



# TENDER 8/26

## LAGIALGI STAGE 3, PHASE 1 PROJECT

### STRUCTURAL

*Building  
Sustainable Communities  
for a Better Fiji*



Proposals for  
Public Rental Board (PRB)



Location:  
Lagialgi, Suva



Date:  
October 2026

| DRAWING INDEX  |                                  |          |                      |
|----------------|----------------------------------|----------|----------------------|
| DRAWING NUMBER | DESCRIPTION                      | DATE     | COMMENT              |
| S00            | DRAWING INDEX                    | 30.09.26 | BUILDING PRMIT ISSUE |
| S01            | STRCUCTURAL NOTES 1              | 30.09.26 | BUILDING PRMIT ISSUE |
| S02            | STRUCTURAL NOTES 2               | 30.09.26 | BUILDING PRMIT ISSUE |
| S03            | FOUNDATION PLAN                  | 30.09.26 | BUILDING PRMIT ISSUE |
| S04            | TIE BEAM PLAN                    | 30.09.26 | BUILDING PRMIT ISSUE |
| S05            | SLAB REINFORCEMENT - TOP STEEL   | 30.09.26 | BUILDING PRMIT ISSUE |
| S06            | SLAB REINFORCEMENT- BOTTOM STEEL | 30.09.26 | BUILDING PRMIT ISSUE |
| S07            | BEAM FRAMING PLAN                | 30.09.26 | BUILDING PRMIT ISSUE |
| S08            | BONDEK SEATING PLAN              | 30.09.26 | BUILDING PRMIT ISSUE |
| S09            | ROOF FRAMING PLAN                | 30.09.26 | BUILDING PRMIT ISSUE |
| S10            | FOUNDATION DETAIL                | 30.09.26 | BUILDING PRMIT ISSUE |
| S11            | WALL SECTION DETAIL              | 30.09.26 | BUILDING PRMIT ISSUE |
| S12            | SLAB SECTION DETAIL              | 30.09.26 | BUILDING PRMIT ISSUE |
| S13            | BONDEK SEATING DETAIL            | 30.09.26 | BUILDING PRMIT ISSUE |
| S14            | ROOF REINFORCEMENT ELEVATION     | 30.09.26 | BUILDING PRMIT ISSUE |
| S15            | ROOF REINFORCEMENT ELEVATION 2   | 30.09.26 | BUILDING PRMIT ISSUE |
| S16            | ROOF FEINFORCEMENT ELEVATION 3   | 30.09.26 | BUILDING PRMIT ISSUE |
| S17            | BEAM SECTION DETAL               | 30.09.26 | BUILDING PRMIT ISSUE |
| S18            | ROOF BEAM DETAL                  | 30.09.26 | BUILDING PRMIT ISSUE |
| S19            | STAIRS DETAIL                    | 30.09.26 | BUILDING PRMIT ISSUE |
| S20            | RAILINGS DETAIL                  | 30.09.26 | BUILDING PRMIT ISSUE |
| F01            | FENCING ELEVATION                | 30.09.26 | BUILDING PRMIT ISSUE |
| F02            | FENCING DETAIL                   | 30.09.26 | BUILDING PRMIT ISSUE |



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            | 32 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                                           | 80<br>65                        | 50<br>40                    | 40<br>25                        |
| LONGITUDINAL REINF. TIES & STIRRUPS             |                                 |                             |                                 |
| COLUMNS                                         | 80<br>65                        | 50<br>40                    | 40<br>25                        |
| LONGITUDINAL REINF. TIES & STIRRUPS             |                                 |                             |                                 |

- C4

SIZES OF CONCRETE ELEMENTS DO NOT INCLUDE THICKNESS OF APPLIED FINISHES
- C5

CONSTRUCTION JOINTS WHERE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE WELL SCABBLD 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 NECESSARILY SHOWN 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

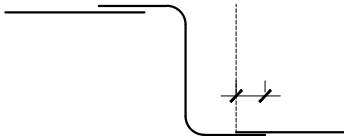
PLACE SUFFICIENT BAR CHAIRS UNDER BOTTOM REINFORCING RODS AND TOP CROSS RODS IN SLABS TO ALLOW THEM TO BE SUPPORTED IN THEIR CORRECT POSITIONS DURING CONCRETE POUR. ( NOT GREATER THAN 900mm CENTERS BOTH WAYS)
- R6

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:

1

A03

STRUCTURAL NOTES  
SCALE : 1:100@A3/1:75@A1

BLOCKWORKS CONT.

| ELEMENT   | MATERIAL       | STRENGTH (CS), OR CLASS | MORTAR TYPE |
|-----------|----------------|-------------------------|-------------|
| BLOCKWORK | CONCRETE BLOCK | 30Mpa                   | 1:0.25:3    |

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

- BLOCKS SHALL BE 30 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 SUSPENDE 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 600 CENTERS MAXIMUM WITH 16 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.

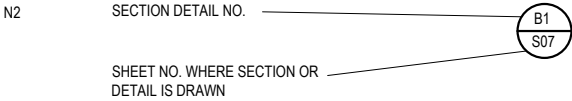
T5 END AND EDGE DISTANCES FOR BOLTS WHERE NOT SPECIFIED SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF AS 1720.1

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.



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

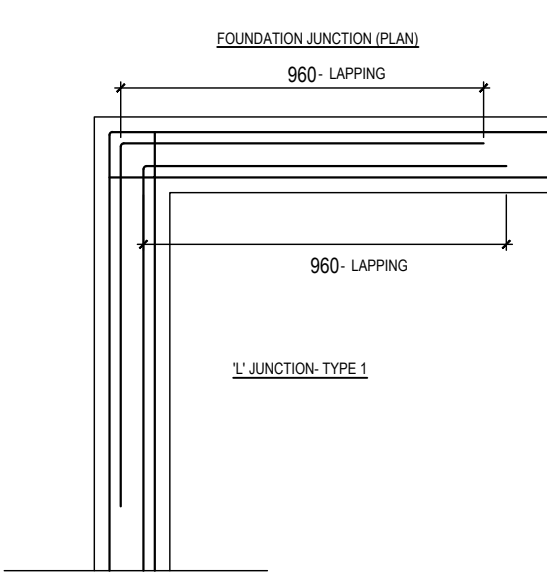
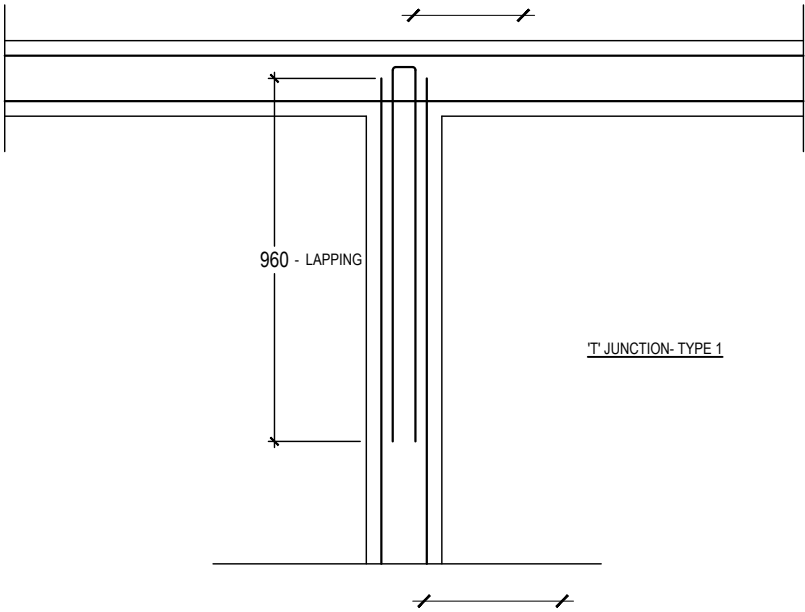
NAIL PLATES IN CLOSED AREA: NAILS & SCREWS IN SHELTERED AREAS & NOT IN CONTACT WITH TIMBER TREATED TO H3.2 OR HIGHER

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



1  
A03

STRUCTURAL NOTES  
SCALE : 1:100@A3/1:75@A1



SUVA  
132 GRANTHAM RD  
RAIWAI  
PHONE:3387787  
FAX:3370105

LAUTOKA  
12 HECTOR ST  
NATOKOWAQA  
PHONE:6668717  
FAX:6666970

LABASA  
7 TUATUA ST  
LABASA  
PHONE:8816717  
FAX:8814233

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE AND BE RESPONSIBLE FOR REPORTING ANY DISCREPANCIES TO PUBLIC RENTAL BOARD BEFORE COMMENCING ANY WORKS. THESE DRAWINGS ARE THE COPYRIGHT PROPERTY OF THE PUBLIC RENTAL BOARD AND MUST BE RETURNED ON COMPLETION OF THE WORK. DO NOT SCALE PRINTS.

PROJECT TITLE :  
PROPOSED DEVELOPMENT FOR 24 UNITS  
RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD  
AT LOT 1 DP10895, LAGILAGI ESTATE

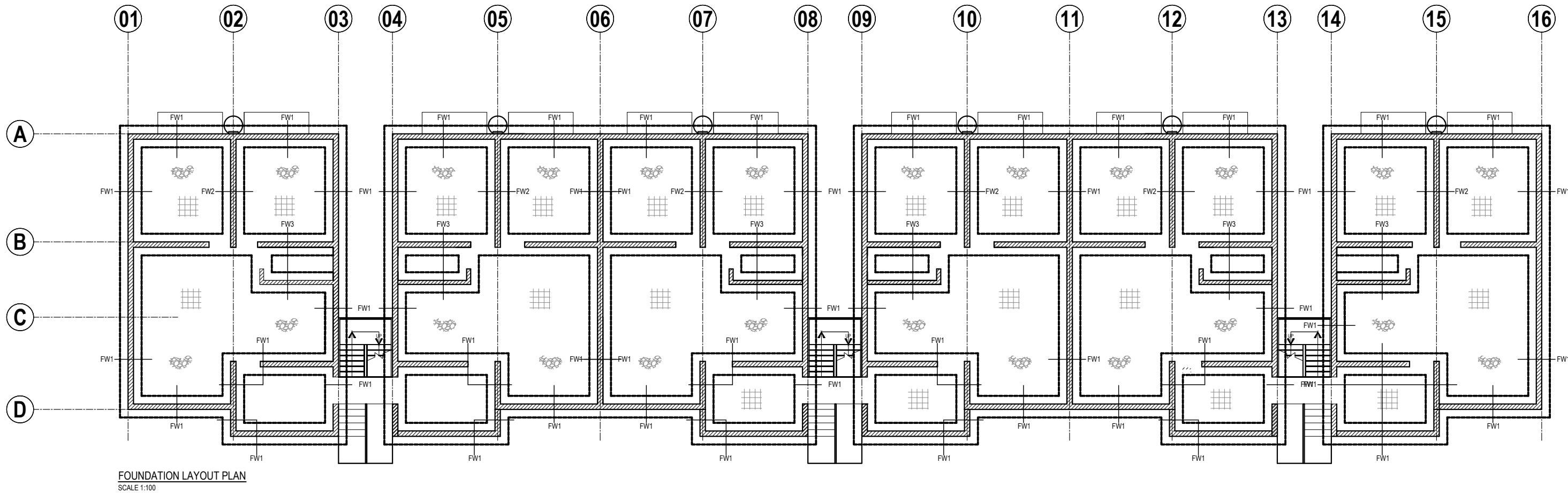
DRAWING TITLE  
STRUCTURAL NOTES 2

| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | 1:100@A3/1:75@A1       |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |

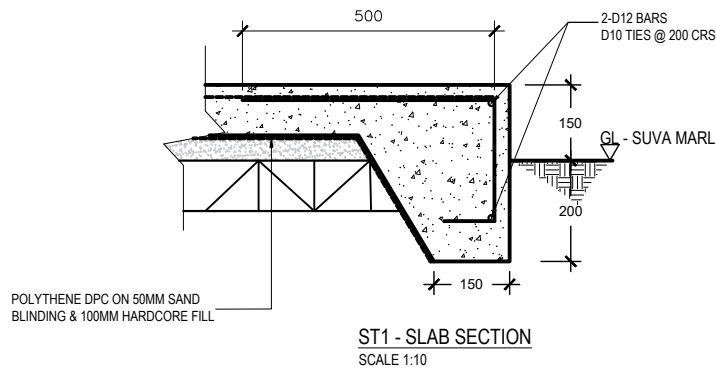
SHT NO :

S02

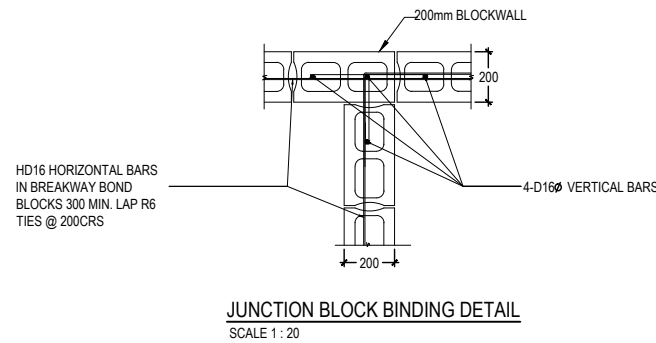
| LEGEND |                                                                            |
|--------|----------------------------------------------------------------------------|
|        | FOUNDATION DETAIL REFER TO S2                                              |
|        | 1 LAYER 665 MESH 30mm TOP COVER D12 BARS @ 300 CRS                         |
|        | POLYTHENE DPC ON 25mm SAND BINDING & 100mm COMPACTED GAP 40 BASE COMPACTED |
|        | POLYTHENE DPC ON 50mm SAND BINDING & 100mm HARDCORE FILL                   |



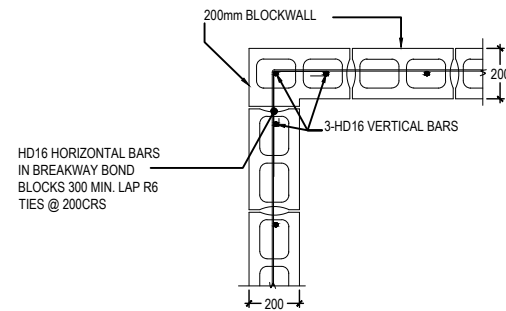
FOUNDATION LAYOUT PLAN  
SCALE 1:100



ST1 - SLAB SECTION  
SCALE 1:10



JUNCTION BLOCK BINDING DETAIL  
SCALE 1:20



CORNER BLOCK BINDING DETAIL  
SCALE 1:20

**1** **STRUCTURAL NOTES**  
S03 SCALE : 1:100@A3/1:75@A1



SUVA  
132 GRANTHAM RD  
RAIWAI  
PHONE:3387787  
FAX:3370105

LAUTOKA  
12 HECTOR ST  
NATOKOWAQA  
PHONE:6668717  
FAX:6666970

LABASA  
7 TUATUA ST  
LABASA  
PHONE:8816717  
FAX:8814233

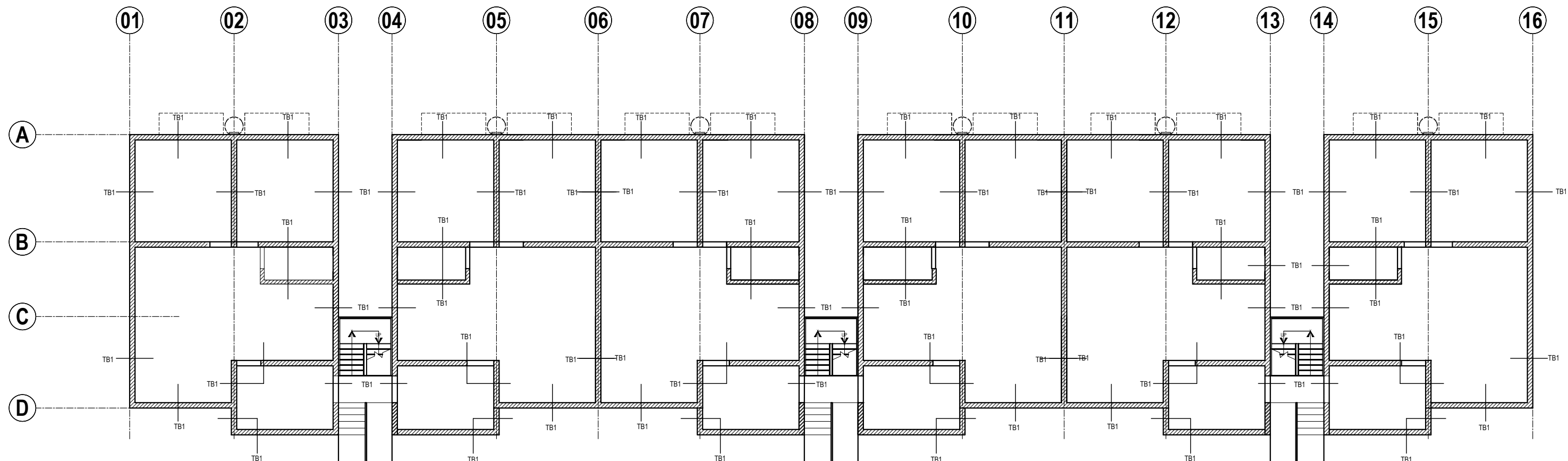
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**PROJECT TITLE :**  
**PROPOSED DEVELOPMENT FOR 24 UNITS**  
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**AT LOT 1 DP10895, LAGILAGI ESTATE**

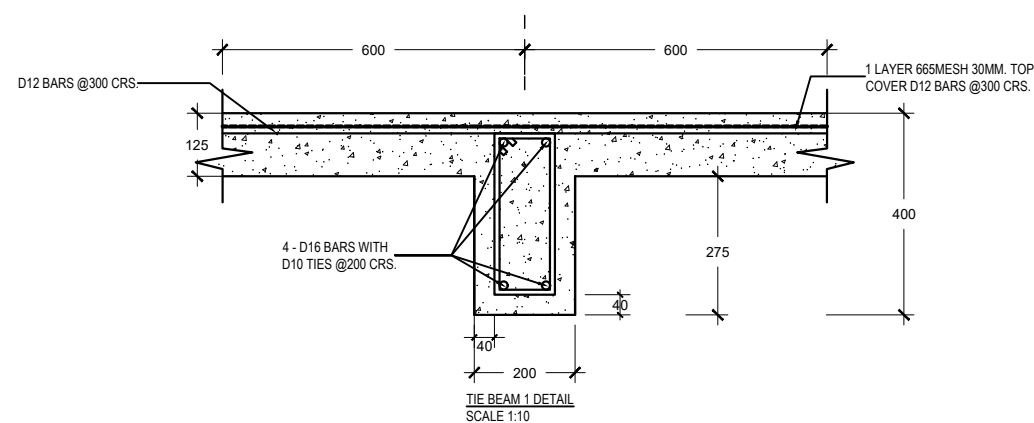
**DRAWING TITLE**  
**FOUNDATION PLAN & DETAIL**

| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | 1:100@A3/1:75@A1       |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |

**SHT NO :**  
**S03**



**1**  
**S04** **TIE BEAM PLAN**  
SCALE : 1:100@A3/1:75@A1



**NOTE:**  
TIE BEAM 1 [TB1]



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7 TUATUA ST  
LABASA  
PHONE:8816717  
FAX:8814233

EMAIL- info@prb.com.fj  
www.wix.com/prbfiji/prbwebsite

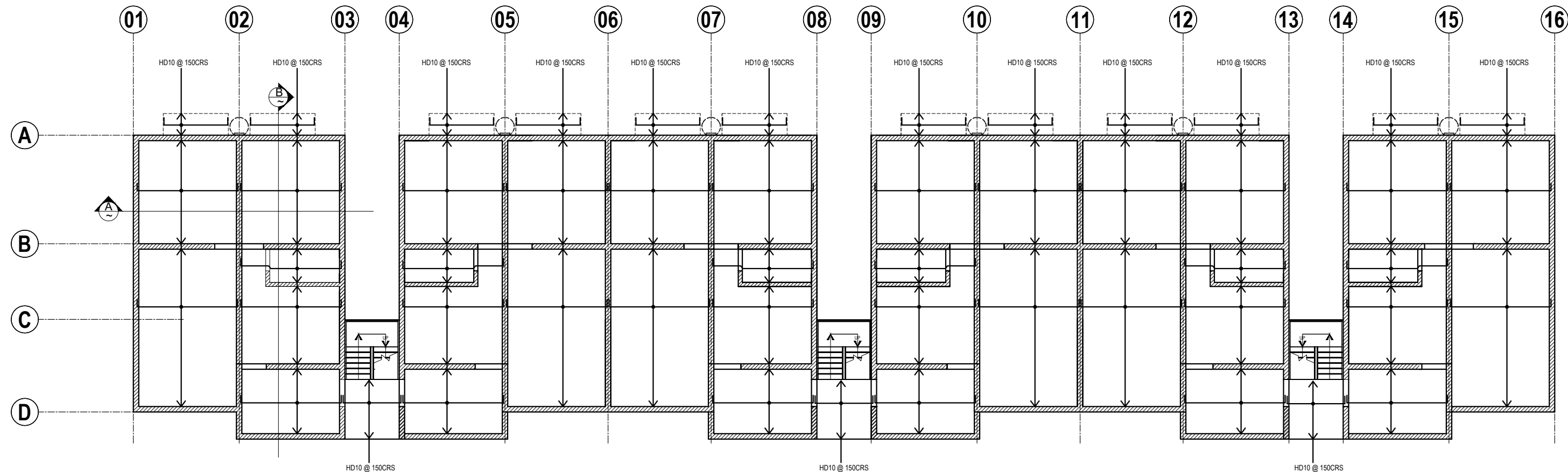
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**AT LOT 1 DP10895, LAGILAGI ESTATE**

**DRAWING TITLE**  
**TIE BEAM PLAN**

| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | AS SHOWN               |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |

**SHT NO :**  
**S04**



**1** **SLAB REINFORCEMENT PLAN-TOP STEEL 1ST,2ND & 3RD FLOOR**  
**S05** **SCALE : 1:150@A3/1:75@A1**



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LAUTOKA  
 12 HECTOR ST  
 RATOKOWAQA  
 PHONE:6668717  
 FAX:6666970

LABASA  
 7 TUATUA ST  
 LABASA  
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EMAIL- info@prb.com.fj  
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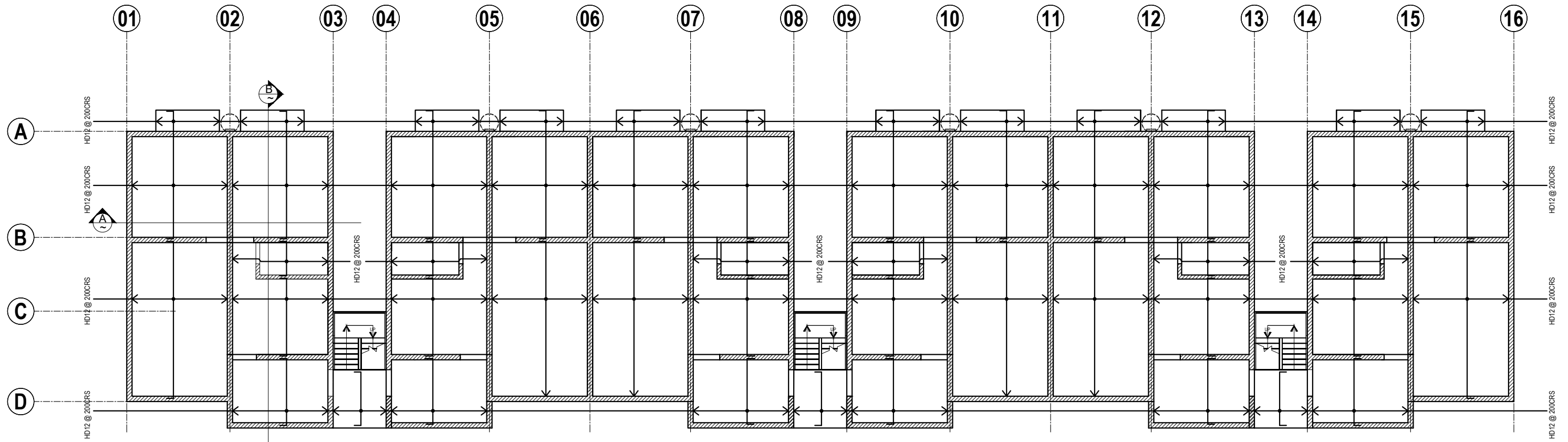
THE CONTRACTOR SHALL VERIFY ALL  
 DIMENSIONS ON SITE AND BE  
 RESPONSIBLE FOR REPORTING ANY  
 DISCREPANCIES TO PUBLIC RENTAL  
 BOARD BEFORE COMMENCING ANY  
 WORKS. THESE DRAWINGS ARE THE  
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**PROPOSED DEVELOPMENT FOR 24 UNITS**  
**RESIDENTIAL BUILDING FOR PUBLIC RENTAL BOARD**  
**AT LOT 1 DP10895, LAGILAGI ESTATE**

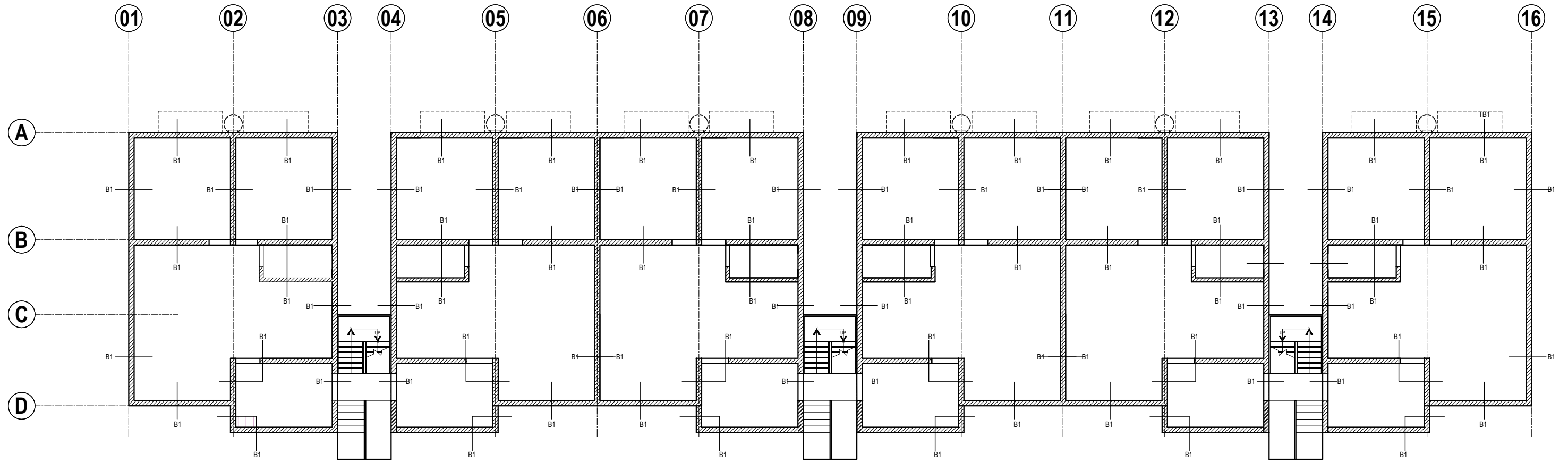
**DRAWING TITLE**  
**SLAB REINFORCEMENT-**  
**TOP STEEL**

| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | 1:150@A3/1:75@A1       |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |

**SHT NO :**  
**S05**

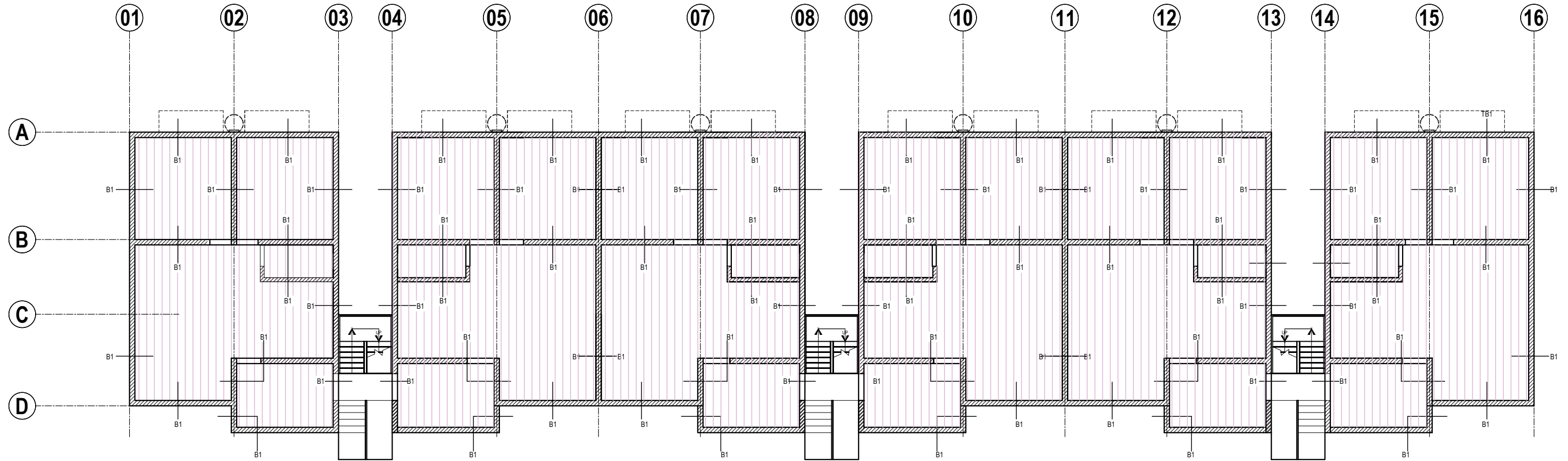


**1** SLAB REINFORCEMENT PLAN-BOTTOM STEEL 1ST,2ND & 3RD FLOOR  
S06 SCALE : 1:150@A3/1:75@A1



LEGENDS:  
 - 200mm LOAD BEARING WALL

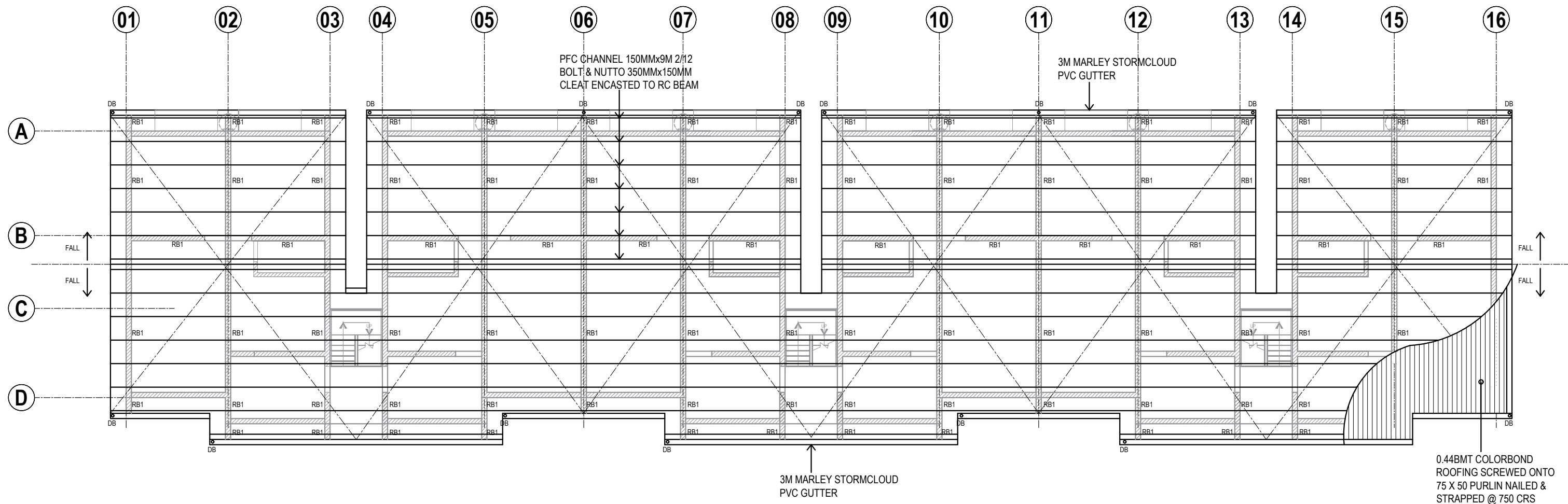
**1** BEAM FRAMING PLAN 1ST,2ND,3RD FLOOR  
 S07 SCALE : 1:150@A3/1:75@A1



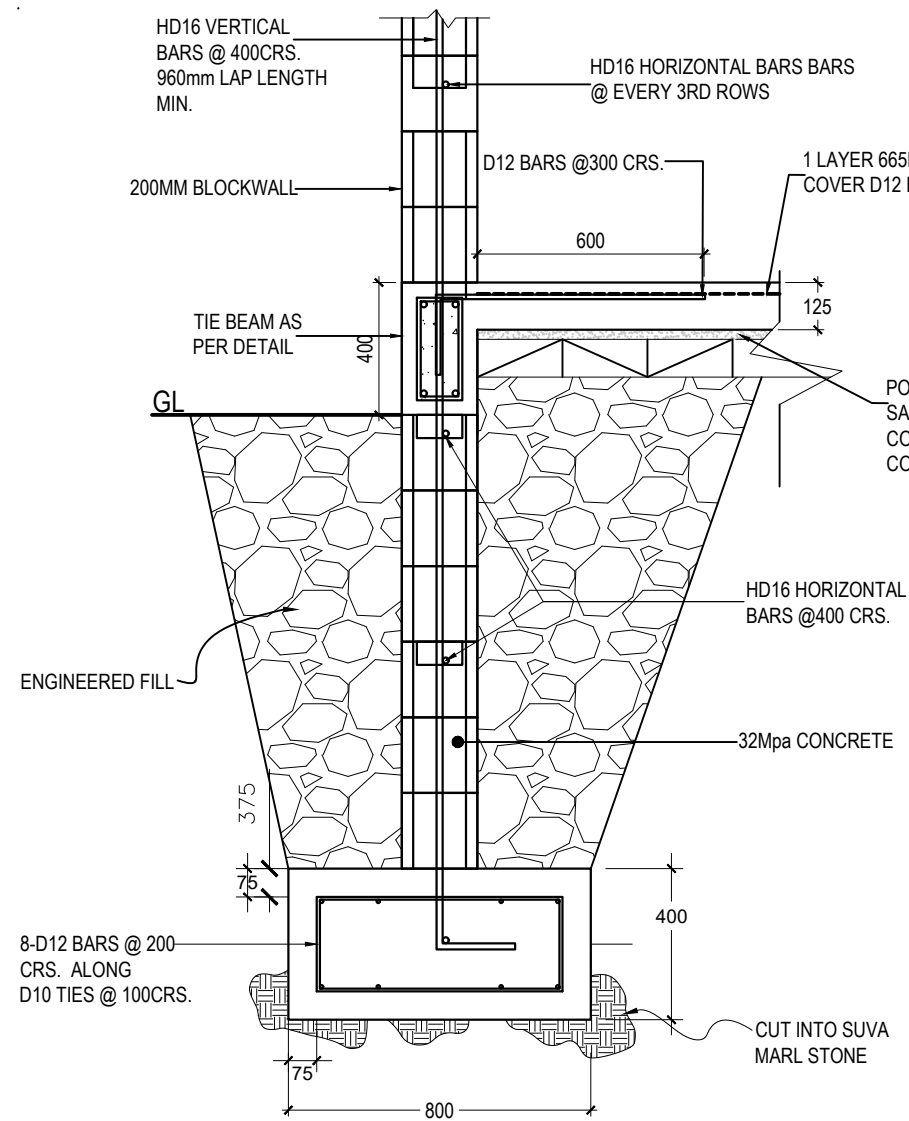
| LEGENDS: |                           |
|----------|---------------------------|
|          | -BONDEK CEILING AREAS     |
|          | - 200mm LOAD BEARING WALL |

**1** BONDEK SEATING PLAN GRD, 1ST,2ND FLOOR  
**S08** SCALE : 1:150@A3/1:75@A1

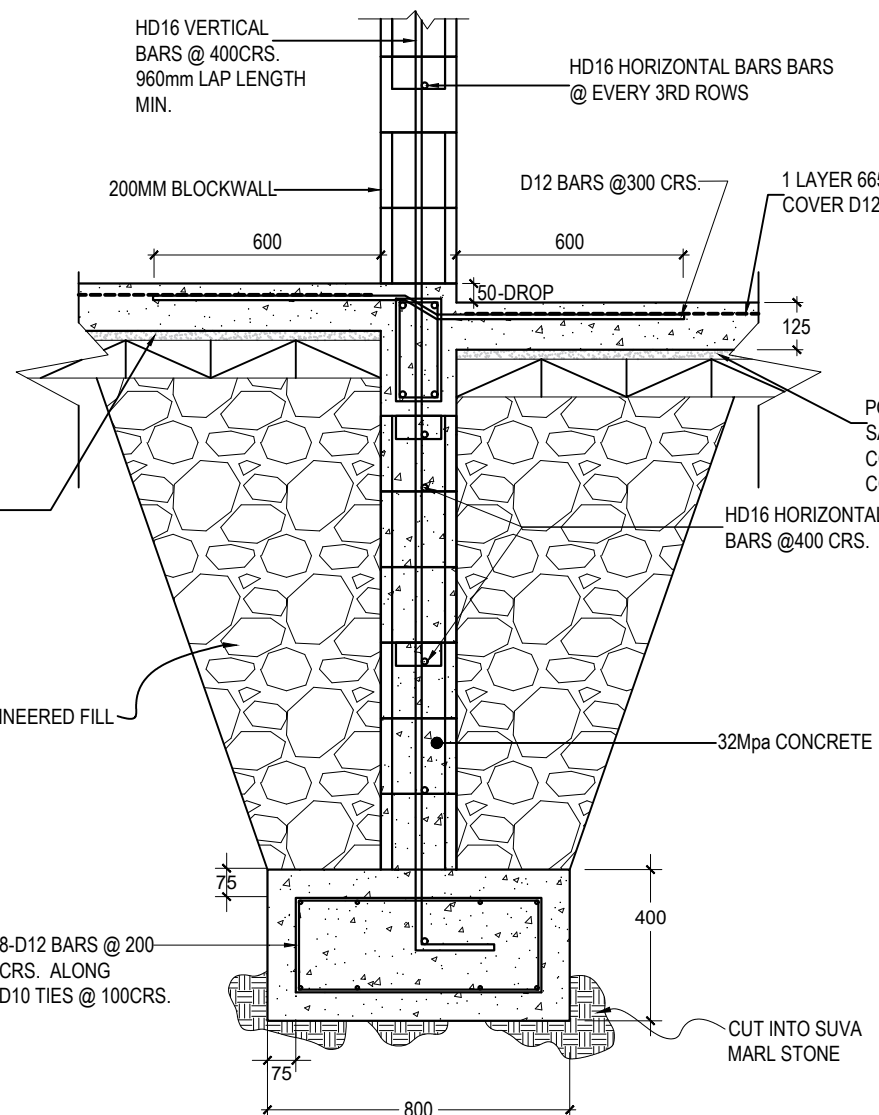
| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | 1:150@A3/1:75@A1       |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |



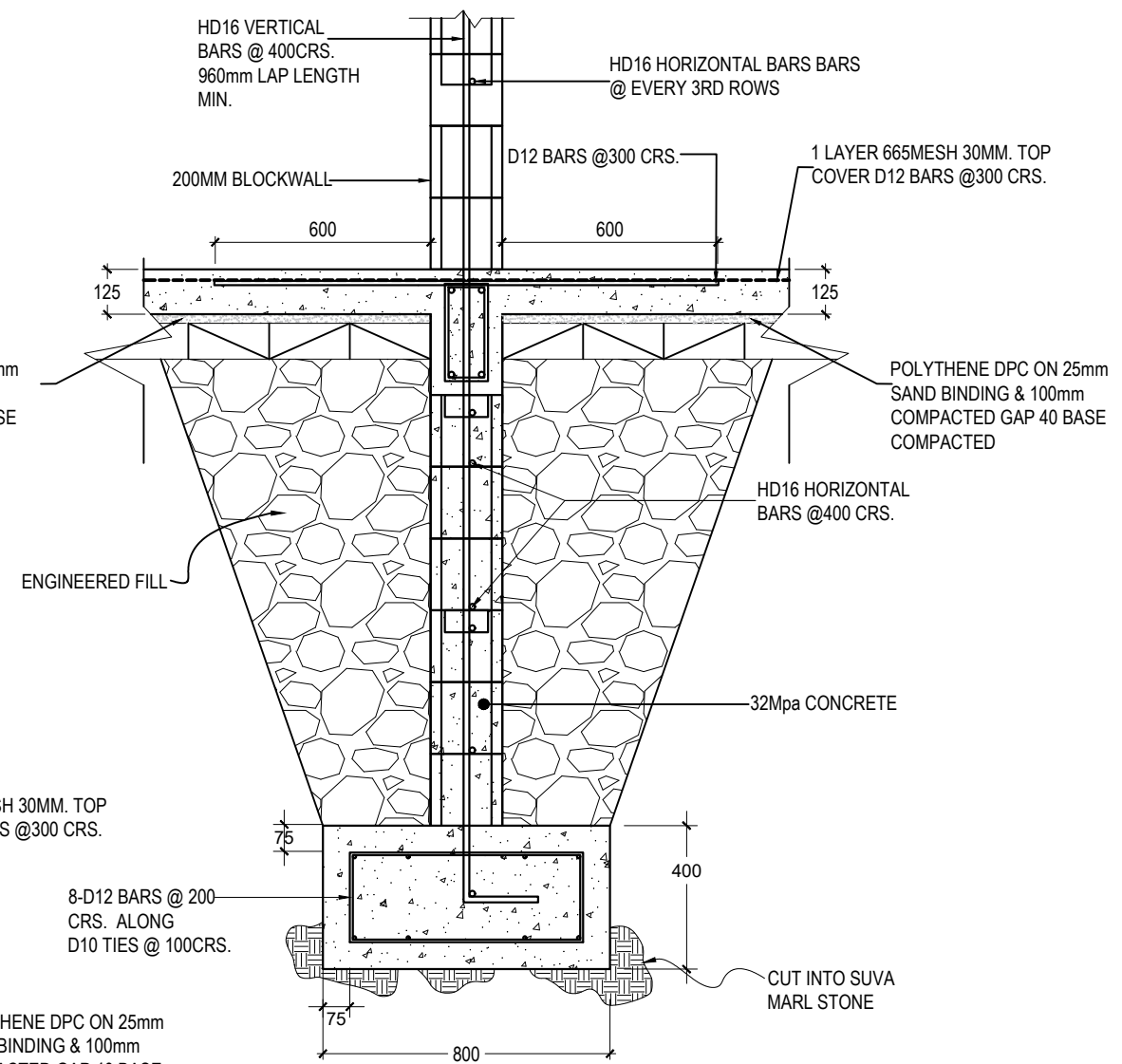
**1 ROOF FRAMING PLAN**  
S09 SCALE : 1:150@A3/1:75@A1



**FW 1**  
SCALE 1:20



**FW 3**  
SCALE 1:20



**FW 2**  
SCALE 1:20

**NOTE:**

- ALL GROUND FLOOR FLATS WILL BE DISABLE FRIENDLY FLATS

**1**

**S10**

**FOUNDATION DETAIL**

SCALE : 1:20@A3/1:75@A1



SUVA  
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FAX:6666970

LABASA  
7 TUATUA ST  
LABASA  
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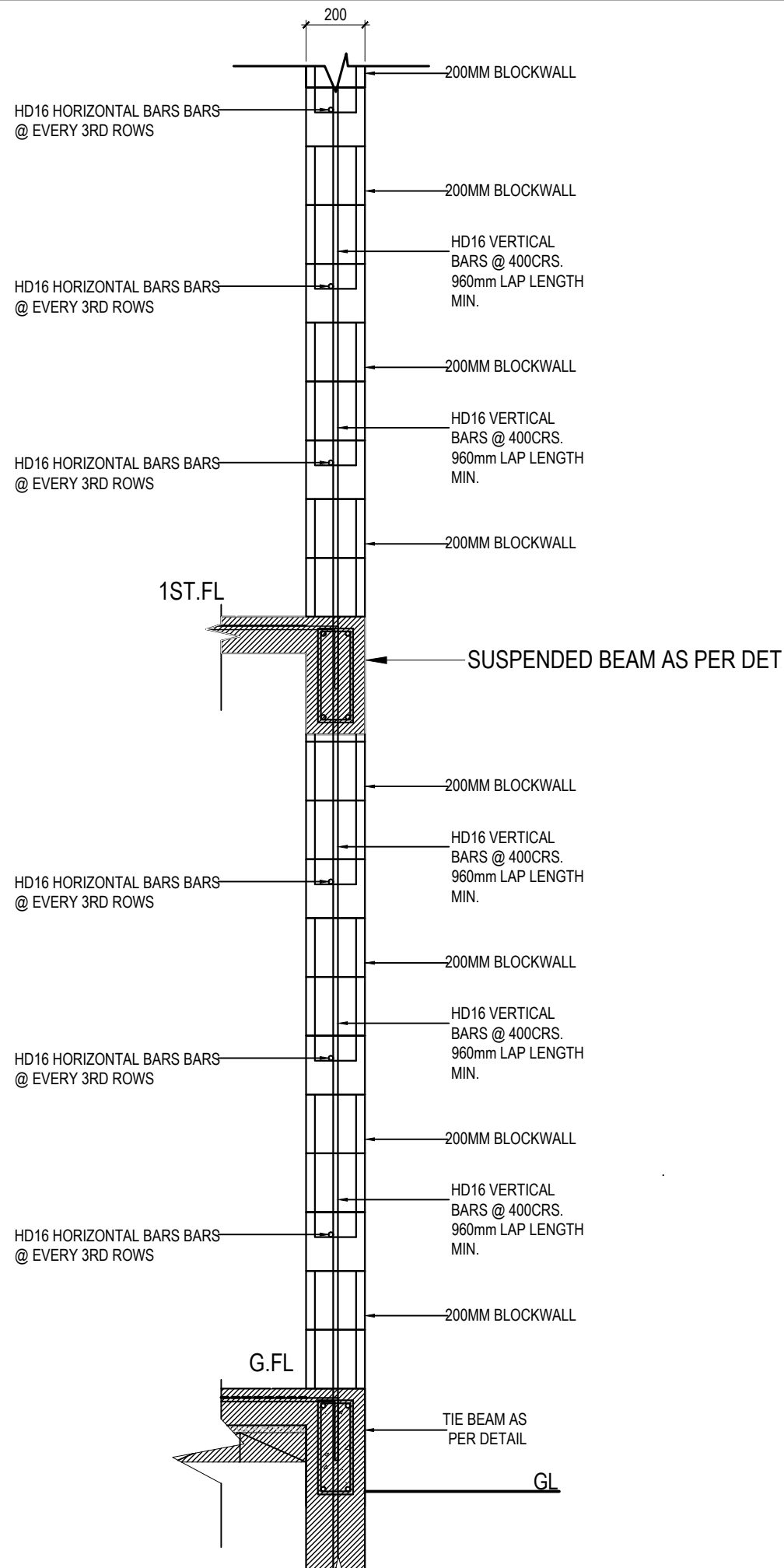
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**DRAWING TITLE**  
**FOUNDATION DETAIL**

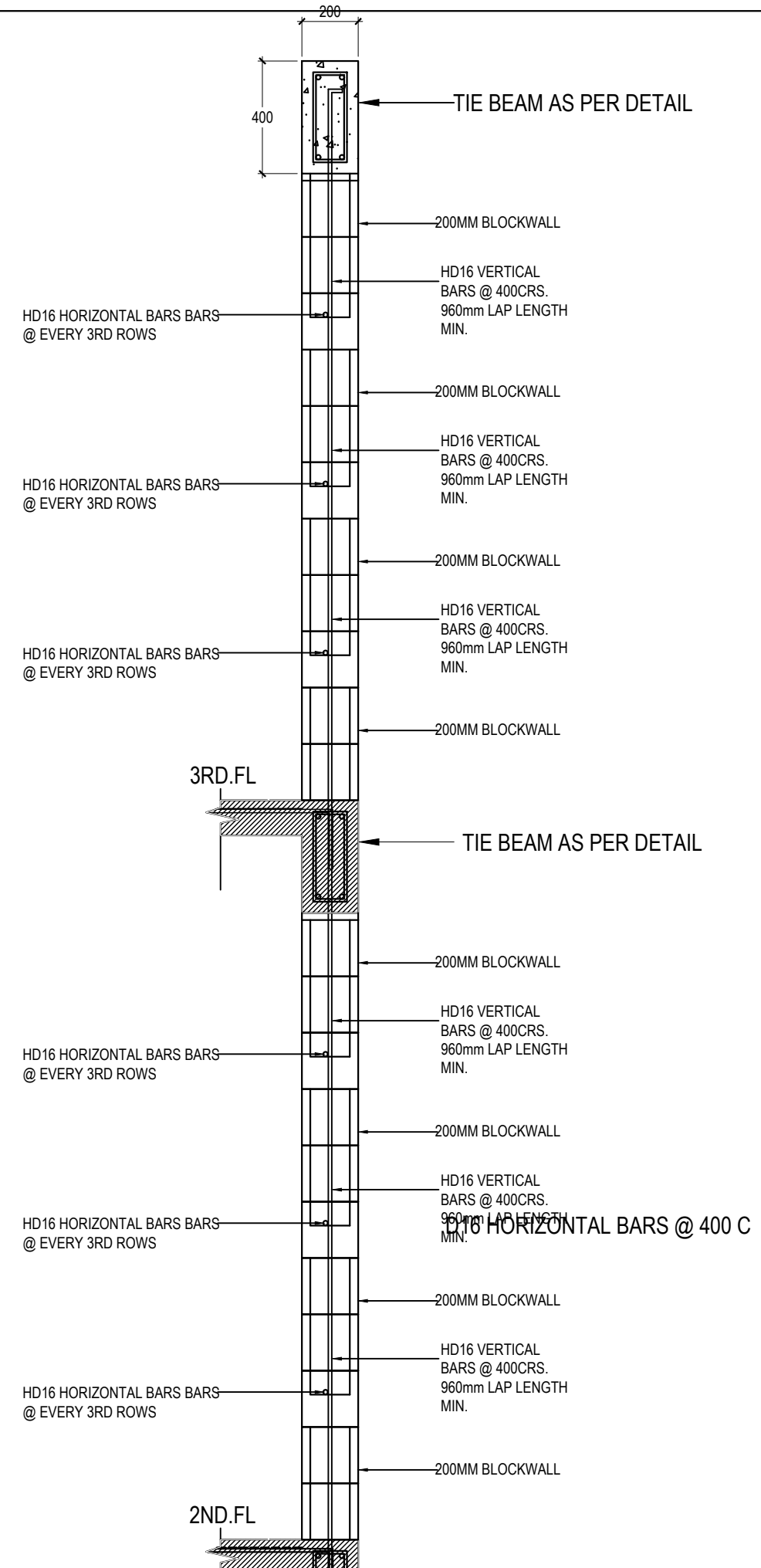
| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
|     |                |            | DATE       | JUNE 2026              |
|     |                |            | SCALE      | 1:20@A3/1:75@A1        |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |

**SHT NO :**

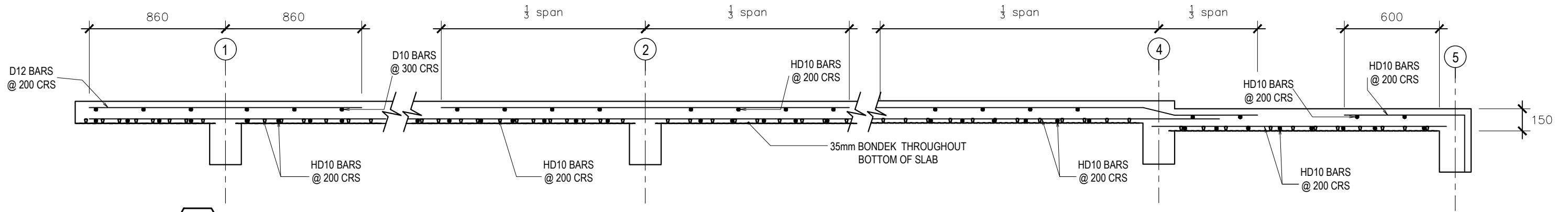
**S10**



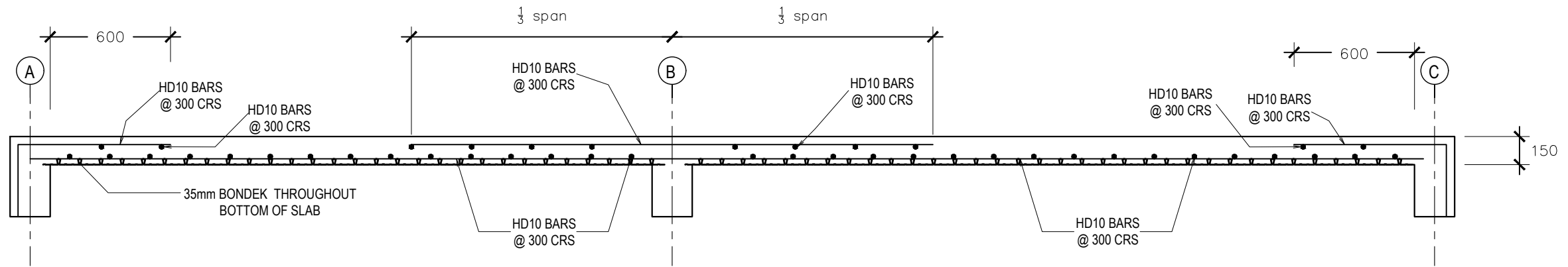
TAIL



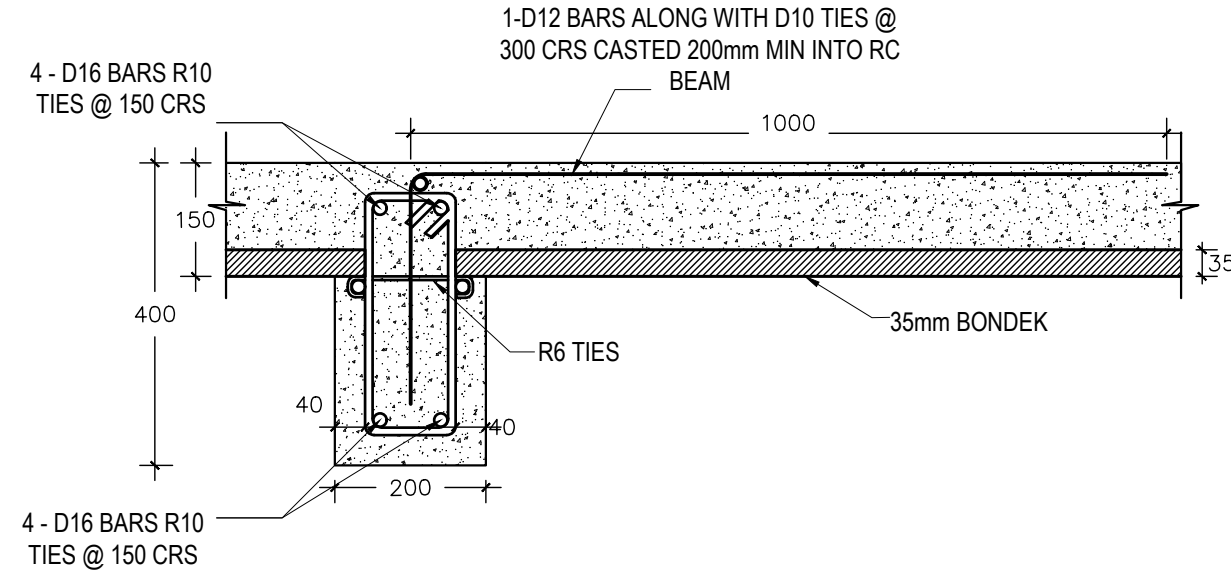
**1**  
S11 **WALL SECTION**  
SCALE : 1:20@A3/1:75@A1



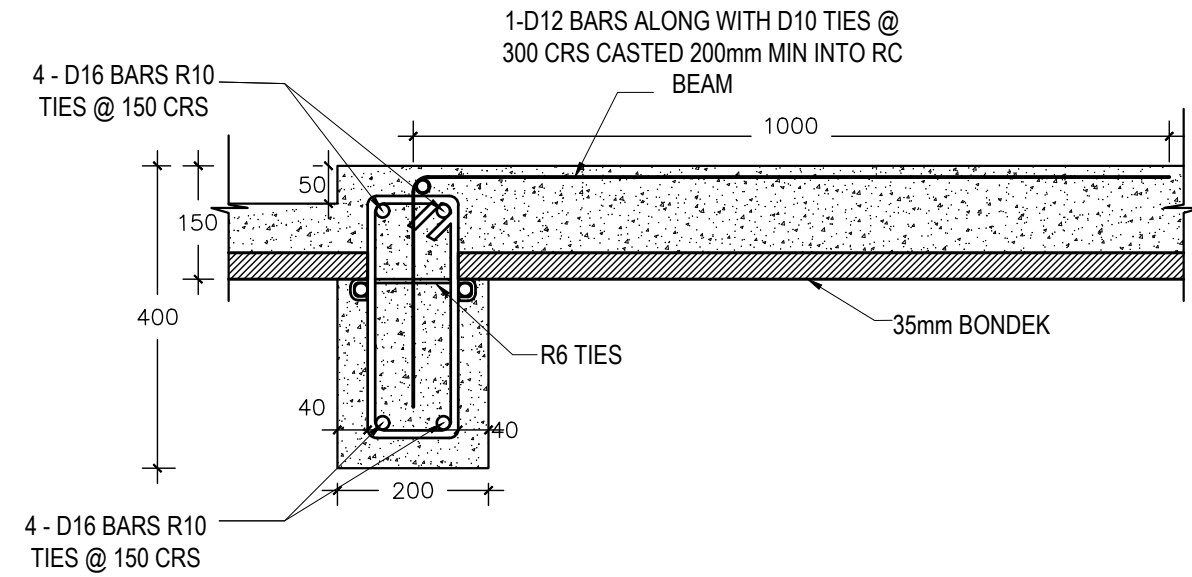
**B** SLAB SECTION DETAIL  
S12 SCALE : 1:25@A3/1:75@A1



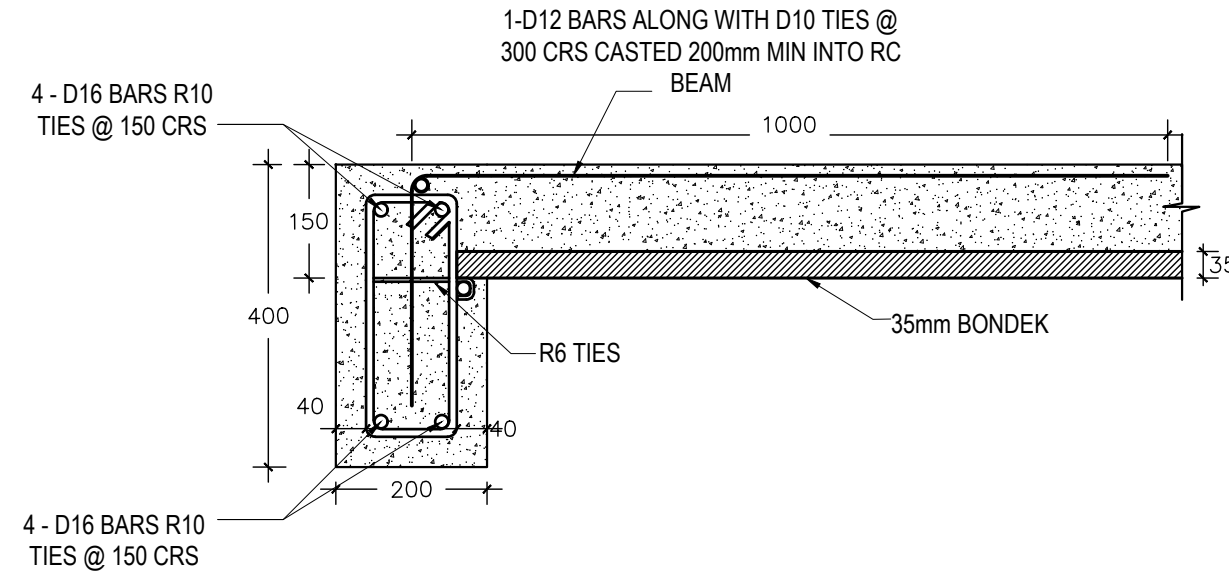
**A** SLAB SECTION DETAIL  
S12 SCALE : 1:25@A3/1:75@A1



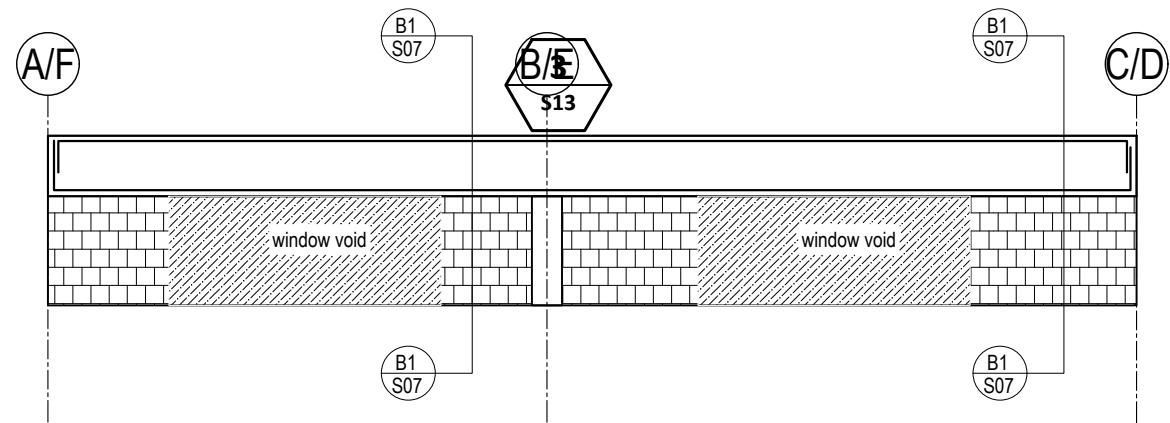
**1 BONDEK SEATING DETAIL**  
S13 SCALE : 1:10@A3/1:75@A1



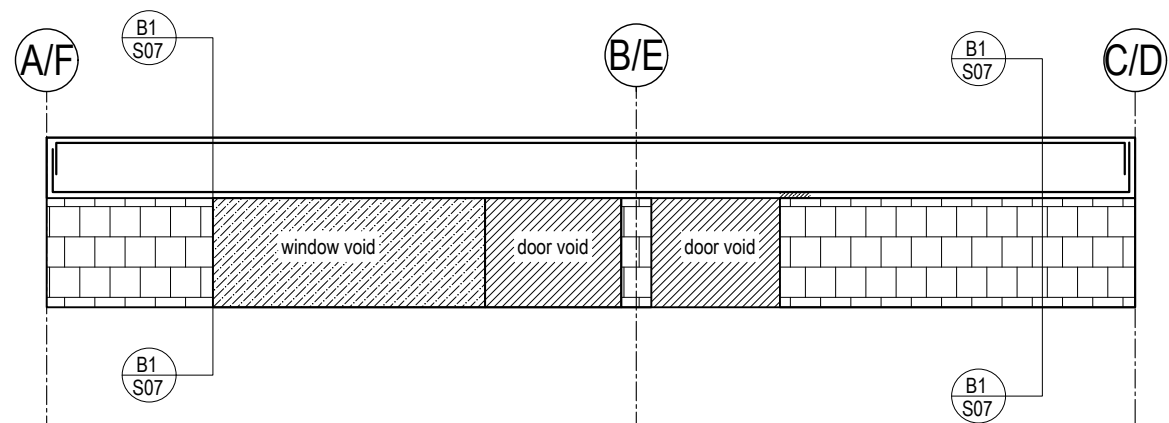
**2 BONDEK FLOOR DROP SEATING DETAIL**  
S13 SCALE : 1:10@A3/1:75@A1



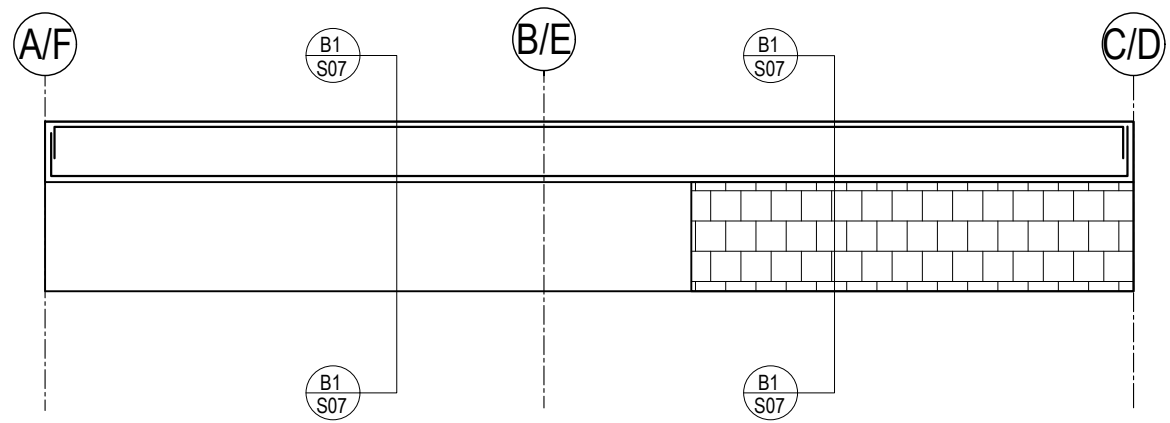
**3 BONDEK SEATING DETAIL**  
S13 SCALE : 1:10@A3/1:75@A1



**1 BEAM REINF. ELEVATION GRID LINE 1**  
S14 SCALE : 1:50@A3/1:75@A1



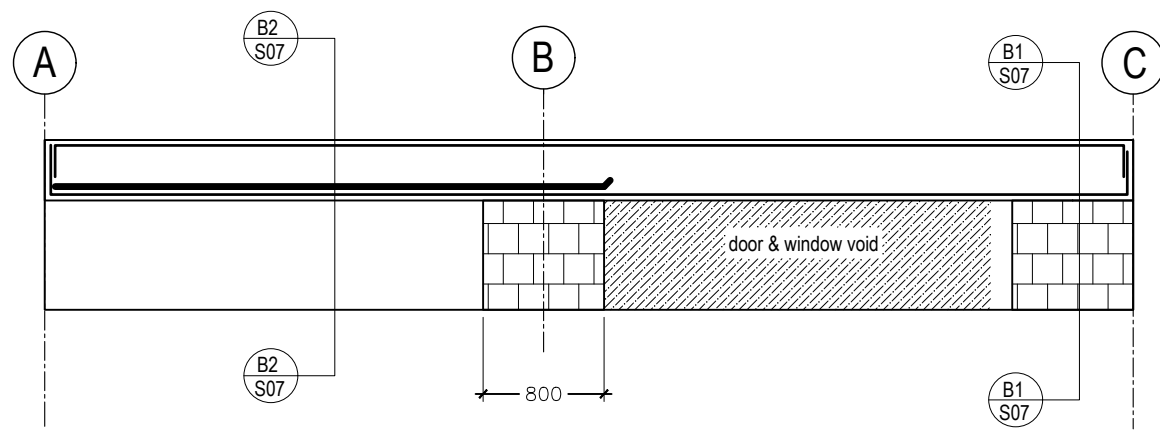
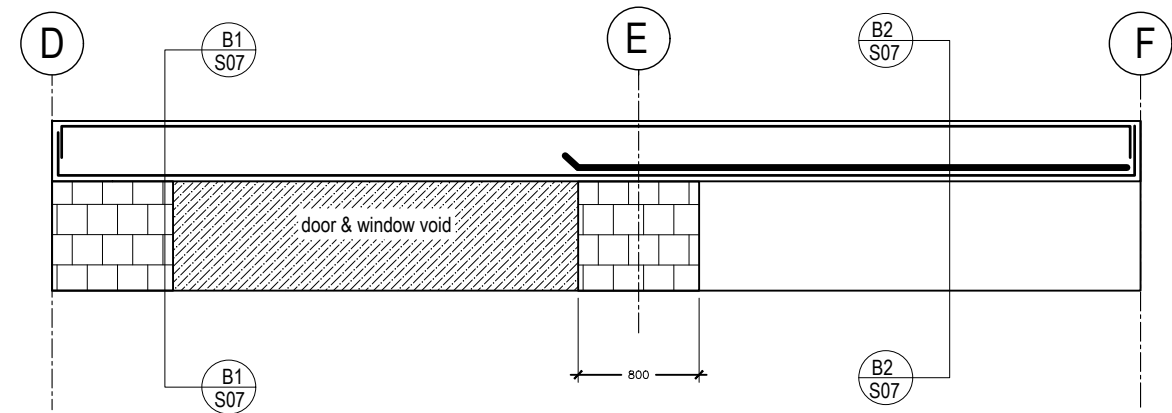
**2 BEAM REINF. ELEVATION GRID LINE 2**  
S14 SCALE : 1:50@A3/1:75@A1



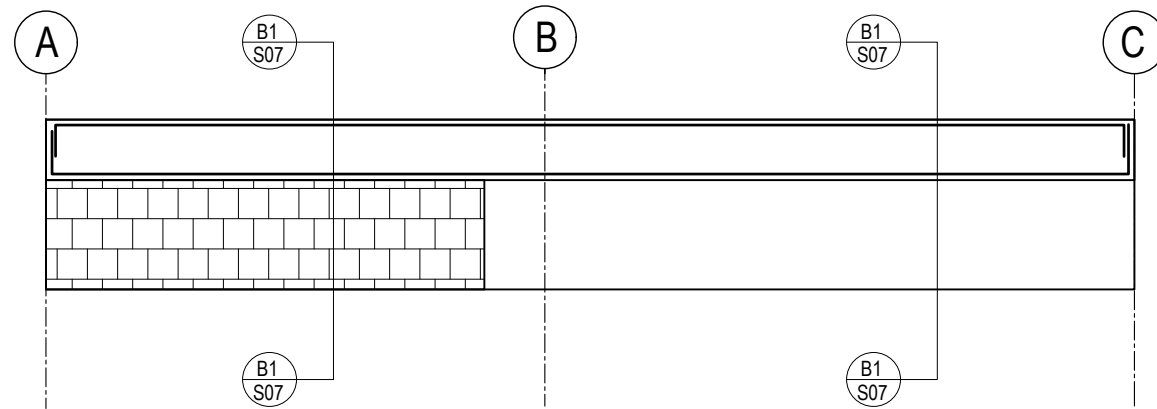
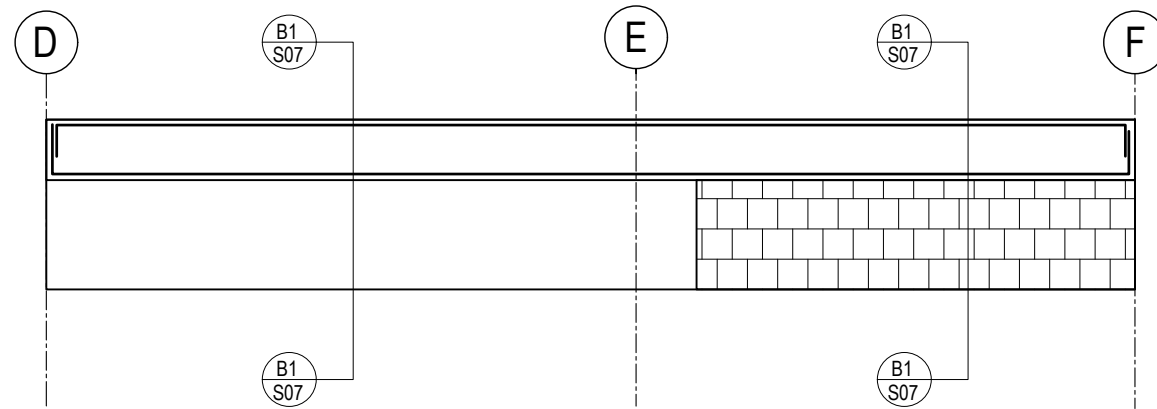
**3 BEAM REINF. ELEVATION GRID LINE 3**  
S14 SCALE : 1:50@A3/1:75@A1

| MEMBER SCHEDULE |             |         |
|-----------------|-------------|---------|
|                 | Description | Size    |
| B1              | RC BEAM     | 400x200 |
| B2              | RC BEAM     | 400x200 |

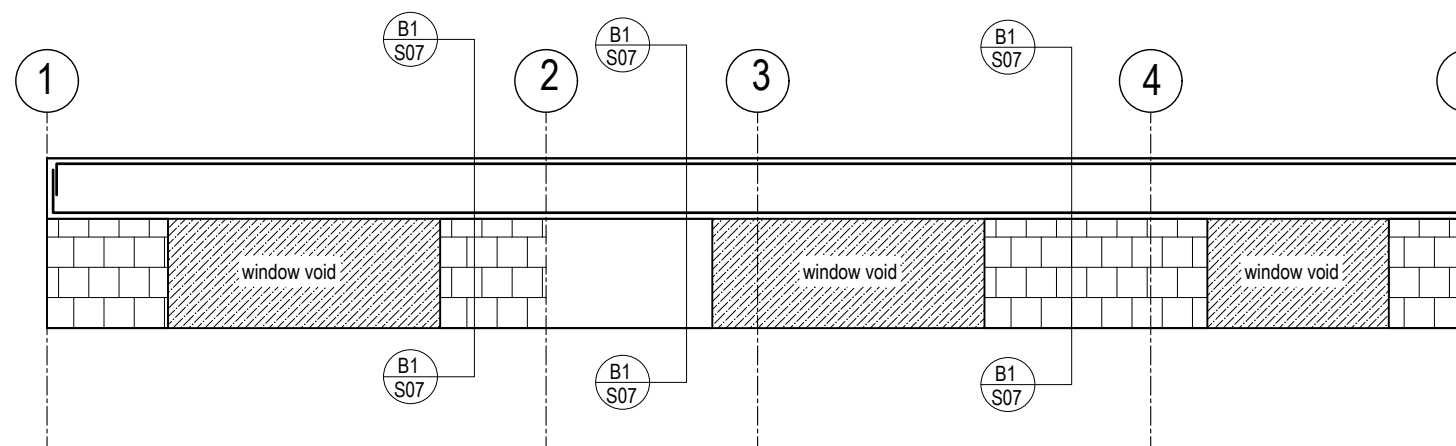
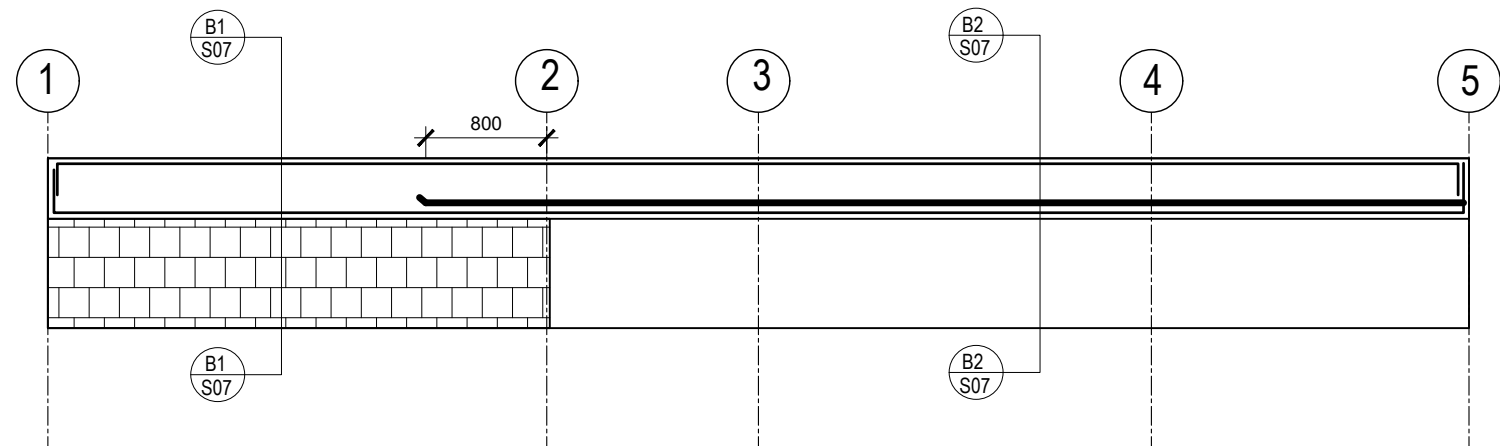
| REV | DESCRIPTION    | DATE       | JOB NO     | --                     |
|-----|----------------|------------|------------|------------------------|
| P1  | APPROVAL ISSUE | 28.08.2026 | DISCIPLINE | ARCHITECTURAL DRAWINGS |
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|     |                |            | SCALE      | 1:50@A3/1:75@A1        |
|     |                |            | DESIGN     | EN / MD                |
|     |                |            | DRAWN      | EN / MD                |



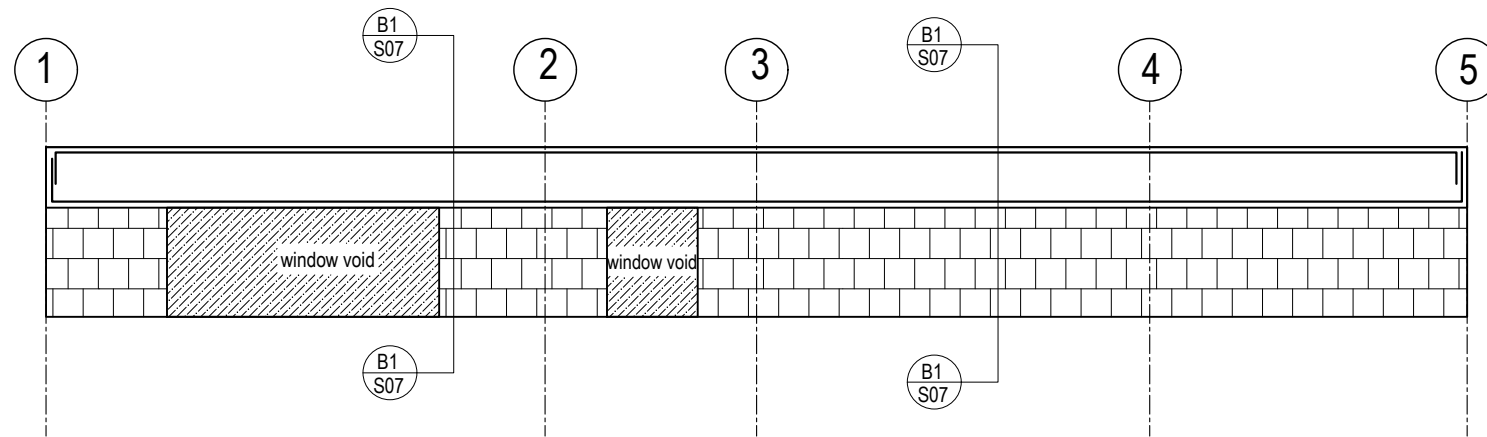
**1 BEAM REINF. ELEVATION ON GRID LINE 4**  
S15 SCALE : 1:150@A3/1:75@A1



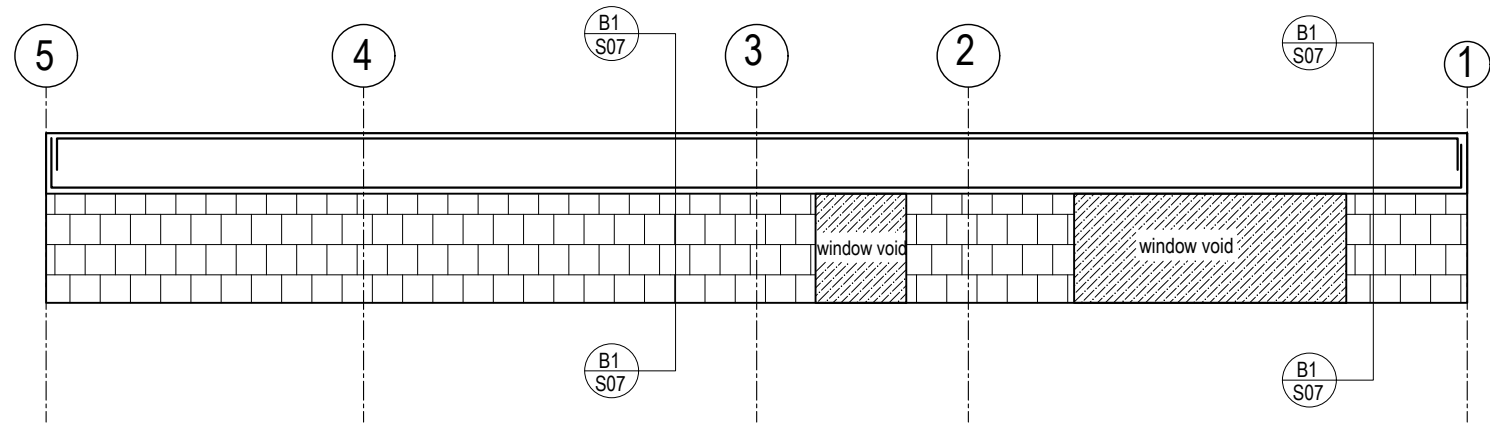
**2 BEAM REINF. ELEVATION ON GRID LINE 5**  
S15 SCALE : 1:150@A3/1:75@A1



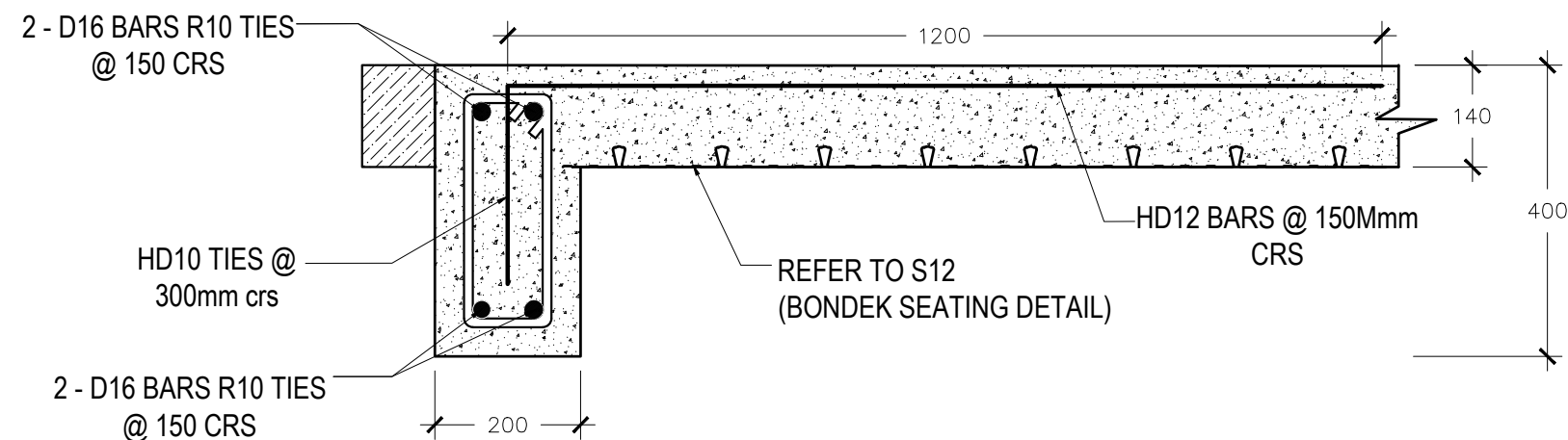
**3 BEAM REINF. ELEVATION ON GRID LINE 6**  
S15 SCALE : 1:150@A3/1:75@A1



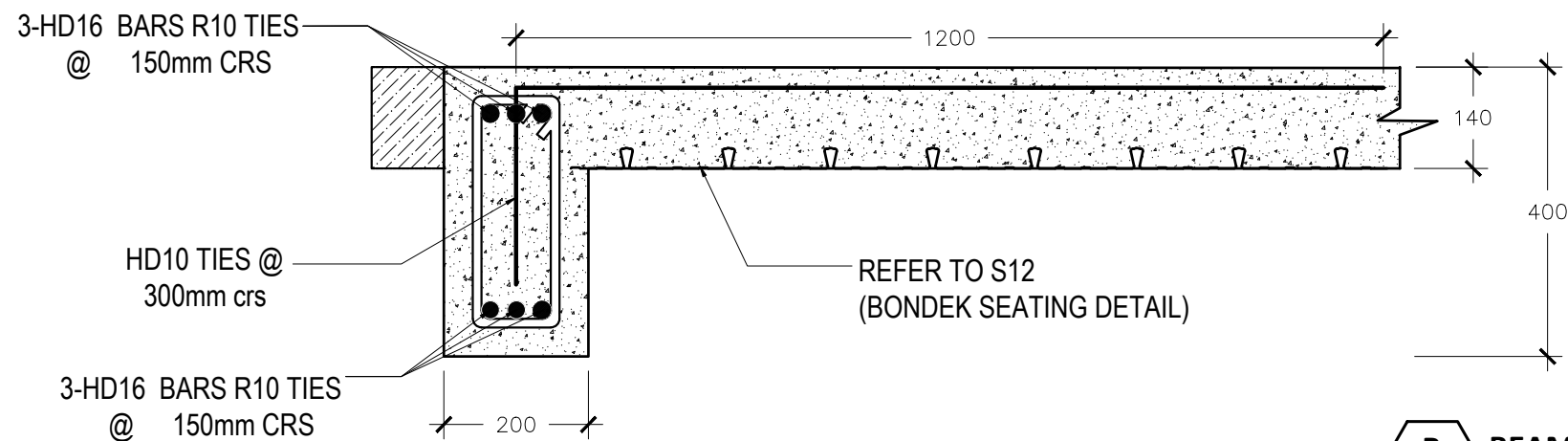
**8 BEAM REINF. ELEVATION ON GRID C**  
S16 SCALE : 1:150@A3/1:75@A1



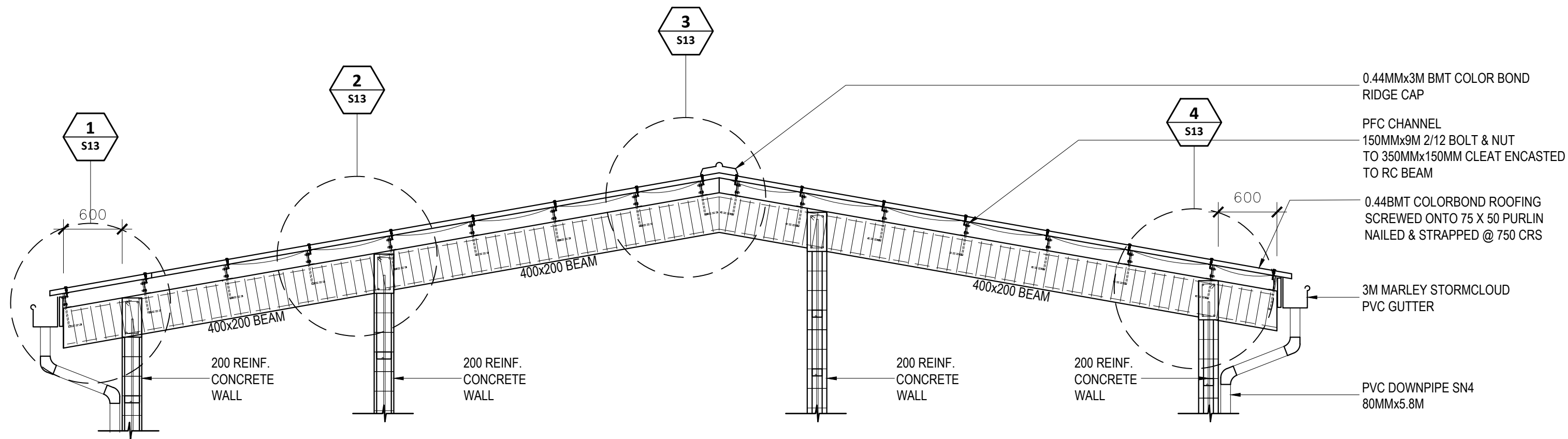
**9 BEAM REINF. ELEVATION ON GRID D**  
S16 SCALE : 1:150@A3/1:75@A1



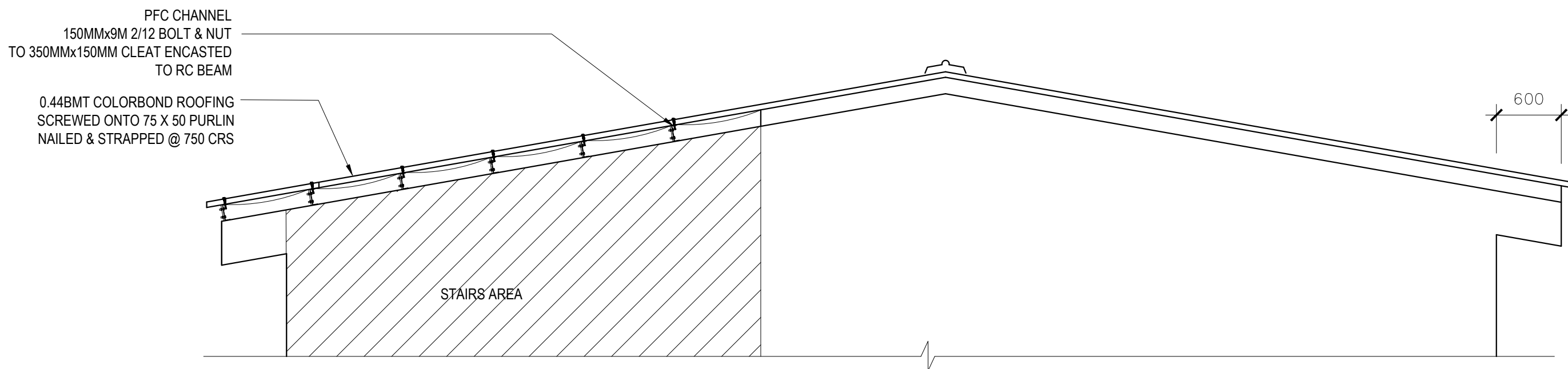
**A BEAM SECTION - B1**  
S16 SCALE : 1:10@A3/1:75@A1



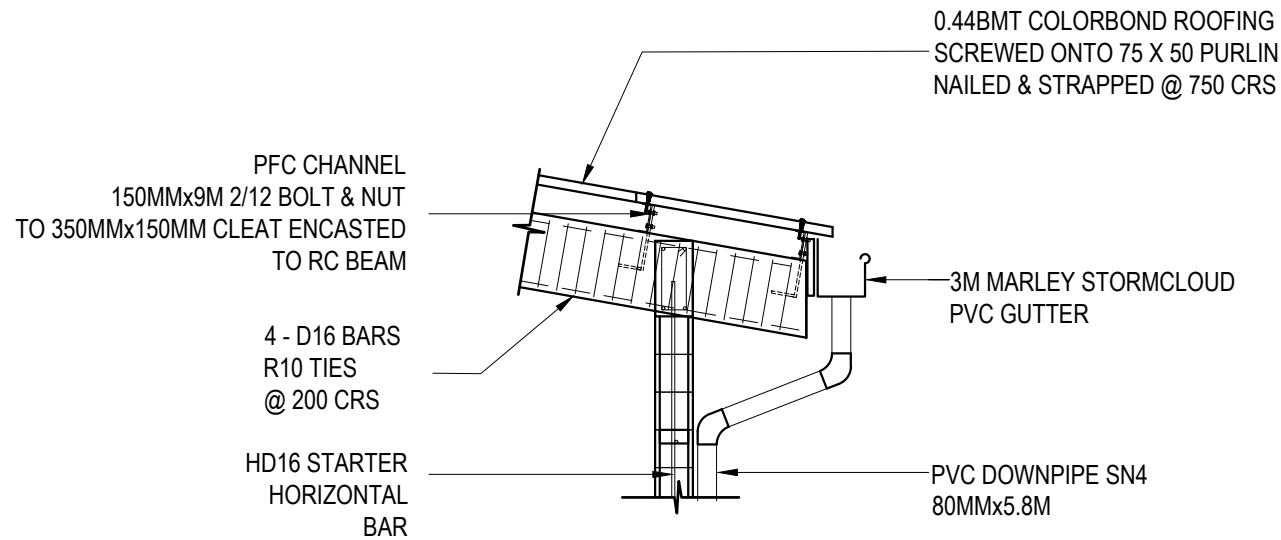
**B BEAM SECTION - B2**  
S16 SCALE : 1:10@A3/1:75@A1



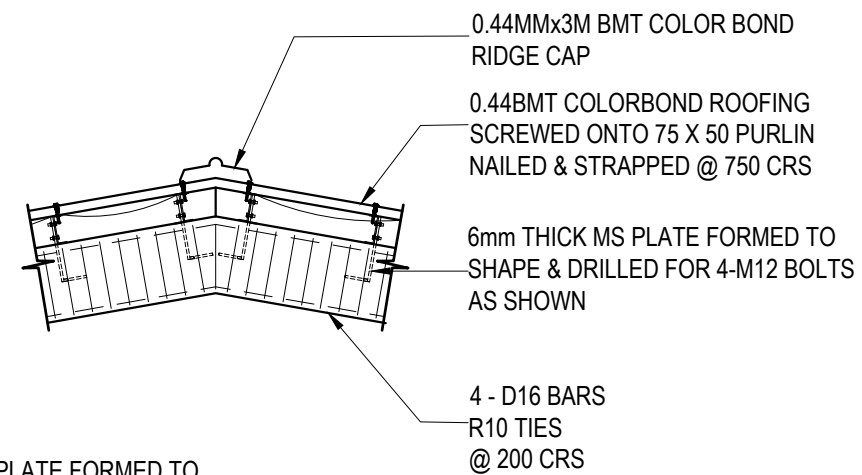
**1 BEAM TO ROOF GRID 1-17 DETAIL**  
S17 SCALE : 1:40@A3/1:75@A1



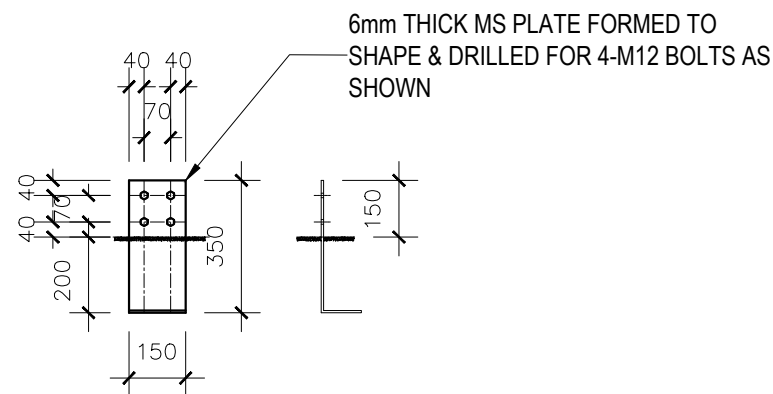
**1 STAIR ROOF SECTION**  
S17 SCALE : 1:40@A3/1:75@A1



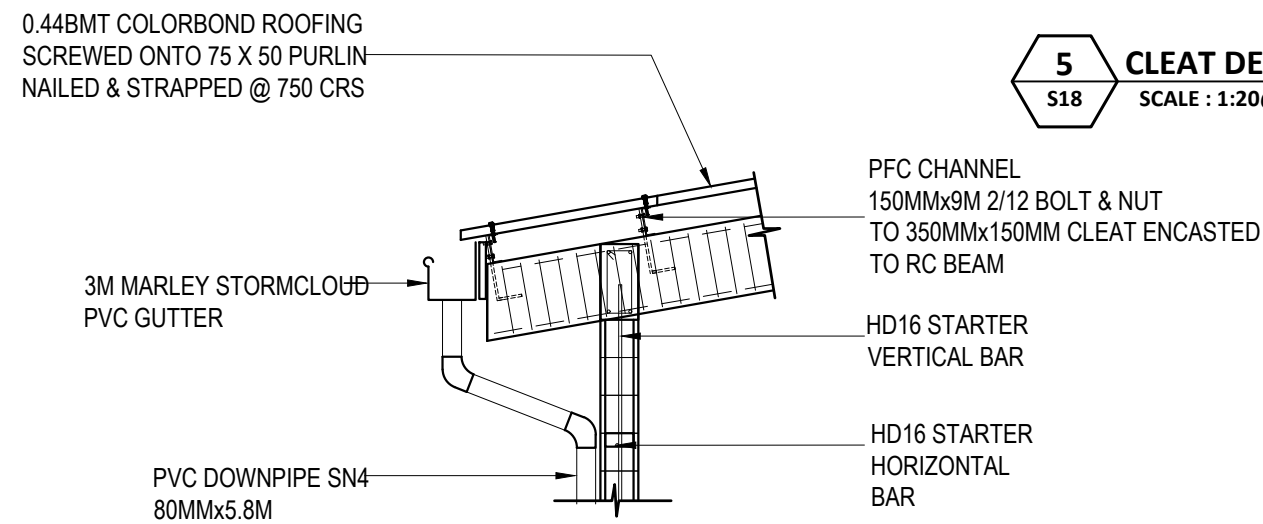
**1 ROOF DETAIL**  
S18 SCALE : 1:40@A3/1:75@A1



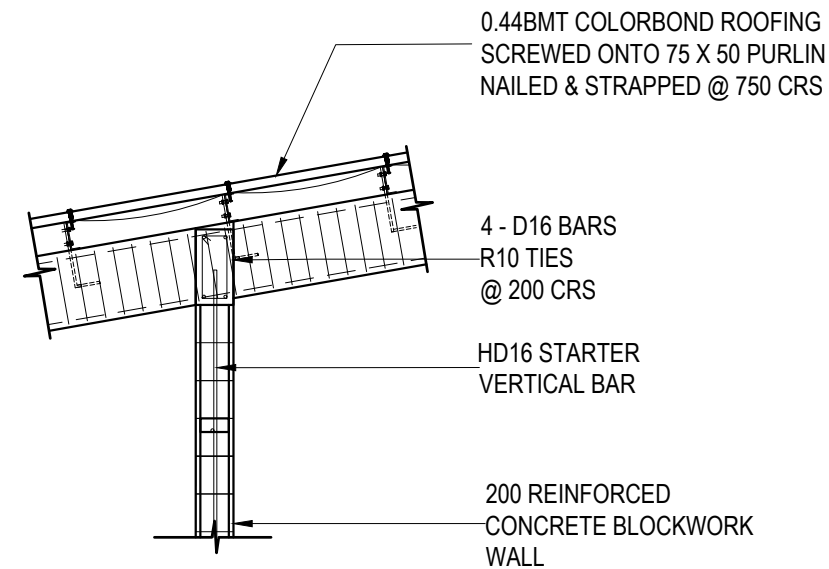
**2 APEX DETAIL**  
S18 SCALE : 1:40@A3/1:75@A1



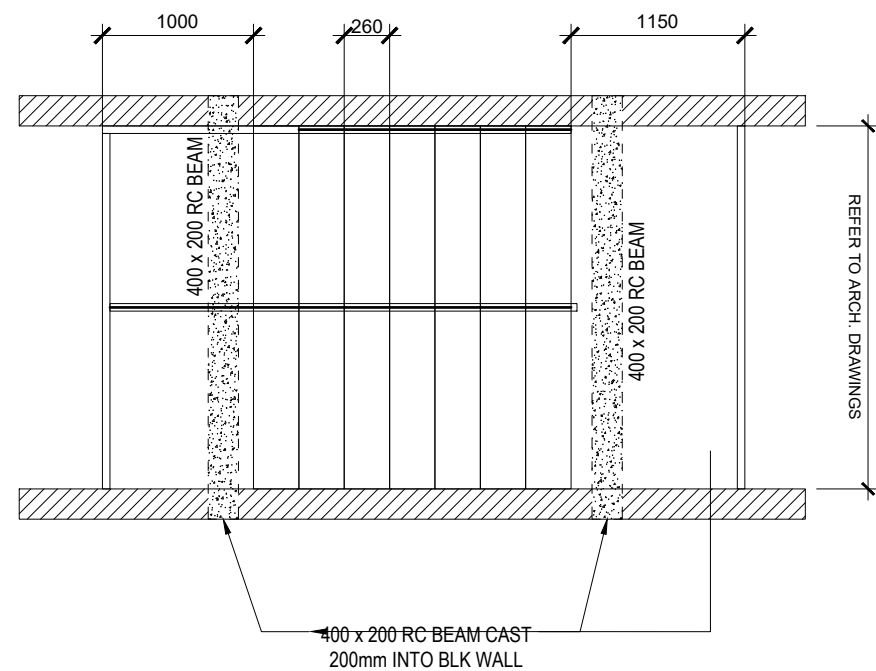
**5 CLEAT DETAIL**  
S18 SCALE : 1:20@A3/1:75@A1



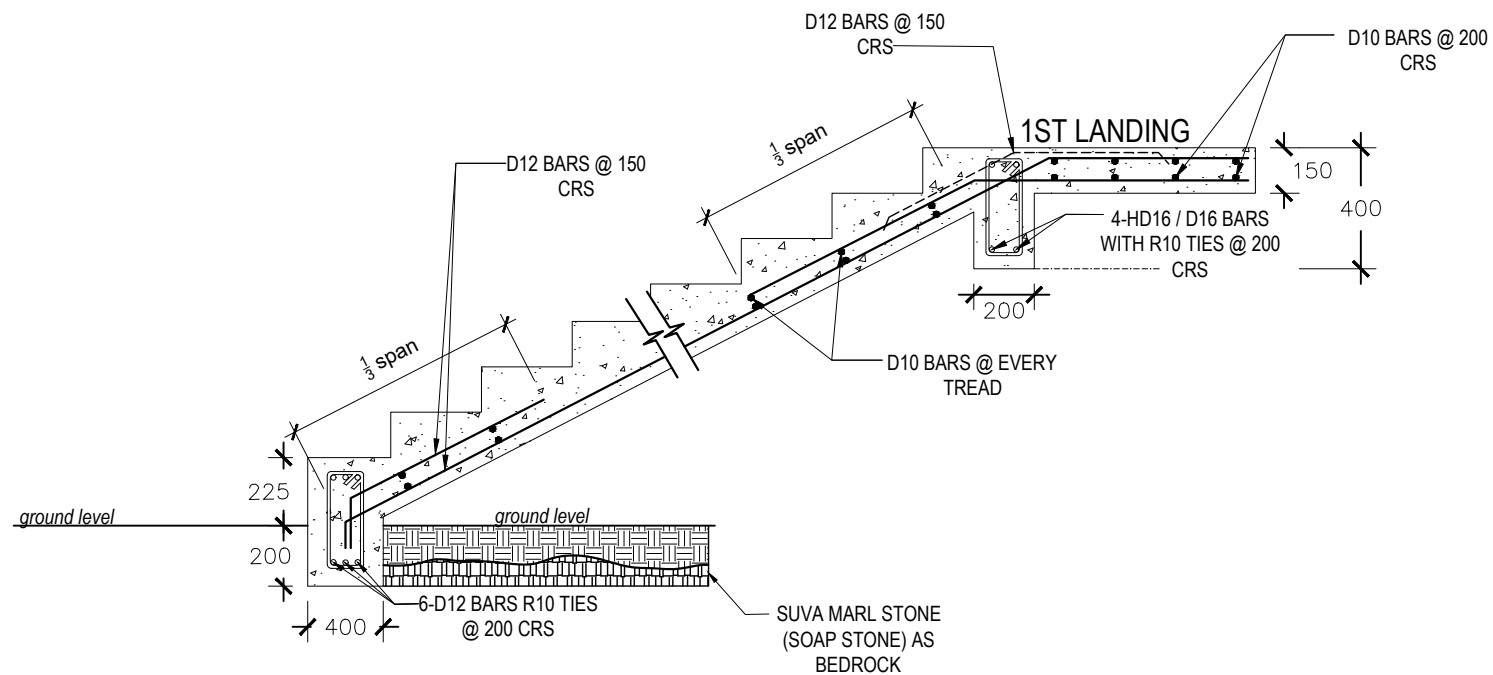
**3 ROOF DETAIL**  
S18 SCALE : 1:40@A3/1:75@A1



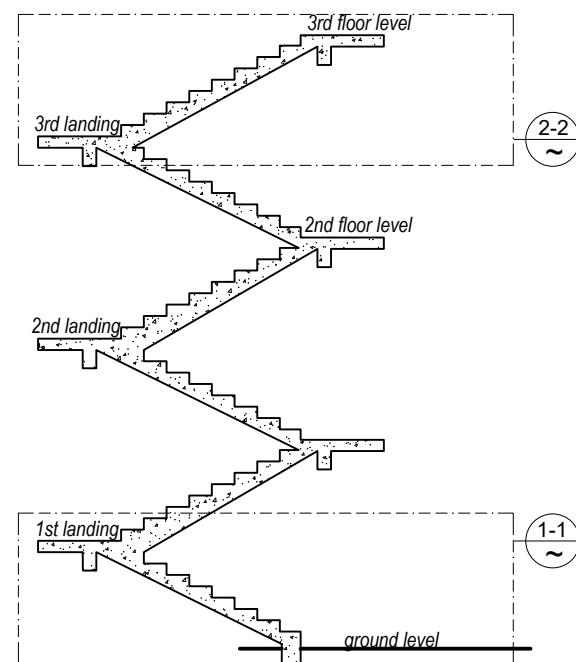
**4 INT WALL BEAM DETAIL**  
S18 SCALE : 1:40@A3/1:75@A1



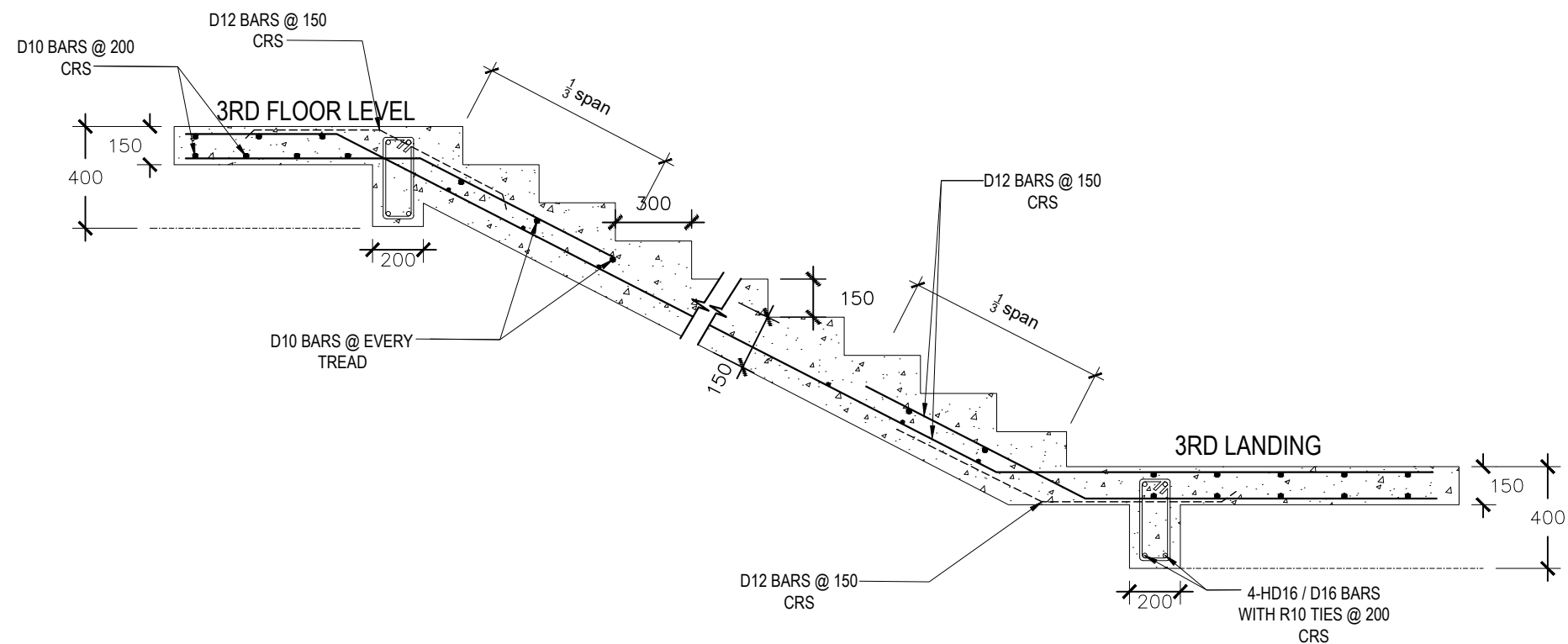
**1 STAIR PLAN**  
S19 SCALE : 1:100@A3/1:75@A1



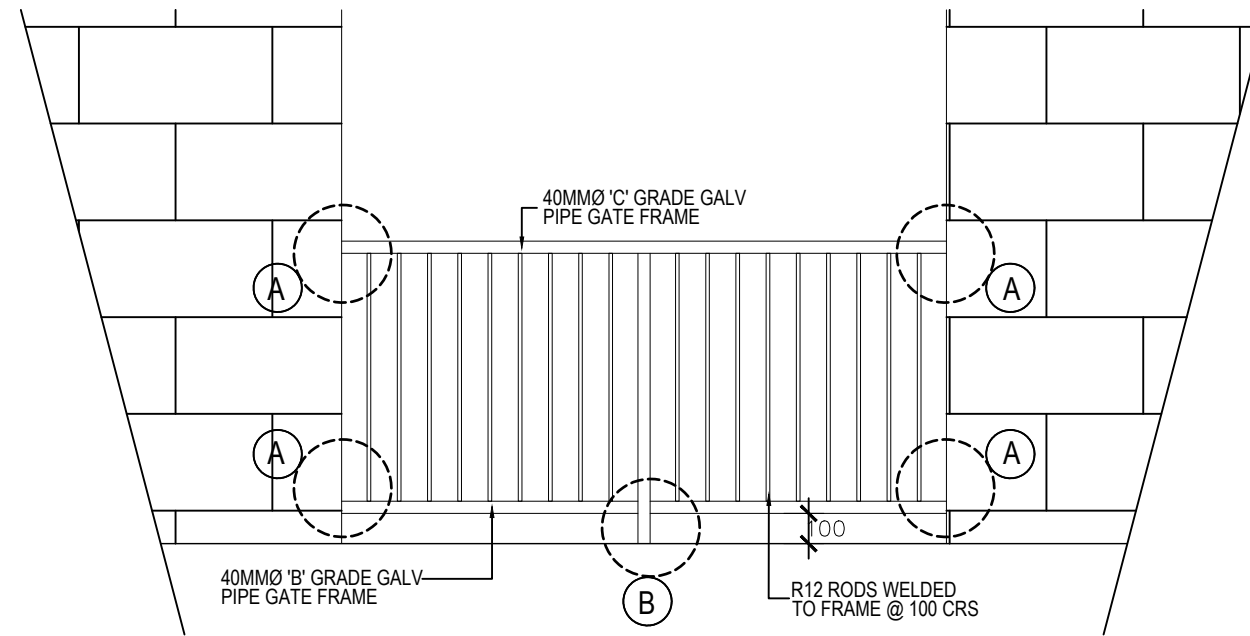
**3 STAIR SECTION - GRD FL TO FIRST LANDING**  
S19 SCALE : 1:100@A3/1:75@A1



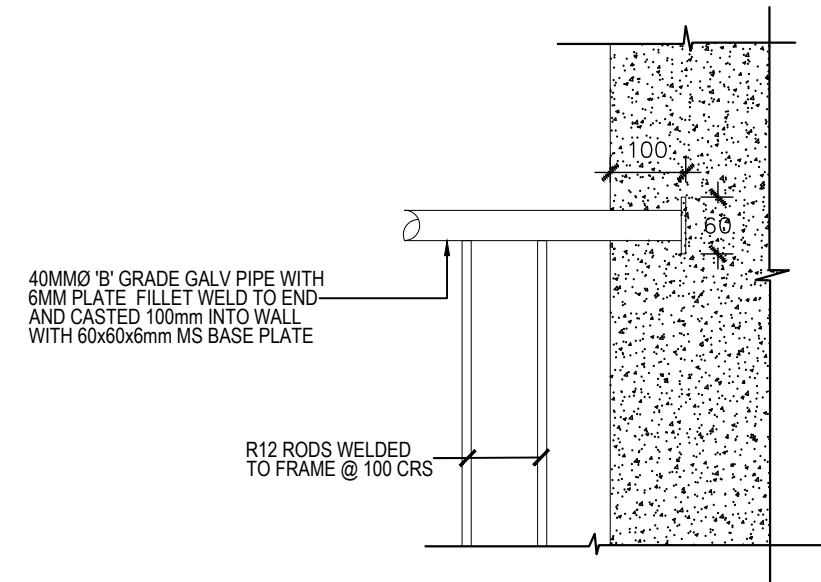
**2 STAIR ELEVATION -A**  
S19 SCALE : 1:100@A3/1:75@A1



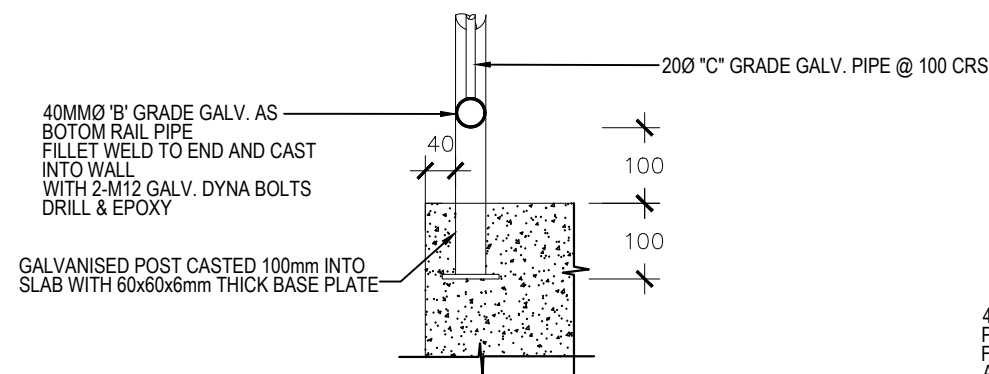
**4 STAIR SECTION-3RD LANDING TO 3RD FLOOR LEVEL**  
S19 SCALE : 1:25@A3/1:75@A1



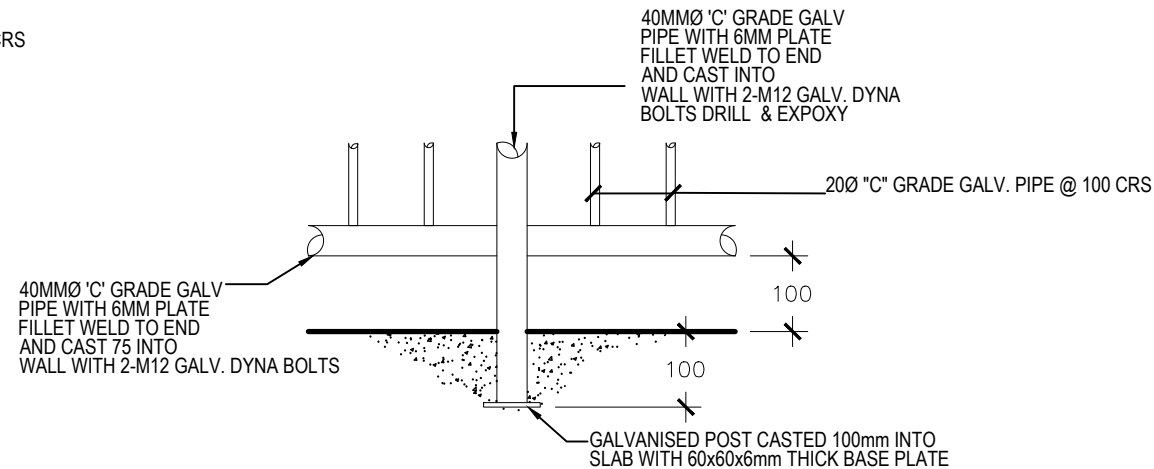
**1 STAIRCASE RAILINGS ELEVATION**  
S20 SCALE : 1:25@A3/1:75@A1



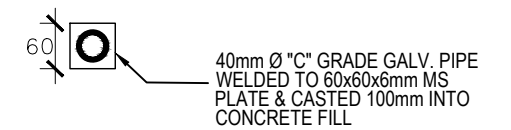
**2 DETAIL -A**  
S20 SCALE : 1:10@A3/1:75@A1



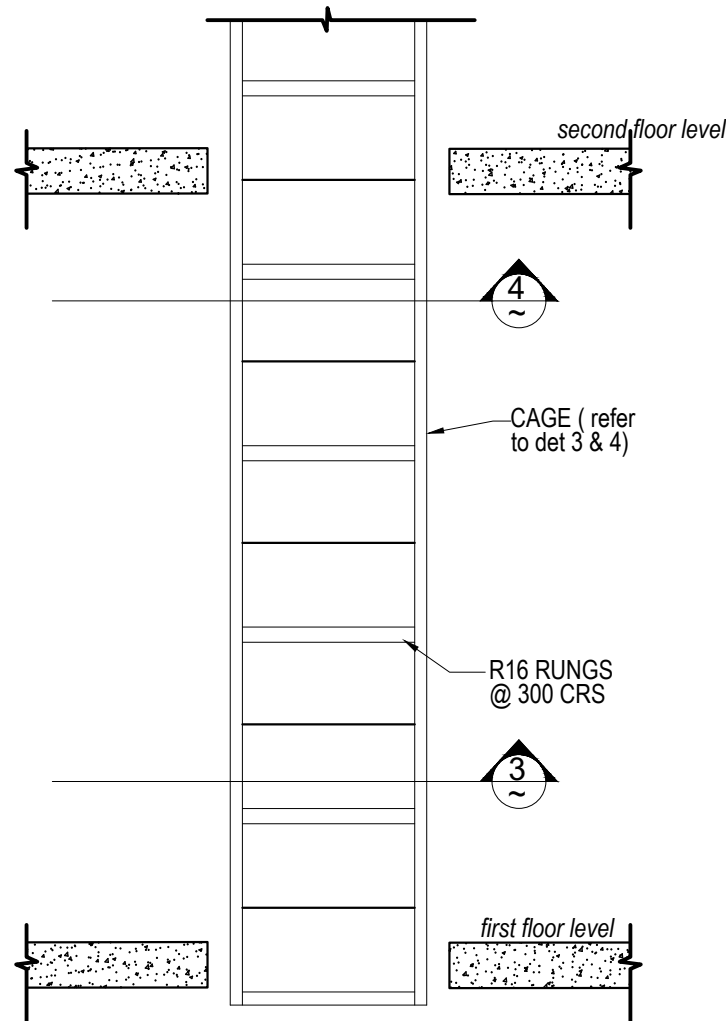
**3 SECTIONAL DETAIL-B**  
S20 SCALE : 1:10@A3/1:75@A1



**4 DETAIL - B**  
S20 SCALE : 1:10@A3/1:75@A1

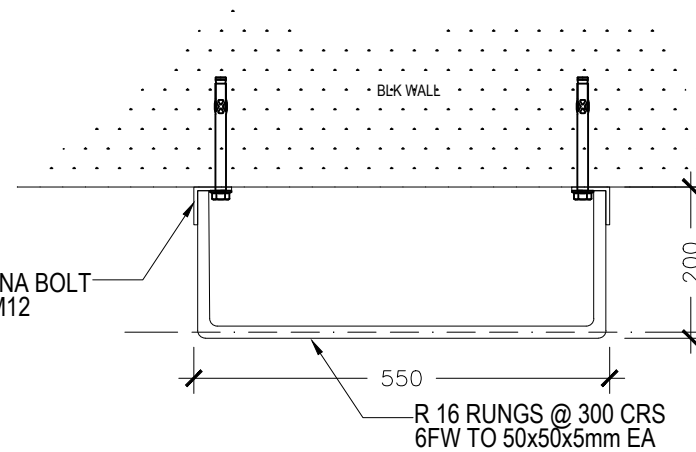


**5 FIXING DETAIL**  
S20 SCALE : 1:10@A3/1:75@A1

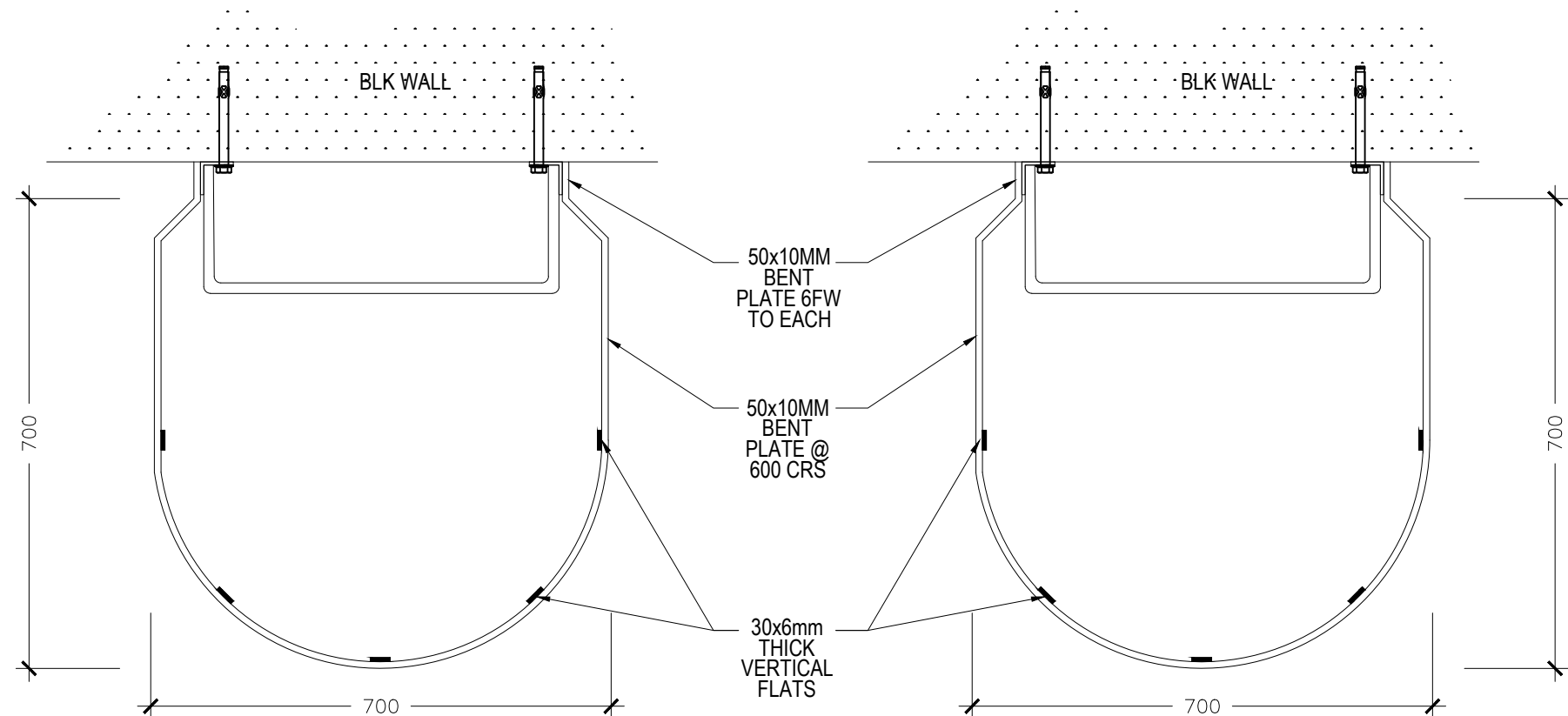


**1 LADDER ELEVATION**  
S21 SCALE : 1:25@A3/1:75@A1

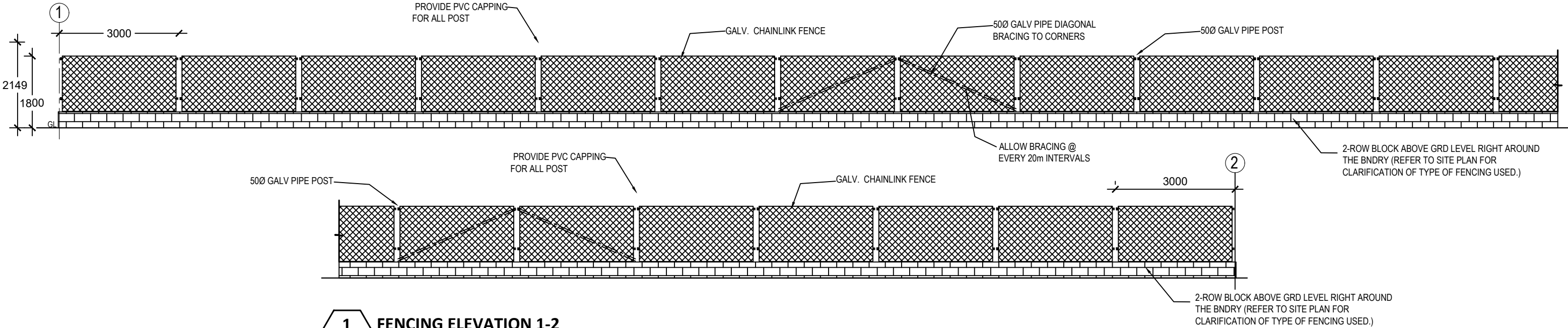
50x50x5mm EACH DYNA BOLT  
TO BLK WALL WITH M12  
D.BOLTS @600 CRS



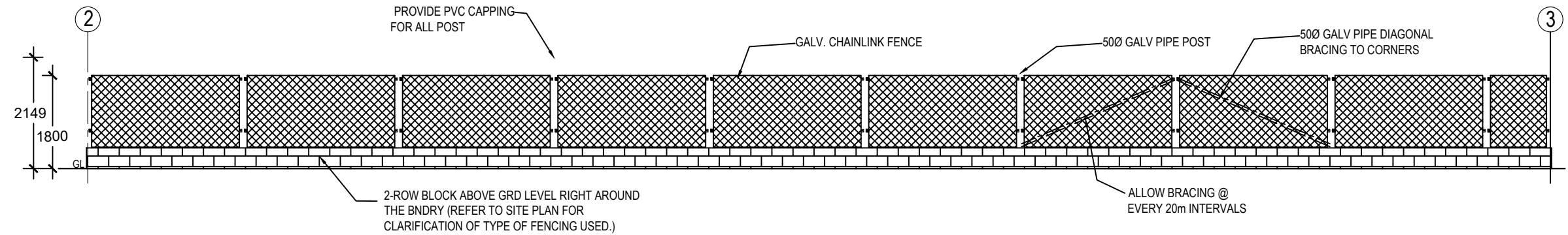
**2 RUNG DETAILS**  
S21 SCALE : 1:10@A3/1:75@A1



**3 CAGE DETAILS**  
S21 SCALE : 1:10@A3/1:75@A1

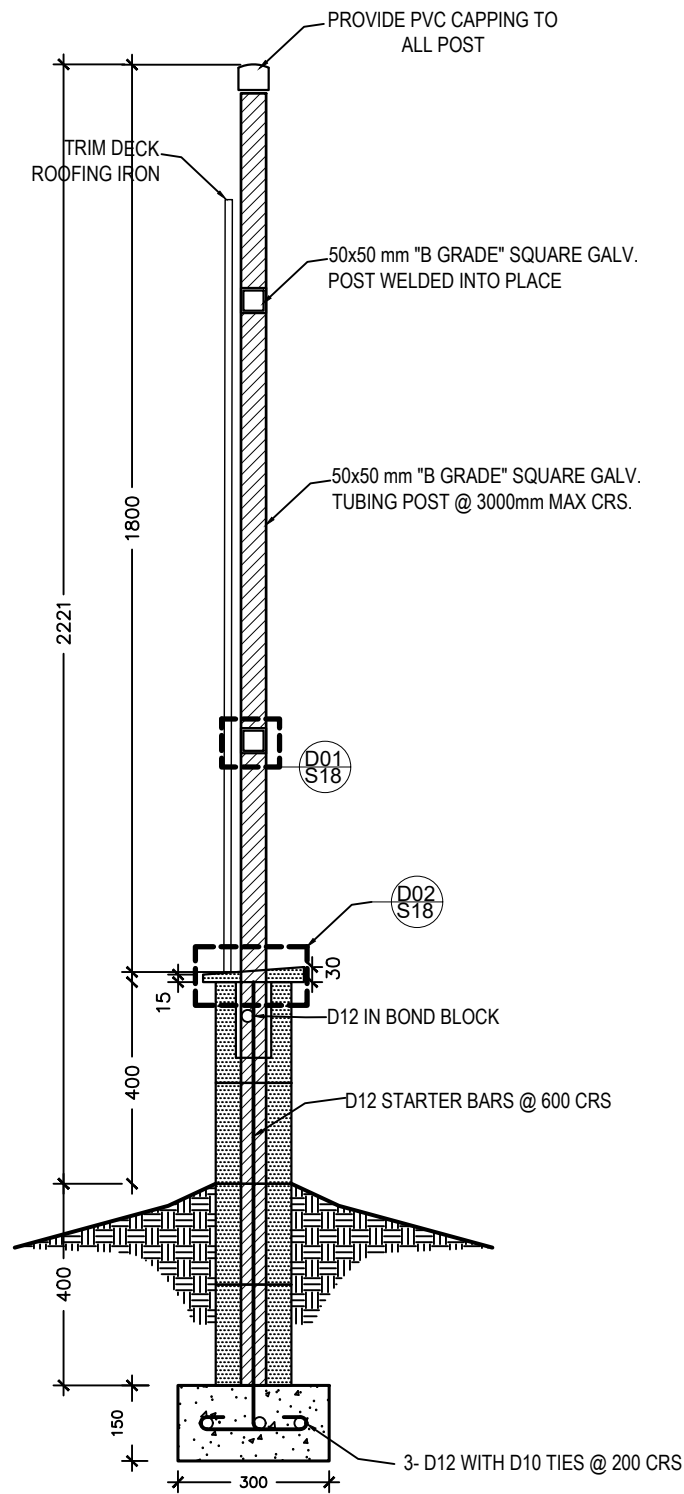


**1 FENCING ELEVATION 1-2**  
F01 SCALE : 1:100@A3/1:75@A1



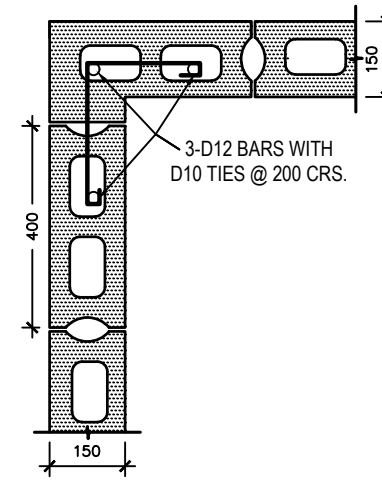
**1 FENCING ELEVATION 3-4**  
F01 SCALE : 1:100@A3/1:75@A1

NOTE:  
1. BOUNDARY FENCE TO HAVE 50mm MINIMUM OFFSET FROM BOUNDARY LINE  
2. REFER TO STRUCTURAL DRAWING SHEET S18 FOR CONSTRUCTION DETAILS  
3. CONFIRM DIMENSION ON SITE

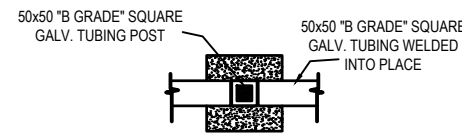


SECTION B-B DETAIL  
SCALE 1:10

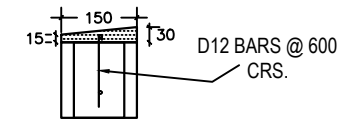
**1** SECTION B-B DETAIL  
S16 SCALE : 1:10@A3/1:75@A1



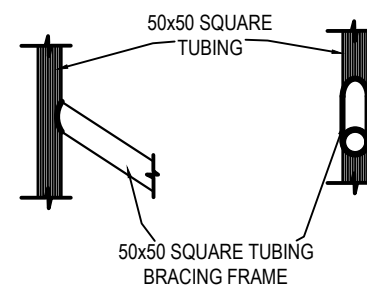
**2** CORNER BINDING DETAIL  
S13 SCALE : 1:10@A3/1:75@A1



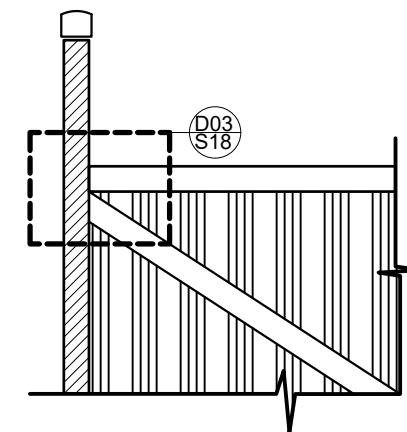
**3** TYPICAL WELDING DETAIL  
S13 SCALE : 1:10@A3/1:75@A1



**4** TYPICAL CAPPING DETAIL  
S13 SCALE : 1:10@A3/1:75@A1



**5** CORNER BRACE DETAIL  
S13 SCALE : 1:10@A3/1:75@A1



CORNER BRACE ELEVATION  
SCALE 1:10

**6** CORNER BRACE DETAIL  
S13 SCALE : 1:10@A3/1:75@A1