWINGS FOR BLOCK WALL THICKNESS WHERE NOT MENTIONED ON THESE DRAWINGS & FOR FALLS IN SLAB, EXTRA PACKING, WATER PROOFING MEMBRANES CONTRACTION JOINT FILLING MATERIALS & ALL OTHER ARCHITECTURAL FEATURES SUCH AS DRIP GROVES, POUR BREAKS IN OFF-FORM CONCRETE, FILLETS AND THE LIKE.

G7 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING WIND LOAD IN ACCORDANCE WITH AS 1170 PART 2.

BASIC WIND VELOCITY: 70 m/s ULS
TERRAIN CATEGORY: 1

G8 THE STRUCTURAL WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED FOR THE FOLLOWING WIND LOAD IN ACCORDANCE WITH NZ 1170.5:2004 WITH ZONE FACTOR Z = 0.25 (Sr EQ) REFER TO GEOTECH REPORT

FOOTING.

F1 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE INTENSITY OR BEARING CAPACITY OF :

ELEMENT	STRATA	BEARING PRESSURE
ALL	SUVA MARL STONE	450 KG (DEPENDABLE)

F2 FOUNDATION MATERIAL SHALL BE APPROVED FOR THIS CAPACITY BEFORE PLACING CONCRETE.

F3 FOR SLABS ON GROUND, ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER ARE TO BE REMOVED & REPLACED BY AN APPROVED COMPACTED FILLING.

F4 COMPACTED FILL - APPROVED FILL IS TO PLACED & COMPACTED IN 200mm LAYERS TO A MINIMUM OF 95% MODIFIED COMPACTIONS DETERMINED BY AS 1298 TEST E2-1.

CONCRETE.

C1 ALL WORKMANSHIP & MATERIALS SHALL BE IN ACCORDANCE WITH NZS 3109 PART 1 CURRENT EDITION WITH AMENDMENTS, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

C2 CONCRETE QUALITY:-

ELEMENT	SLUMP	CONCRETE TYPE	MAX AGG. SIZE	MIN. CONCRETE STRENGTH Fc' MPA
FOOTINGS & PILES	80	A	20	30 MPA
SLABS ON GROUND	80	A	20	30 MPA
COLUMNS	80	A	20	30 MPA
BEAMS	80	A	20	30 MPA
CIVIL WORKS	80	A	20	30 MPA
SUSPENDED SLABS	80	A	20	30 MPA
BLINDINGS	80	A	20	30 MPA

C3 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS INDICATED ON DRAWINGS OR THE TABLE BELOW (U.N.O) REFER TO SLAB NOTES FOR GENERAL SLAB THICKNESS AND COVERS.

THIS SYMBOL APPLIES ELSEWHERE.

ELEMENT	CONCRETE COVER		
	CAST AGAINST & EXPOSED TO EARTH	EXPOSED TO EARTH OR WEATHER	NOT EXPOSED TO EARTH OR WEATHER
PAD FOOTINGS	75	-	-
STRIP FOOTINGS	75	-	-
SLAB, WALLS, & RIBS 20mm BARS OR WIRE & SMALLER	75	35	35
BEAMS			
LONGITUDINAL REINF. TIES & STIRRUPS	80 65	50 40	40 25
COLUMNS			
LONGITUDINAL REINF. TIES & STIRRUPS	80 65	50 40	40 25

C4 SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES

C5 CONSTRUCTION JOINTS WHERE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE WELL SCABBLED AND PAINTED WITH EPOXY PRIOR TO POURING OF FRESH CONCRETE.

C6 CONSTRUCTION JOINTS WHERE NOT SHOWN SHALL BE LOCATED TO THE APPROVAL OF THE ENGINEER.

C7 BEAM DEPTHS ARE WRITTEN FIRST AND INCLUDES S;AB THICKNESS, IF AN.

C8 NO PENETRATIONS, RECESSES, SLEEVES, ETC OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.

C9 PIPES OR CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO BE EMBEDDED PIPES OR CONDUITS SHALL BE MINIMUM OF 20mm.

C10 PROVIDE 20 CHAMFER TO ALL COLUMNS & BEAMS UNLESS VARIED BY ARCHITECTS DRAWING.

C11 PROVIDE 20 DRIP GROOVES TO SOFFITS OF ALL EXTERNAL SLABS & BEAMS UNLESS SHOWN OTHERWISE.

REINFORCEMNET.

ALL REINFORCING TO BE EITHER GRADE 500E (HD) OR
GRADE 300E (D) IN COMPLIANCE WITH AS/NZS 4671

R1 REINFORCEMENT IS PRESENTED DIAGRAMMATICALLY. IT IS NOT NCESSARILY SHWON IN TRUE PROJECTION.

R2 SPLICES WITH REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOWN. THE WRITTEN APPROVAL OF THE ENGINEER SHALL BE OBTAINED FOR ANY OTHER SPLICES. LAP LENGTH FOR DEFORMED BARS SHALL BE AS TABULATED BELOW

LAP LENGTHS FOR DEFORMED BARS IN TENSION SHALL BE NO LESS THAN THE FOLLOWING.					
DEFORMED BARS DIAMETER	10	12	16	20	25
CONCRETE STEEL - 300	400	450	600	750	900
CONCRETE STEEL - 500	600	7500	1000	1200	1500
MASONRY STEEL - 300	400	500	650	800	1000
MASONARY STEEL - 500	700	850	1150	1400	1750

STAGGER LAPS AS MUSH AS PRACTICABLE
TOP STEEL SHALL BE LAPPED WITHIN CENTRAL HALF OF THE BEAM SPAN & BOTTOM BEAM BARS WITH ¼ ON EITHER SIDES OF SUPPORT UNO.
FOR PLAIN BARS, LAP LENGTHS SHALL BE TWICE THE LENGTHS AS SHOWN ABOVE.

R3 WELDING OF REINFORCEMENT WILL NOT BE PERMITTED UNLESS SHOWN ON STRUCTURAL DRAWINGS

R4 ALL REINFORCEMENTS FABRIC SHALL COMPLY WITH NZS 3421/3402 & AS/NZS 4671:2001 AND SHALL BE SUPPLIED AS FLAT SHEETS.

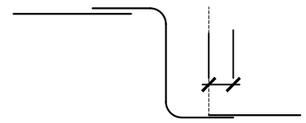
R5 PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POUR. (NOT GREATER THAN 900mm CENTERS BOTH WAYS)

R6 REINFORCEMENT LAYERS DENOTED THUS:-
TT- DENOTES TOP BARS LAID LAST
T - DENOTES TOP BARS LAID THIRD
B - DENOTES BOTTOM BARS LAID SECOND
BB- DENOTES BOTTOM BARS LAID FIRST

R7 BENDING OF REINFORCEMENT
BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE ON SITE BENT, UNLESS NOTED OR SHOWN ON THE DRAWINGS OR SPECIFICALLY APPROVED BY THE ENGINEER.
THE MINIMUM INTERNAL DIAMETER OF BEND OF ALL BARS SHALL BE AS FOLLOWS UNO.

MINIMUM DIAMETER OF BEND					
STEEL GRADE	MAIN REINFORCEMENT		STIRRUPS & TIES		
	BAR DIA.	MIN. DIA. OF BEND	BAR DIA.	MIN. DIA. OF BEND	
				DEFORMED BARS	PLAIN BARS
GRADE 300/500	6	30	6	24	12
	10	50	10	40	20
	12	60	12	48	24
	16	80	16	64	32
	20	100	20	80	40
	25	150			
	32	192			
	40	240			

SINGLE LAYER REINFORCEMENT : FOUNDATION STEP ELEVATION



STEEL WORKS.

S1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENT

S2 UNLESS OTHERWISE NOTED, ALL STEEL SHALL BE IN ACCORDANCE WITH:-
AS 1204 GRADE 300 FOR ROLLED SECTIONS
AS 1163 GRADE 350 FOR R.H.S SECTIONS
AS 1163 GRADE 350 FOR C.H.S SECTIONS
AS 1204 GRADE 430 FOR ALL HIGH STRENGTH STEEL

S3 THE BUILDER SHALL PREPARE WORKSHOP DRAWINGS AND SHALL SUBMIT THREE COPIES OF EACH DRAWINGS FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL APPROVED HAS BEEN RECEIVED. APPROVAL DOES NOT INCLUDE DIMENSIONS.

S4 THE BUILDER SHALL PREPARE WORKSHOP DRAWINGS AND SHALL SUBMIT THREE COPIES OF EACH DRAWINGS FOR APPROVAL. FABRICATION SHALL NOT COMMENCE UNTIL APPROVED HAS BEEN RECEIVED. APPROVAL DOES NOT INCLUDE DIMENSIONS.

S4 UNLESS NOTED OTHERWISE, ALL BOLTS TO BE 16 DIA. COMMERCIAL GRADE STRUCTURAL BOLTS OF GRADE 4.6 SNUG TIGHT (M 16-4.6/S) CONFORMING TO AS 1111.
BOLTS- DESIGNATED BY THE NUMBER, DIAMETER, GRADE & TIGHTENING PROCEDURE.

e.g 4M16-4.6/S MEANS 4 16 DIAMETER GRADE COMMERCIAL GARDE BOLTS SNUG TIGHT.
6M20-8.8TF MEANS 6 M20 HIGH STRENGTH STRUCTURAL BOLTS FULLY TENSIONED IN A FRICTION JOINT.
6M24-8.8TB MEANS 6 M24 HIGH STRENGTH STRUCTURAL BOLTS FULLY TENSIONED IN A BEARING JOINT (SOME SLIP ALLOWED)

ALL HOLES SHALL BE DRILLED AND SHALL BE 2mm LARGER THAN THE BOLT.
DIAMETER U.N.O HOLES BASE PLATES MAY BE 5mm LARGER THAN THE BOLT DIAMETER U.N.O.
ALL BOLTS SHALL HAVE AT LEAST ONE THREAD PROJECTING THROUGH BOTH SIDES OF THE NUT.
BOLT SPACING, EDGE DISTANCES, GAUGE LINES, BEAM COPIES ETC TO CONFORM TO A.I.S.C STANDARDIZE CONNECTIONS U.N.O
REMOVE ALL SHARP EDGES & BURRS

S5 UNLESS OTHERWISE NOTED, ALL WELDS TO BE 6mm CONTINUOUS FILLET FROM E41XX ELECTRODES.
ALL WELDS SHALL BE GENERAL PURPOSE WELDS UNLESS NOTED OTHERWISE.
STRUCTURAL PURPOSE WELDS SHALL BE DENOTED THUS "SP".
BUTT WELDS WHERE INDICATED IN THE DRAWINGS ARE TO BE COMPLETE PENETRATION BUTT WELDS AS DEFINED IN AS 1554.
WELDING SYMBOLS TO AS 1101 PART 3.

S6 UNLESS OTHERWISE NOTED, ALL WELDS TO BE 6mm CONTINUOUS FILLET FROM E41XX ELECTRODES.
ALL WELDS SHALL BE GENERAL PURPOSE WELDS UNLESS NOTED OTHERWISE.

S7 HIGH STRENGTH FRICTION GRIPS BOLTS, NUTS AND WASHERS SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS 1252, SHALL BE INSTALLED IN ACCORDANCE WITH AS 1511 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATED WASHERS.
CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED.

S8 STRUCTURAL STEEL WORK SHALL HAVE THE SURFACE TREATMENT IN ACCORDANCE WITH THE SPECIFICATION.

ELEMENT	SURFACE CLEANING	PRIMING
ALL (UNO)	GRIT BLAST TO CLASS 2.5	APPROVED PAINT SYSTEM (2-PACK EPOXY) WITH 10 YEARS APPLICANT WARRANTY- MARINE GRADE

NOTE: CONCRETE ENCASED STEEL WORK SHALL BE LEFT UNPAINTED

S9 THE BUILDER SHALL PROVIDE ALL CLEATS AND DRILL ALL HOLES NECESSARY FOR FIXING STEEL TO STEEL AND TIMBER TO STEEL WETHER OR NOT DETAILED IN THE DRAWING.

S10 ALL THE REQUIREMENTS OF THE A.C.S.E STRUCTURAL STEEL SPECIFICATION DOCUMENT 2 SHALL APPLY.

S11 ALL FIXING DEVICES BOLTS, BRACKETS, ETC SHALL BE HOT DIPPED GALVANIZED.

BLOCKWORKS .

B1 ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH NZS 4210

B2 STRENGTH OF BLOCKS AND TYPE OF MORTAR SHALL BE AS FOLLOWS:

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STRUCTURAL SPECIFICATION NOTES

DESIGN :	REVISION NOTES :	DATE :	SHT NO :
DRAWN :			S-01
CHECKED :		SCALE : AS SHOWN	

BLOCKWORKS CONT .

ELEMENT	MATERIAL	STRENGTH (CS), OR CLASS	MORTAR TYPE
BLOCKWORK	CONCRETE BLOCK	12 Mpa	1:0.25:3

B3 REINFORCED CONCRETE BLOCK WALL SHALL COMPLY WITH U.N.O :-

- BLOCKS SHALL BE 12 MPA CONFORMING TO NZS 4455 & 4456.
- MORTAR SHALL COMPROMISE 1 CEMENT: 0.25 LIME: 3 SAND.
- PROVIDE CLEAN OUT HOLES AT BASE OF ALL WALLS AND ROD CORE HOLES TO REMOVE PROTRUDING MPTAR FINS.
- PROVIDE 55mm MINIMUM COVER FROM THE OUTSIDE OF THE BLOCK WORK TO ALLOW ADEQUATE GROUT COVER.

B4 MINIMUM STRENGTH AND TYPE OF GROUT SHALL BE AS FOLLOWS:

ELEMENT	MINIMUM STRENGTH
CORE FILL (GENERAL CORE)	30 Mpa
CORE FILL WITHIN 500m OF SHORE	30 Mpa

CORE FILL SHALL COMPLY WITH THE FOLLOWING U.N.O

- IT SHOULD HAVE A MINIMUM OF COMPRESSIVE STRENGTH OF 17.5 MPA WHEN TESTED IN ACCORDANCE WITH SECTION 6 OF NZS 3112: PART 2
- IT SHALL HAVE A SPREAD VALUE WITHIN THE RANGE OF 450mm TO 580mm WHEN TESTED IN ACCORDANCE WITH SECTION 11 OF NZS 3112: PART 1.
- WHERE CORE FILL GROUT IS TO BE SITE MIXED A TEST MIX WILL BE PRODUCED FOR SAMPLING & COMPRESSION TESTING IN ACCORDANCE WITH NZS 3112: PART 2. THE COMPRESSIVE STRENGTH OF THIS TEXT MIX TO BE 25 Mpa MINIMUM TO ALLOW FOR THE SITE VARIATIONS.

B5 NO MASONRY WALLS ARE TO BE ERECTED ON SUSPENDED SLABS OR BEAMS UNTIL ALL PROPPING HAS BEEN REMOVED

B6 BUILDER TO PROVIDE TEMPORARY PROPPING TO ALL WALLS WHERE REQUIRED FOR STABILITY DURING CONSTRUCTION

B7 BACK FILL TO RETAINING WALLS TO BE FREE DRAINING GRANULAR MATERIAL PROVIDE SUBSOIL DRAIN OR WEEP HOLES

B8 BLOCK WALL REINFORCEMENT, UNLESS NOTED ELSE WHERE.

200 BLOCK WORK - VERTICALLY AT CORNERS, SIDES OF OPENINGS, END OF WALLS, INTERSECTIONS & AT 400 CENTERS MAXIMUM WITH 12 DIA.

HORIZONTALLY AT TOP OF WALLS, TOP & BOTTOM OF OPENINGS AND AT EVERY 3rd COURSE MAX WITH 16 DIA IN KNOCK OUT BOND BLOCK.

T1 ALL WORKMANSHIP SHALL BE DONE IN ACCORDANCE WITH AS 1720.1 SAA TIMBER STRCUTURES CODES

TIMBER .

T2 ALL TIMBER SHALL BE NO. 1 FRAMING GRADE AS DEFINED IN NATIONAL GRADING RULES FOR FOR FIJI TIMBERS

T3 ALL TIMBER SHALL BE FIJI PINE F7 STRESS GRADE OR EQUIVALENT UNLESS NOTED OTHERWISE

T4 UNLESS NOTED OTHERWISE ALL BOLTS IN TIMBER CONSTRUCTION TO BE 16 Dia.
COMMERCIAL BOLTS OF GRADE 4.6 SNUG TIGHT (M16-4.6/S) CONFORMING TO AS 1111 WITH WASHERS AS SPECIFIED.

T5 END AND EDGE DISTANCES FOR BOLTS WHERE NOT SPECIFIED SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AS 1720.1

T6 THE FOLLOWING ARE THE MINIMUM REQUIRED TIMBER TREATMENTS (IN ACCORDANCE WITH B2/AS1)

H5- FOR TIMBER IN CONTACT WITH GROUND OR ENCASED IN CONCRETE
H4- FOR RETAINING WALL RAILS
H3.2- FOR EXPOSED TIMBER WETTED IN SERVICE OR WITHIN ENCLOSED CANTILEVERED DECKS
H1.2- FOR ALL OTHER FRAMING

NOTE.

N1 DETAILS AND SECTIONS ON THESE DRAWINGS ARE CROSS-REFERENCED BY THE FOLLOWING SYSTEM.

N2 SECTION DETAIL NO. — B1 / S07 — SHEET NO. WHERE SECTION OR DETAIL IS DRAWN

N3 THE CONTRACTOR IS TO REFER TO RELEVANT ARCHITECTURAL DRAWING FOR DIMENSIONS. IF THERE IS ANY DISCREPANCY CLARIFICATION IS TO BE SOUGHT PRIOR TO CONSTRUCTION FROM STRUCTURAL ENGINEER.

N4 ALL WINDOWS/DOORS FRAMING, GLAZING & FIXINGS TO BE ABLE TO RESIST ULTIMATE LIMIT STATE REGIONAL WIND SPEED OF 70m/s & WIND SPEED OF 45m/s. ALL DESIGN WIND PRESSURE SHALL BE OBTAINED USING AS/NZ 1170.2.2011

N5 ALL GLASS DESIGN & INSTALLATION TO BE IN ACCORDANCE TO AS/NZS 4223 PART 1-4

N6 THE CONTRACTOR IS TO PROVIDE FULL SETS OF CALCULATIONS SHOP DRAWINGS & CERTIFICATION TO ENGINEER FOR REVIEW PRIOR TO INSTALLATION

N7 ALL ROLLER SHUTTER DOORS TO BE CYCLONE RATED TO ULTIMATE WIND SPEED OF 70m/s. CONTRACTOR TO PROVIDE CERTIFICATION OF ROLLER SHUTTER DOORS PRIOR TO INSTALLATION

N8 COACH SCREWS

THE DIAMETER OF THE HOLE FOR THE SHANK OF A COACH SCREW SHALL NOT BE LESS THAN THE SHANK DIAMETER AND SHALL NOT EXCEED IT BY MORE THAN 1.5mm. THE DIAMETER OF THE HOLE FOR THE THREAD PORTION SHALL NOT EXCEED THE ROOT DIAMETER OF THE SCREW, AND ITS DEPTH SHALL BE AT LEAST 2 DIAMETERS GREATER THAN THE INTENDED DEPTH TO WHICH THE SCREW IS TO BE DRIVEN IF NOT OTHERWISE SPECIFIED MINIMUM EMBEDMENT SHOULD BE 10 X THE SHANK DIAMETER.

COACH SCREWS SHALL NOT BE HAMMERED INTO PLACE BUT TURNED WITH THE WRENCH.

N9 WASHERS

THE FOLLOWING MINIMUM WASHER SIZES SHOULD BE USED WITH ALL BOLT/COACH SCREWS
M12-35x35x3mm WASHERS M16-50x50x4mm WASHERS M20-65x65x5mm WASHERS

N10 FIXINGS DURABILITY

MILD STEEL: NAILS & SCREWS IN CLOSED AREA & NOT IN CONTACT WITH TIMBER TREATED TO H3.2

N11 GALVANIZED STEEL

NAIL PLATES IN CLOSED AREA: NAILS & SCREWS IN SHELTERED AREAS & NOT IN CONTACT WITH TIMBER TREATED TO H3.2 OR HIGHER

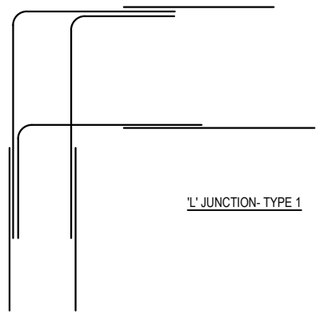
N12 HOT DIPPED GALVANIZED:

NAILS & SCREWS IN CLOSED AREAS & NOT IN CONTACT WITH TIMBER TREATED TO H3.2 OR HIGHER.
WIRE DOGS AND BOLTS IN CLOSED AREAS

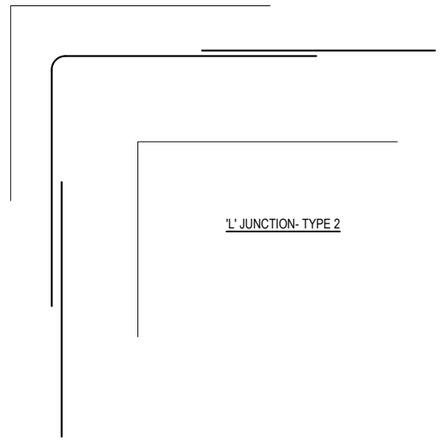
N13 TYPE 304 STAINLESS STEEL
SUBFLOOR FIXINGS AND ANY FIXINGS WITHIN 600mm OF THE GROUND.
NAILS AND SCREWS FOR CLADDING FIXING THAT ACTS AS BRACING.
ALL STRUCTURAL FIXINGS IN SHELTERED OR EXPOSED AREAS (NOT ALREADY MENTIONED ABOVE)
ALL FABRICATED BRACKETS SHALL BE MADE FROM 5mm (MINIMUM THICKNESS) STAINLESS STEEL.

CONTRACTOR TO ENSURE AGAINST CONTACT BETWEEN DISSIMILAR METALS REFER NZS 3604

FOUNDATION JUNCTION (PLAN)



'L' JUNCTION- TYPE 1



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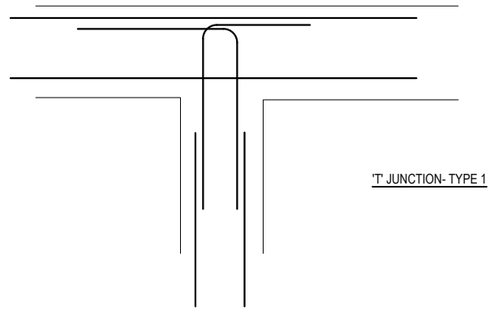

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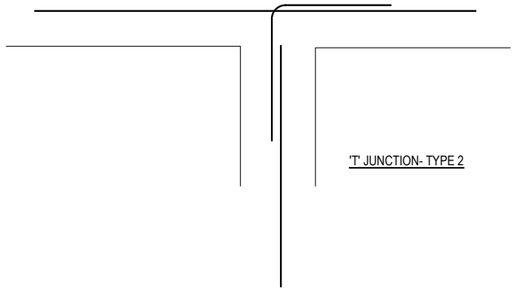

'T' JUNCTION- TYPE 2

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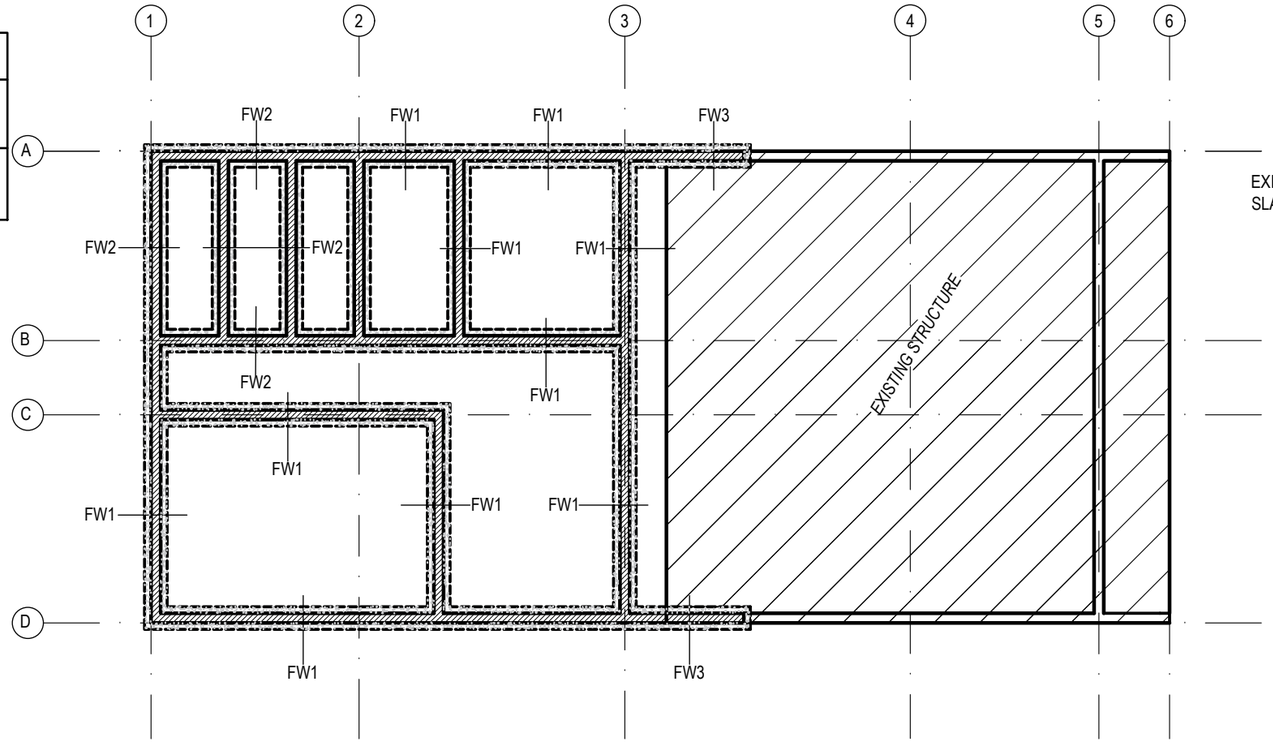
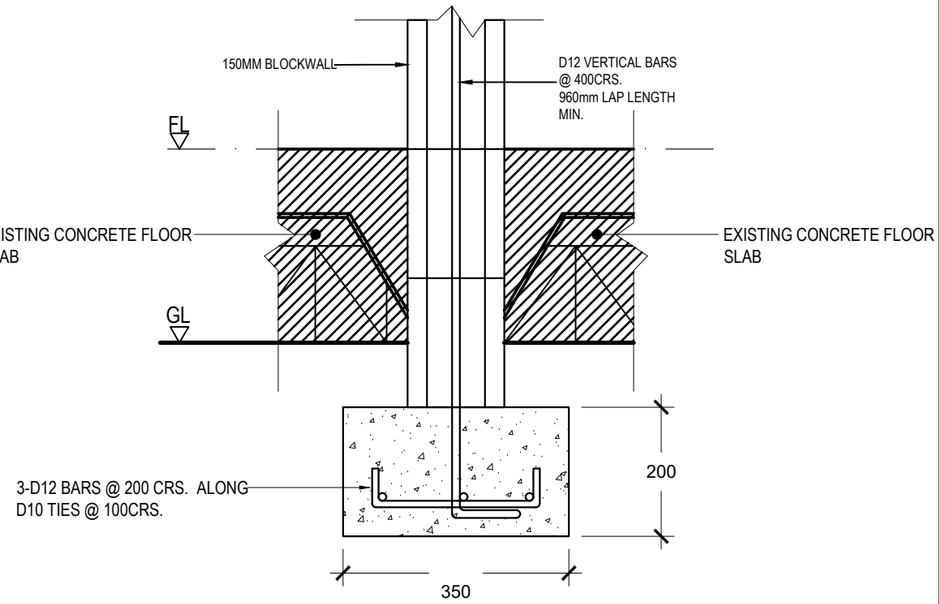
STRUCTURAL SPECIFICATION NOTES

DESIGN :	REVISION NOTES :	DATE :	SHT NO :
DRAWN :		SCALE : AS SHOWN	S-02
CHECKED :			

LEGEND	
	FOOTING DETAIL REFER TO S- 01
	FOUNDATION DETAIL REFER TO S - 01



FOUNDATION LAYOUT PLAN
SCALE 1:100



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FW 1
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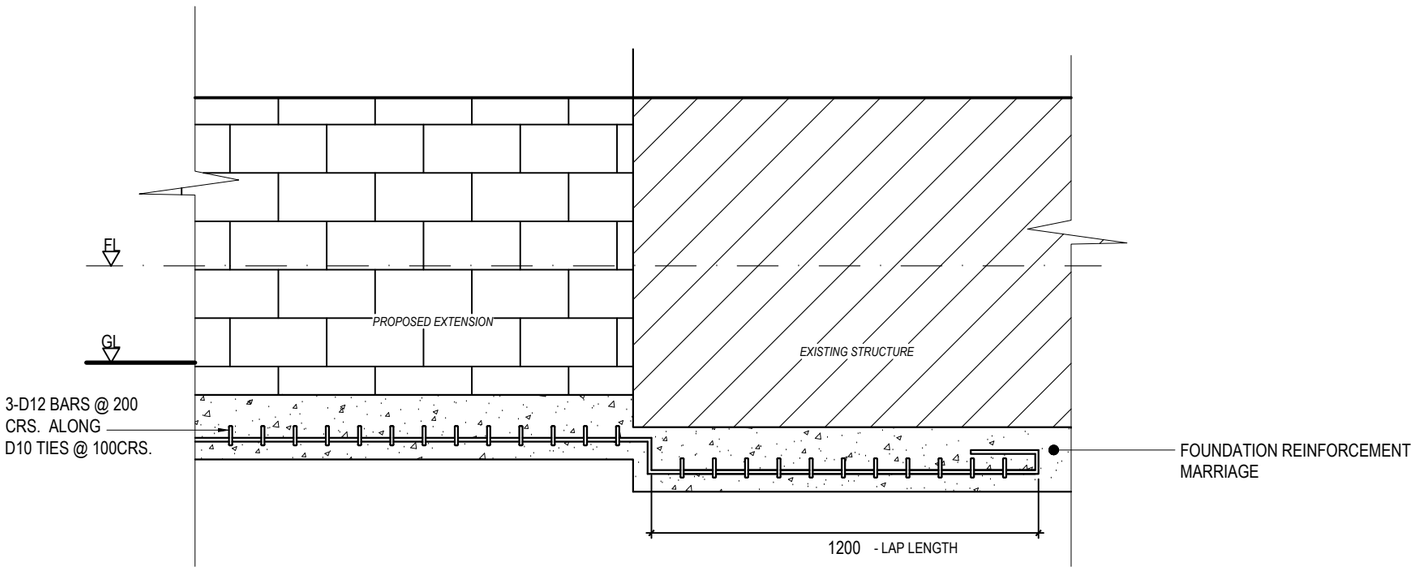

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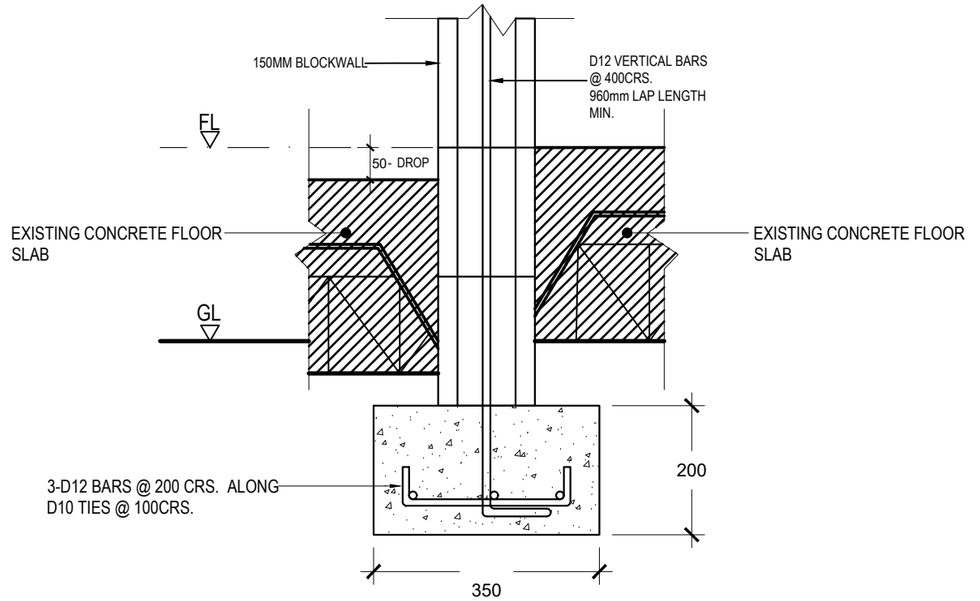

DETAIL 02
FW 2
SCALE 1:10

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

DRAWING TITLE :
FOUNDATION LAYOUT PLAN & DETAILS

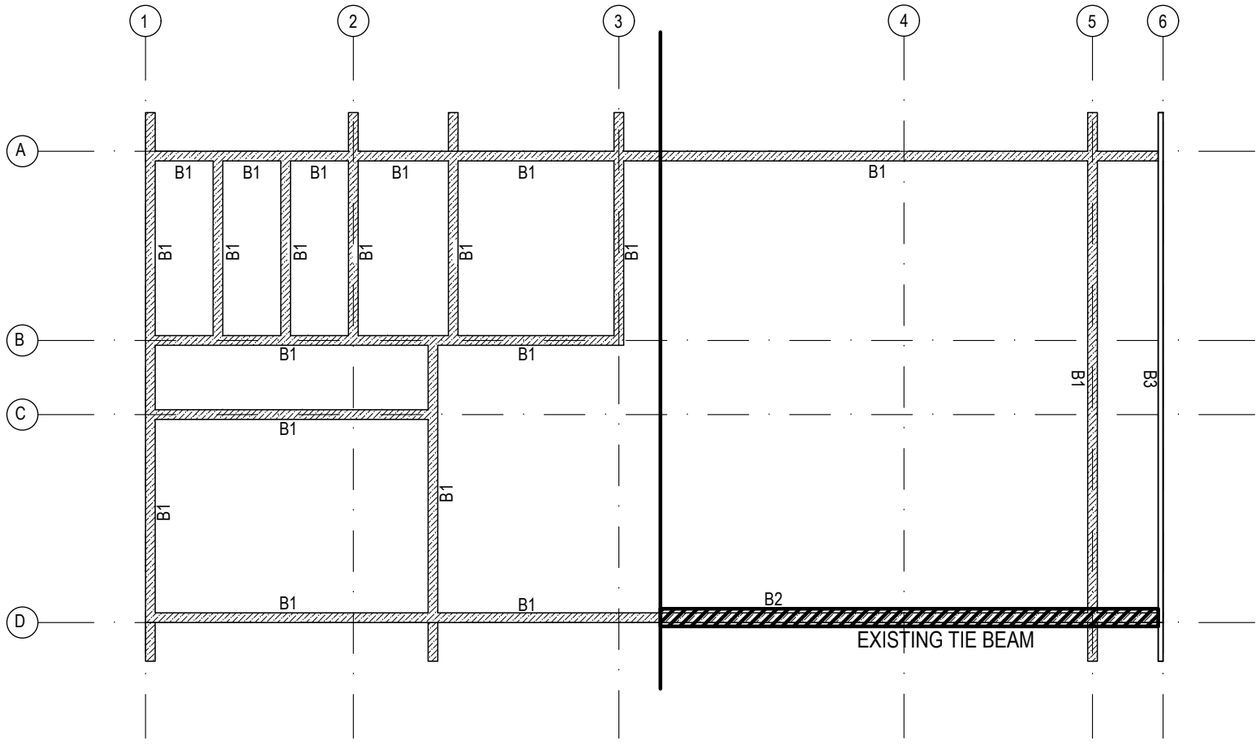
DESIGN : LV/DF
DRAWN : LV
CHECKED :

REVISION NOTES :

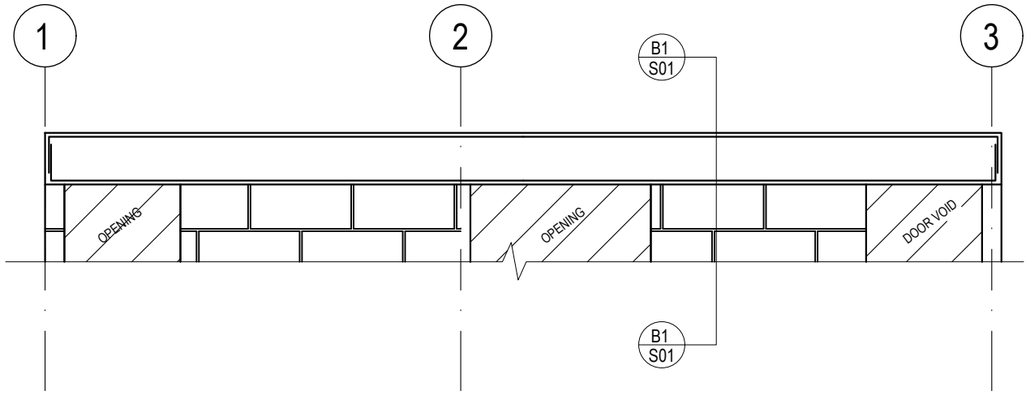
DATE : OCT 2025

SCALE : AS SHOWN

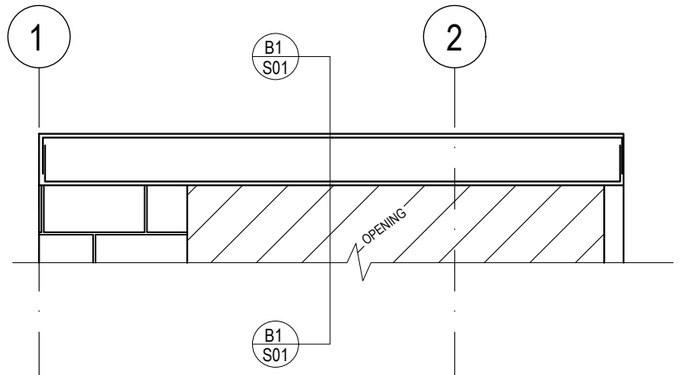
SHT NO : S-03



TIE BEAM LAYOUT PLAN
SCALE 1:100



TIE BEAM SECTIONAL ELEVATION - ALONG B
SCALE 1:50



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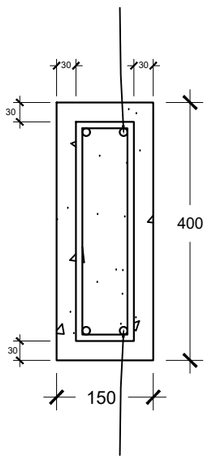
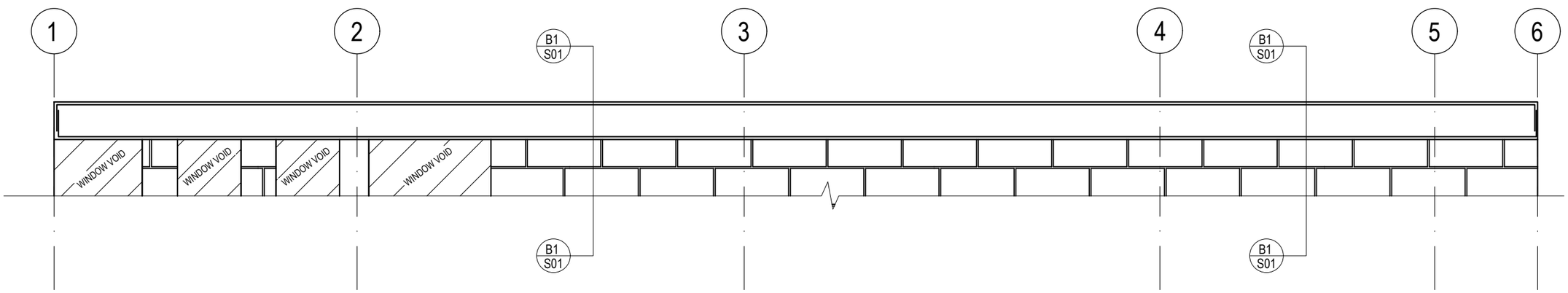


TIE BEAM 1
SCALE 1:10



TIE BEAM SECTIONAL ELEVATION - ALONG A
SCALE 1:50

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

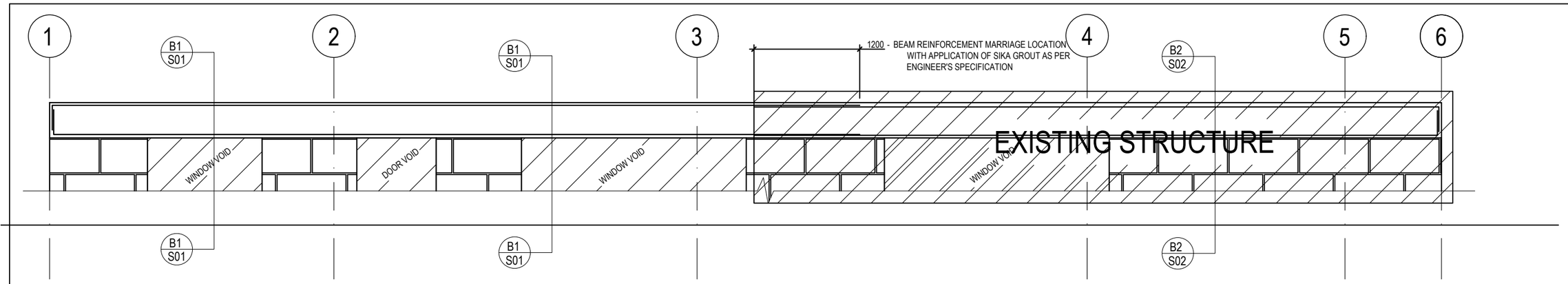
DRAWING TITLE :
BEAM ELEVATIONS & DETAILS

DESIGN : LV/DF
DRAWN : LV
CHECKED :

REVISION NOTES :

DATE : OCT 2025
SCALE : AS SHOWN

SHT NO :
S-04



TIE BEAM SECTIONAL ELEVATION - ALONG D

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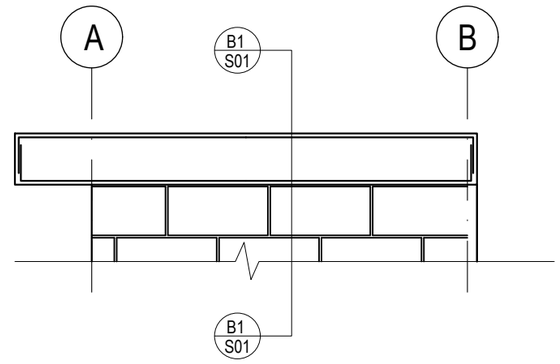

TIE BEAM SECTIONAL ELEVATION - ALONG 2/3

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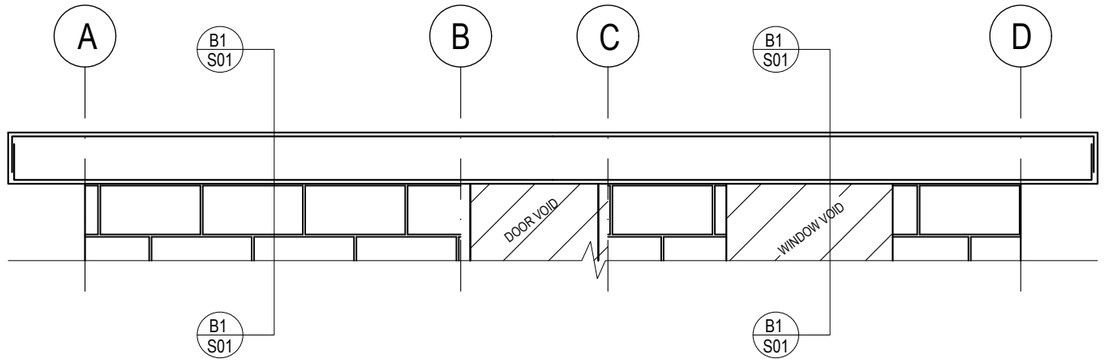

TIE BEAM SECTIONAL ELEVATION - ALONG 1

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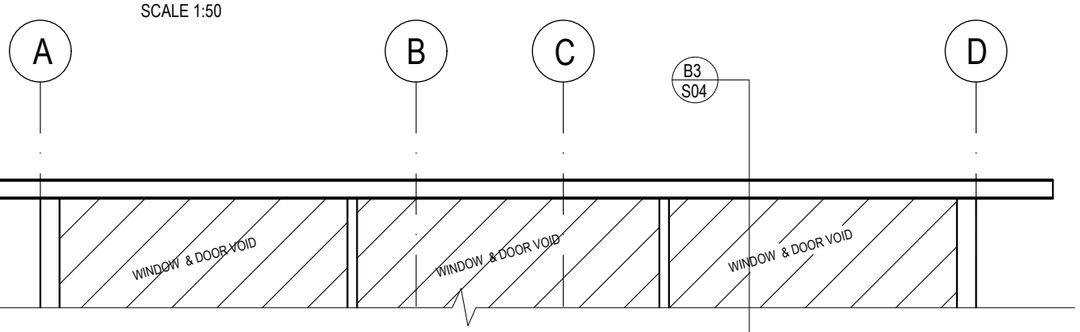
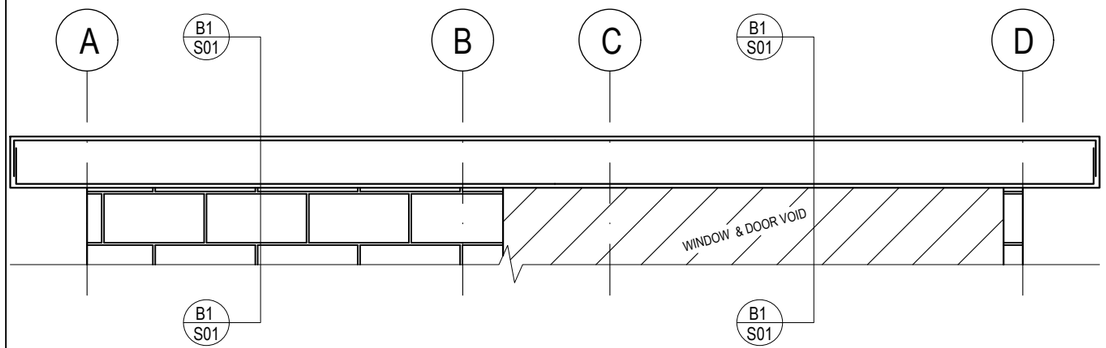


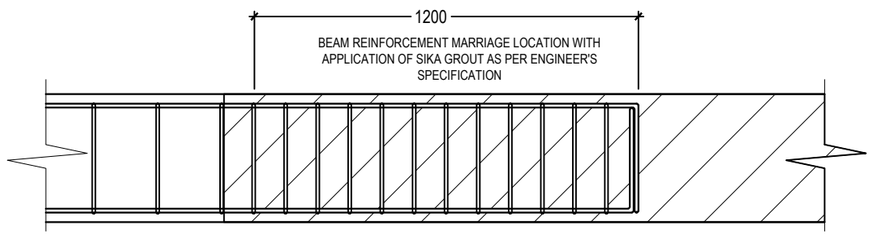
TIE BEAM SECTIONAL ELEVATION - ALONG 6

SCALE 1:50



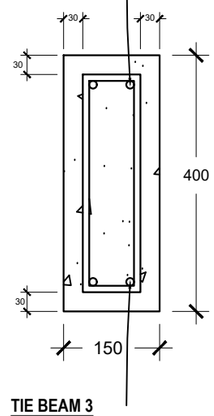
TIE BEAM SECTIONAL ELEVATION - ALONG 5

SCALE 1:50



TIE BEAM 3 - REINFORCEMENT MARRIAGE DETAIL

SCALE 1:20



TIE BEAM 3

SCALE 1:10

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PROJECT TITLE :

ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

DRAWING TITLE :

BEAM ELEVATIONS & DETAILS

DESIGN : LV/DF

DRAWN : LV

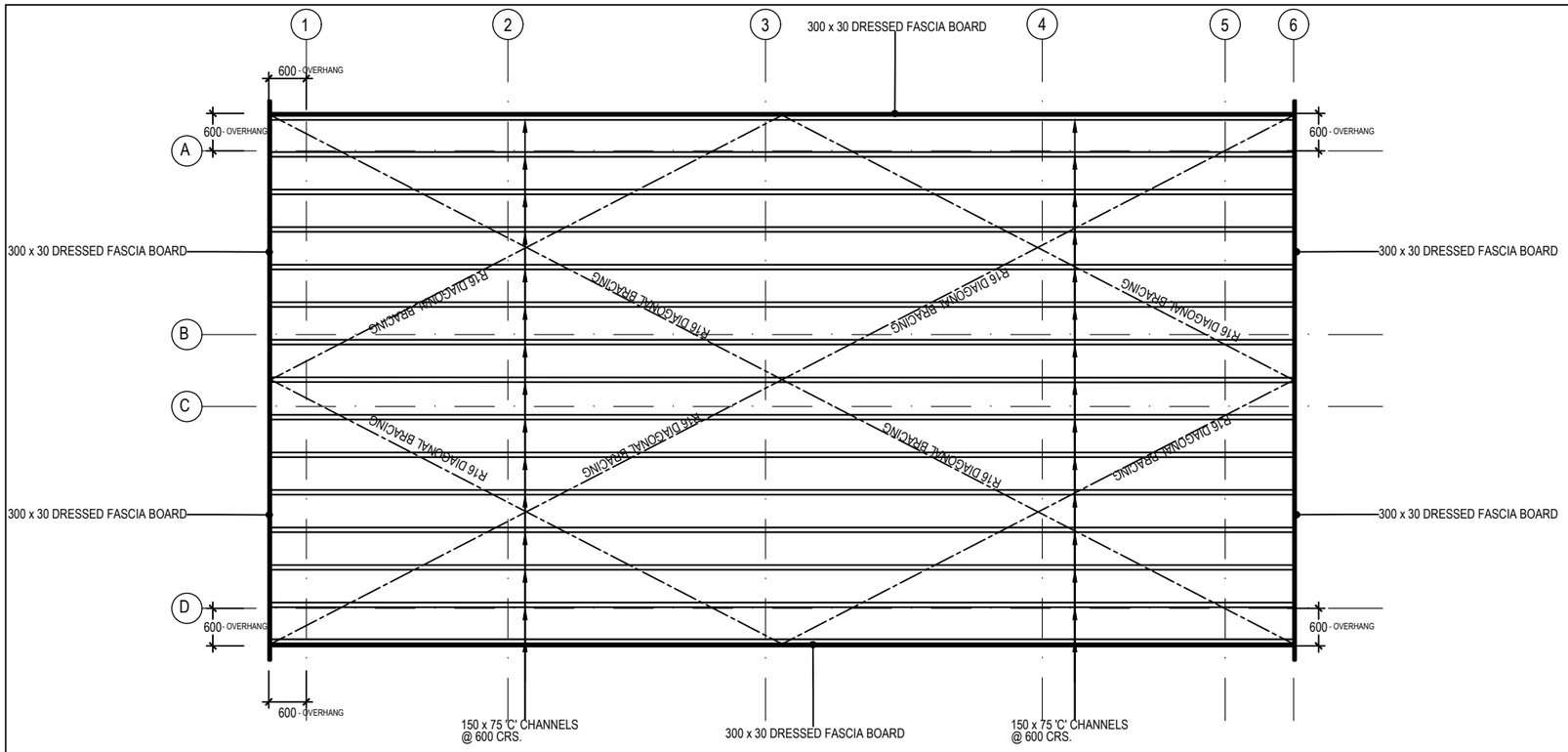
CHECKED :

REVISION NOTES :

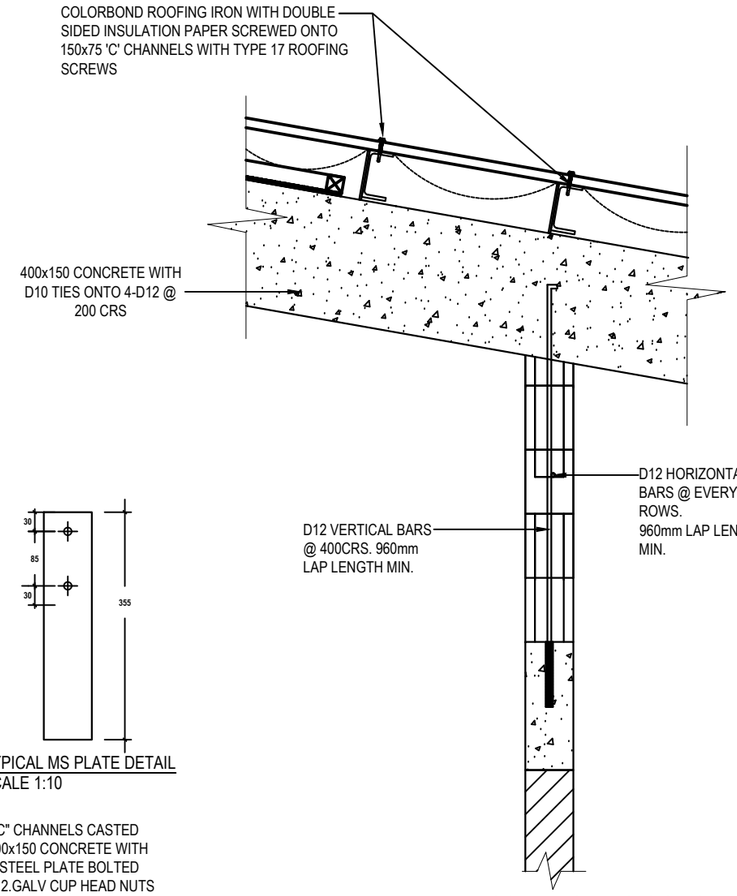
DATE : OCT 2025

SCALE : AS SHOWN

SHT NO : S-05

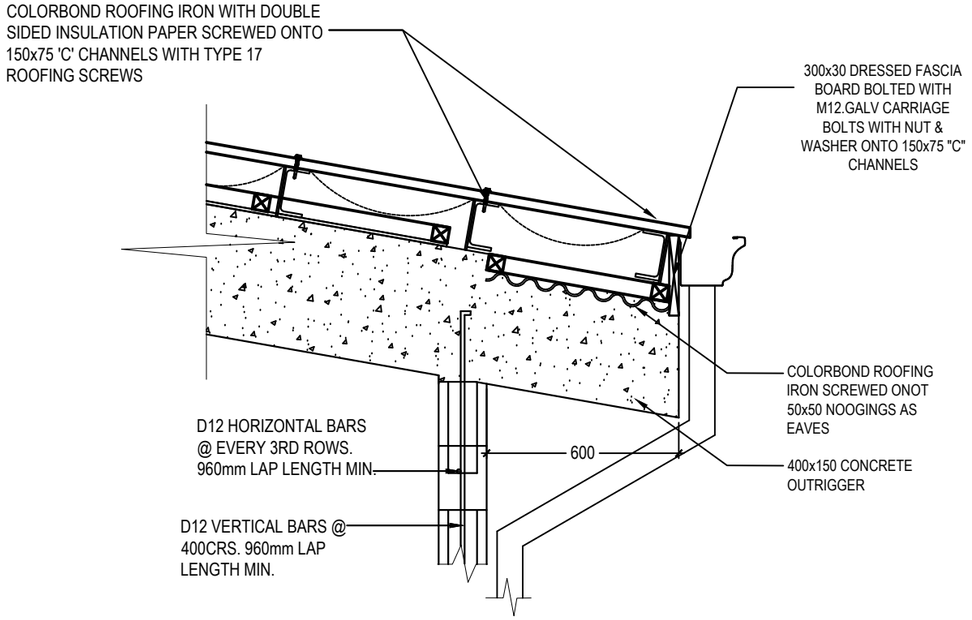


ROOF FRAMING PLAN
SCALE 1:100

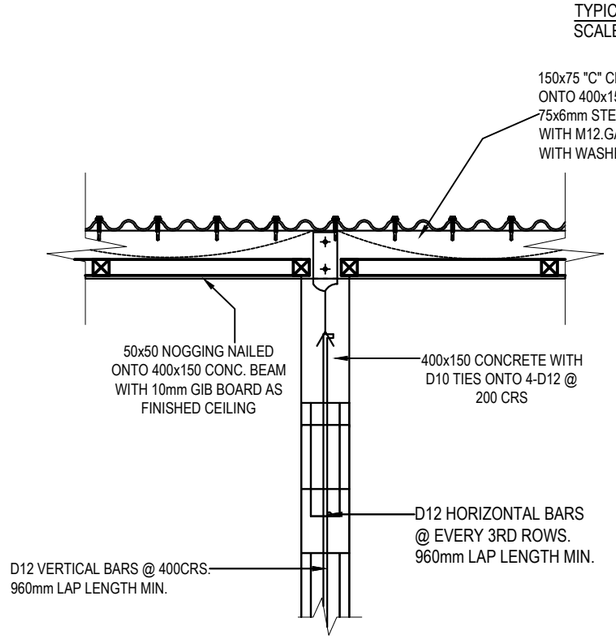


DETAIL 04 - EXISTING CONCRETE BEAM
SCALE 1:20

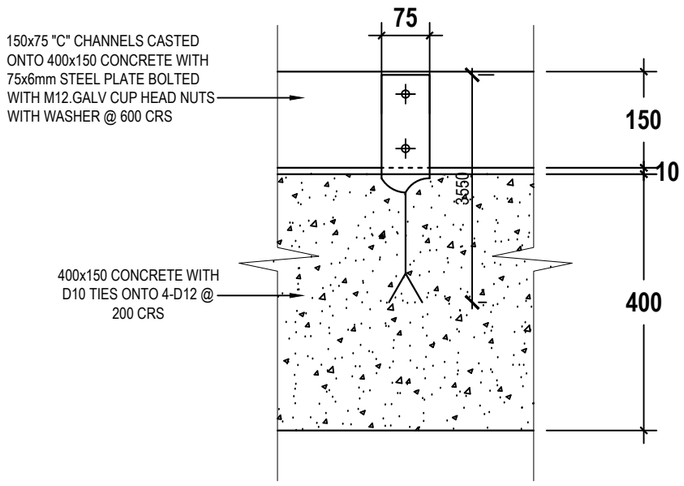
TYPICAL MS PLATE DETAIL
SCALE 1:10



DETAIL 03 - ROOF FRAMING PLAN
SCALE 1:20



DETAIL 05 - INTERNAL WALL TO ROOF DETAIL
SCALE 1:20



TYPICAL 75 MS PLATE CASTED INTO CON. BEAM DETAIL
SCALE 1:10

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PROJECT TITLE :
ADDITIONS AND ALTERATIONS TO PUBLIC RENTAL BOARD'S LAUTOKA OFFICE

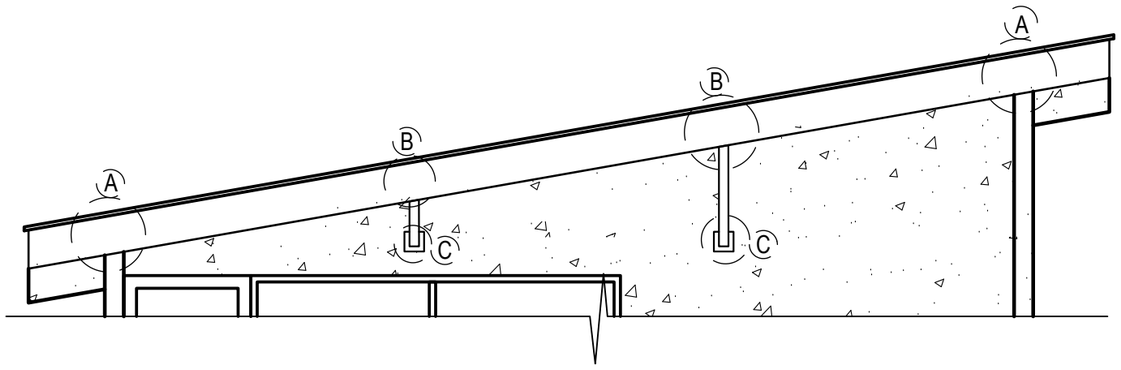
DRAWING TITLE :
FOUNDATION LAYOUT PLAN

DESIGN : LV/DF
DRAWN : LV
CHECKED :

REVISION NOTES :

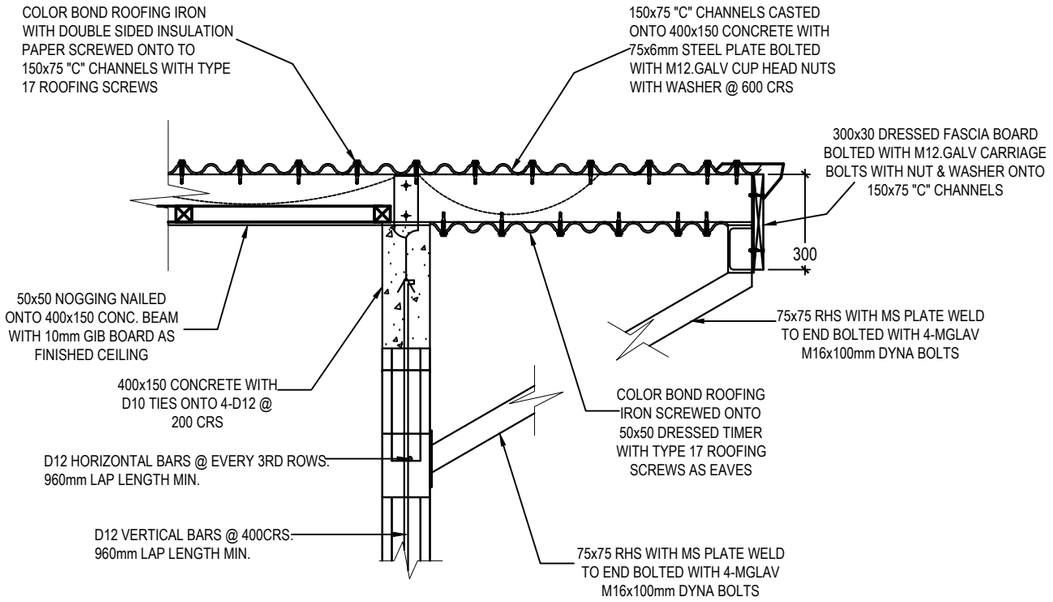
DATE : OCT 2025
SCALE : AS SHOWN

SHT NO :
S-06



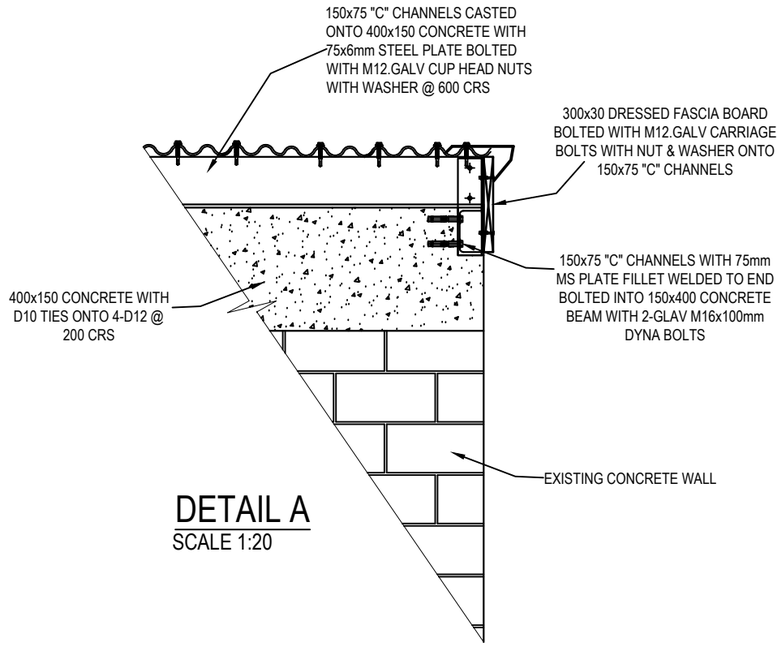
FRONT PORCH STEEL BEAM FIXING ELEVATION

SCALE 1:20



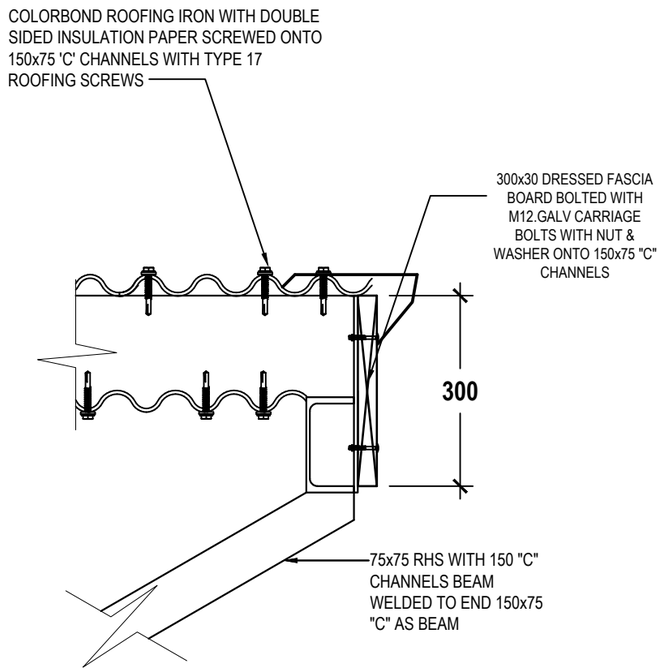
D06 - TYPICAL PORCH WALL TO ROOF DETAIL

SCALE 1:20



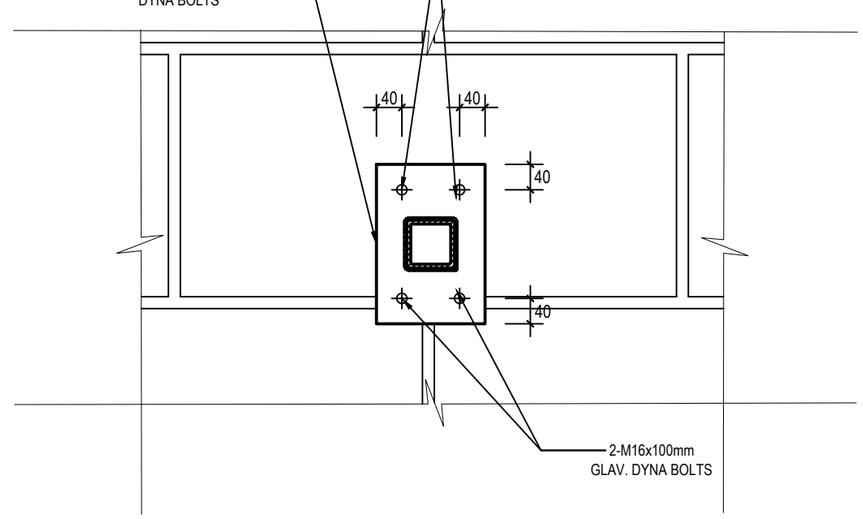
DETAIL A

SCALE 1:20



DETAIL B

SCALE 1:10



DETAIL C

SCALE 1:10

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PROJECT TITLE :
PROPOSED NEW DEVELOPMENT 4- STOREY BUILDING FOR PUBLIC RENTAL BOARD AT LAGILAGI ESTATE LOT 1 DP 10859

DRAWING TITLE :
FRONT PORCH ELEVATION & DETAILS

DESIGN : LV/DF
DRAWN : LV
CHECKED :

REVISION NOTES :

DATE : OCT 2025
SCALE : AS SHOWN

SHT NO :
S-07