

Revision Notes:



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STORE ROOM & PMU  
OFFICE

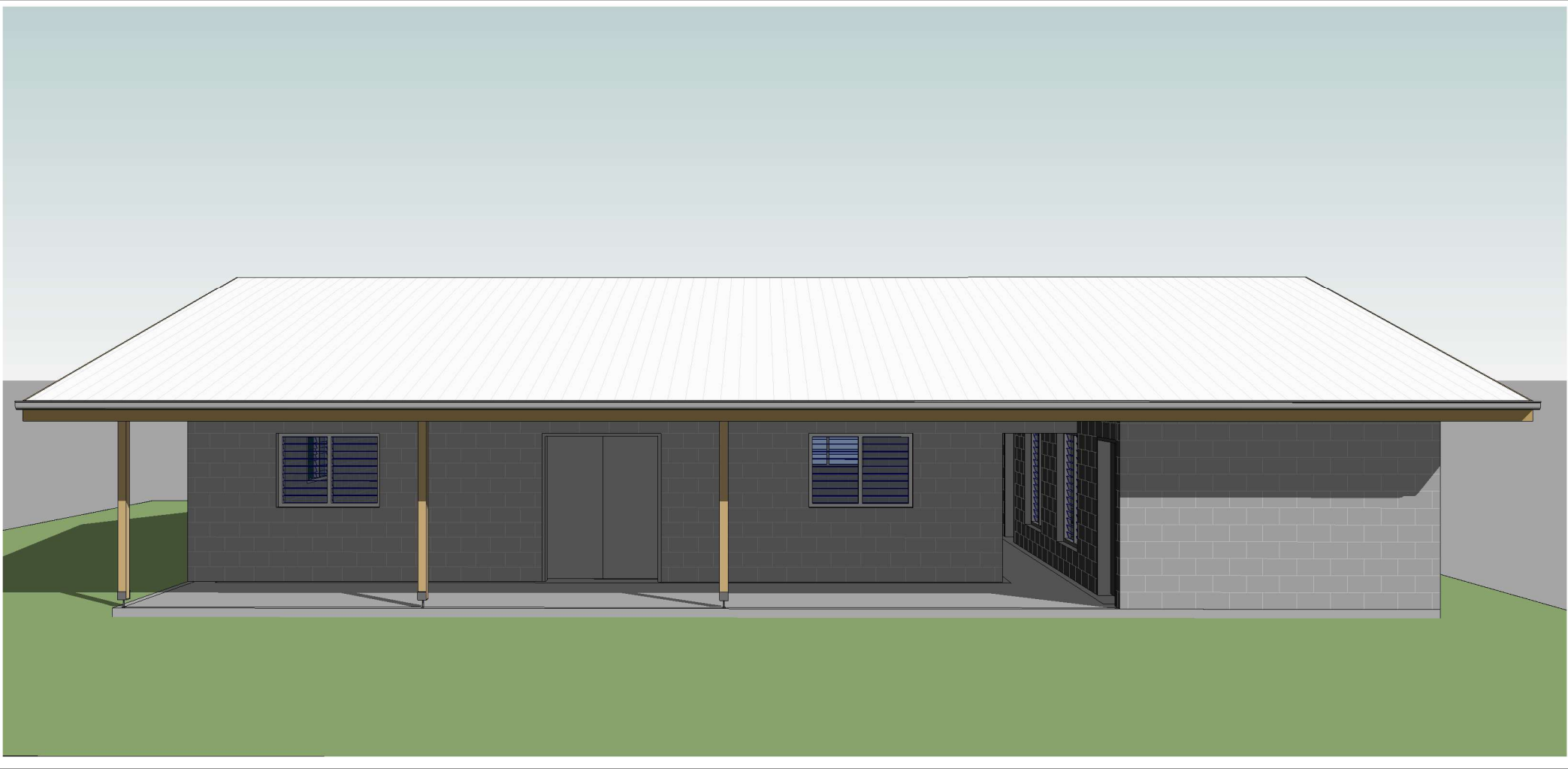
CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
**DESIGN BRIEF**

DRAWN by: Author  
REVIEWED by: Checker  
DATE: 07/11/25  
SCALE:

DRAWING NUMBER: --- ISSUE: workg dwgs





DRAWING LIST

- 000 COVER SHEET
- 001 CONSTRUCTION SPECIFICATION
- A01 SITE
- A02 FLOOR LAYOUT
- A03 FOUNDATION PLAN
- A04 ROOF FRAMING PLAN
- A10 ELECTRICAL PLAN
- A11 PLUMBING PLAN
- A20 ELEVATIONS
- A50 SECTIONS
- A100 ROOF DETAILS
- A101 WALL REINFORCEMENT+FTG
- A102 FOOTING DETAILS & BINDING DETAILS
- A200 OPENING SCHEDULE
- A202 SOAKAWAY PIT & TANK BASE DETAILS
- A203 PLUMBING SCHEMATIC - NON POTABLE WATER
- A204 PLUMBING SCHEMATIC - POTABLE WATER
- A300 3D VIEWS
- SG SG001-SG009 Water & Sanitation Guidelines (6 separate pages)



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STORE ROOM & PMU OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
COVER SHEET

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE:

DRAWING NUMBER: 000  
ISSUE: workg dwgs

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project  
STORE ROOM & PMU OFFICE

client  
SOFF MET

C:\Users\st...lab\OneDrive\Documents\work\work\2025\SOE2504 - Upper Air Station and Warehouse005  
Drawing2 - Store room & PMU Office\SOE2504 - Store Room & PMU Office\_rev2\_260624.rvt

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SPECIFICATION

ALL SETOUT AND CONSTRUCTION DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO STARTING ANY WORKS BY THE CONTRACTOR OR SUB-CONTRACTORS.

REFER ANY DISCREPENCIES TO ARCHITECT FOR RESOLUTION.

ROOF PLUMBING

GUTTERS

colourbond STEEL EAVES GUTTERING. QUAD gutter OR APPROVED EQUIVALENT. screw GUTTER TO TIMBER FASCIA WITH MATCHING GUTTER BRACKETS.  
slope GUTTER TO DOWNPIPES AT A MINIMUM GRADIENT OF 1 IN 400. TEST slope OF GUTTER BY FILLING WITH WATER AND ENSURING WATER FULLY DRAINS TO DOWNPIPES.

DOWNPIPES

100 DIA. UPVC - PAINT FINISH.

ROOFING

STANDARD CORRUGATED STEEL ROOFING - ZINCALUME ZINISH

FIX STEEL ROOFING TO TIMBER ROOFING BATTENS WITH GALVANISED ROOFING SCREWS

RIDGE AND BARGE CAPPINGS

FOLDED STEEL SHEET - ZINCALUME ZINISH

FIX CAPPINGS THROUGH STEEL ROOFING TO TIMBER ROOFING BATTENS WITH GALVANISED ROOFING SCREWS

RAINWATER TANKS

5000 LITRE POLYETHELENE RAINWATER TANK ON BLOCKWORK PLATFORM. PROVIDE ALUMINIUM MESH INSECT SCREEN AT INLET IN TOP OF TANK.

ROOF FRAMING

ALL TIMBER FRAMING SHOULD BE TERMITE TREATED AND COMPLY WITH AS 1684.

TIMBER TRUSSES AND RAFTERS

REFER TO SECTIONS AND DETAILS FOR TRUSSES/RAFTER DESIGN.

BE SURE TO INSTALL ALL BOTTOM CHORD TIES, ROOF BRACING AND TIES TO TOP PLATES.

CEILING BATTENS/NOGGINGS

NAIL FIX 50x50 CEILING BATTENS/NOGGINGS TO UNDERSIDE OF TIMBER TRUSSES AT 600 CENTRES MAX IN BOTH DIRECTIONS.

BLOCKWORK & CONCRETING

CONCRETE BLOCKS

390Lx190Hx140T CONCRETE BLOCKS LAID IN STRETCHER BOND.  
10mm FLUSH JOINTED MORTAR TO SPECIFICATION.  
RUN STRING LINE FOR ALL BLOCKWORK COURSES.  
DO NOT TOOL JOINTS.

CHECK DETAILS FOR INSTALLATION OF REINFORCING.  
BACKFILL HOLLOW BLOCKS WITH GROUT.

BLOCKWORK FINISH

FLUSH JOINTED MORTAR.

MORTAR MIX

1:3  
CEMENT:SAND RATIO

GROUT MIX

1:1:2:4  
WATER:CEMENT:SAND:AGGREGATE (10mm) RATIO

USE AT LEAST 300KG OF CEMENT PER CUBIC METRE OF CONCRETE.

CONCRETE MIX

0.75:1:2:4  
WATER:CEMENT:SAND:AGGREGATE (20mm) RATIO

LAY CONCRETE SLAB OVER BLACK PLASTIC SHEETING, 50mm SAND BLINDING AND 150mm COMPACTED HARDCORE

REINFORCING

ALL STEEL REINFORCING TO BE MINIMUM GRADE 300MPa

LININGS AND TRIM

CEILING LINING

standard construction PLYWOOD SHEETS NAILED TO CEILING BATTENS AT 300 CENTRES IN CENTRE OF SHEET AND AT 150 CENTRES AT SHEET EDGES.

ARCHITRAVES, SKIRTINGS AND CORNICE TRIMS

40x15mm DRESSED PINE & PAINT FINISH.

EXTERNAL MATERIALS

blockwork  
BAGGED AND PAINTED CONCRETE BLOCKS

INTERNAL FINISHES

concrete  
CONCRETE FLOOR. BROOM FINISH.

floor tile  
ceramic FLOOR TILE any size suits

wall tile  
ceramic WALL TILE (UP TO 1200mm AT TOILET WET AREAS)

non slip tile  
SELECTED NON SLIP TILES AT TOILET WET AREAS

EXTERNAL PAINTING

WINDOW FRAMES AND FASCIA  
1 COAT 1 STEP OIL BASED PRIMER SEALER UNDERCOAT  
2 COATS OF SEMI-GLOSS ENAMEL  
COLOUR: TO BE SELECTED

INTERNAL PAINTING

INTERNAL WALLS AND CEILINGS  
1 COAT SEALER  
2 COATS WASH AND WEAR LOW SHEEN  
COLOUR: SELECTED WHITE

TRIMS (SKIRTINGS, ARCHITRAVES, INTERNAL DOORS & FRAMES)  
1 COAT 1 STEP OIL BASED PRIMER SEALER UNDERCOAT  
2 COATS OF SEMI-GLOSS ENAMEL  
COLOUR: SELECTED WHITE

WINDOW FRAMES  
1 COAT 1 STEP OIL BASED PRIMER SEALER UNDERCOAT  
2 COATS OF SEMI-GLOSS ENAMEL  
COLOUR: TO BE SELECTED

ONLY PREMIUM QUALITY PAINTS TO BE USED



STORE ROOM & PMU OFFICE

CLIENT: SOFF MET

PROJECT NO: SOE2504

DWG TITLE:

CONSTRUCTION SPECIFICATION

DRAWN by: TTEBAU

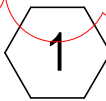
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SCALE: 1 : 20

DRAWING NUMBER: 001

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SITE

Scale: 1 : 1000

Revision Notes:	
1 revised details	16/12/2025



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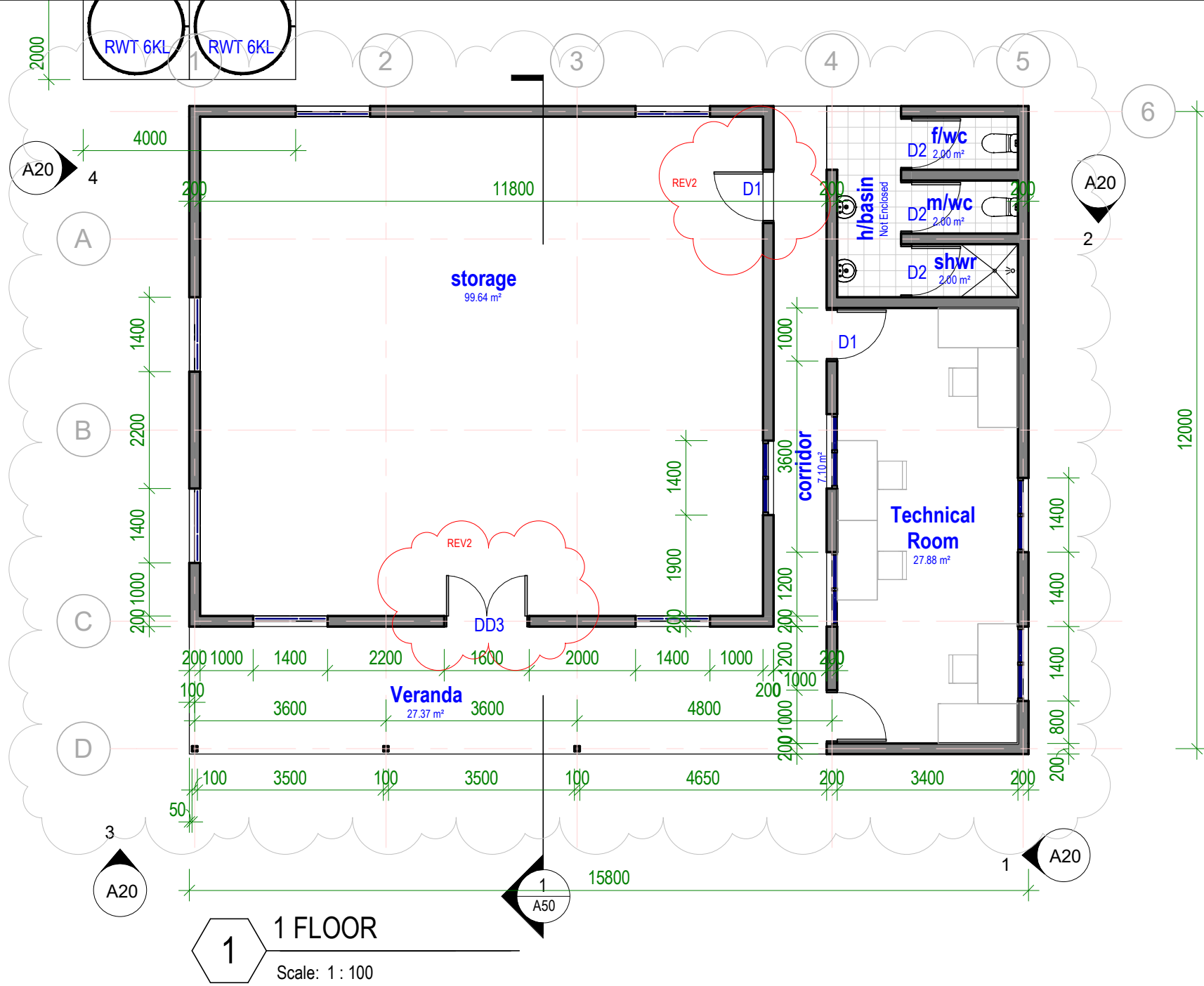
STORE ROOM & PMU  
OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
SITE

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 1000

DRAWING NUMBER: A01  
ISSUE: workg dwgs



LEGEND

Revision Notes:

1 revised details	16/12/2025
2 extended width, revised doors, services etc.	12/5/2026



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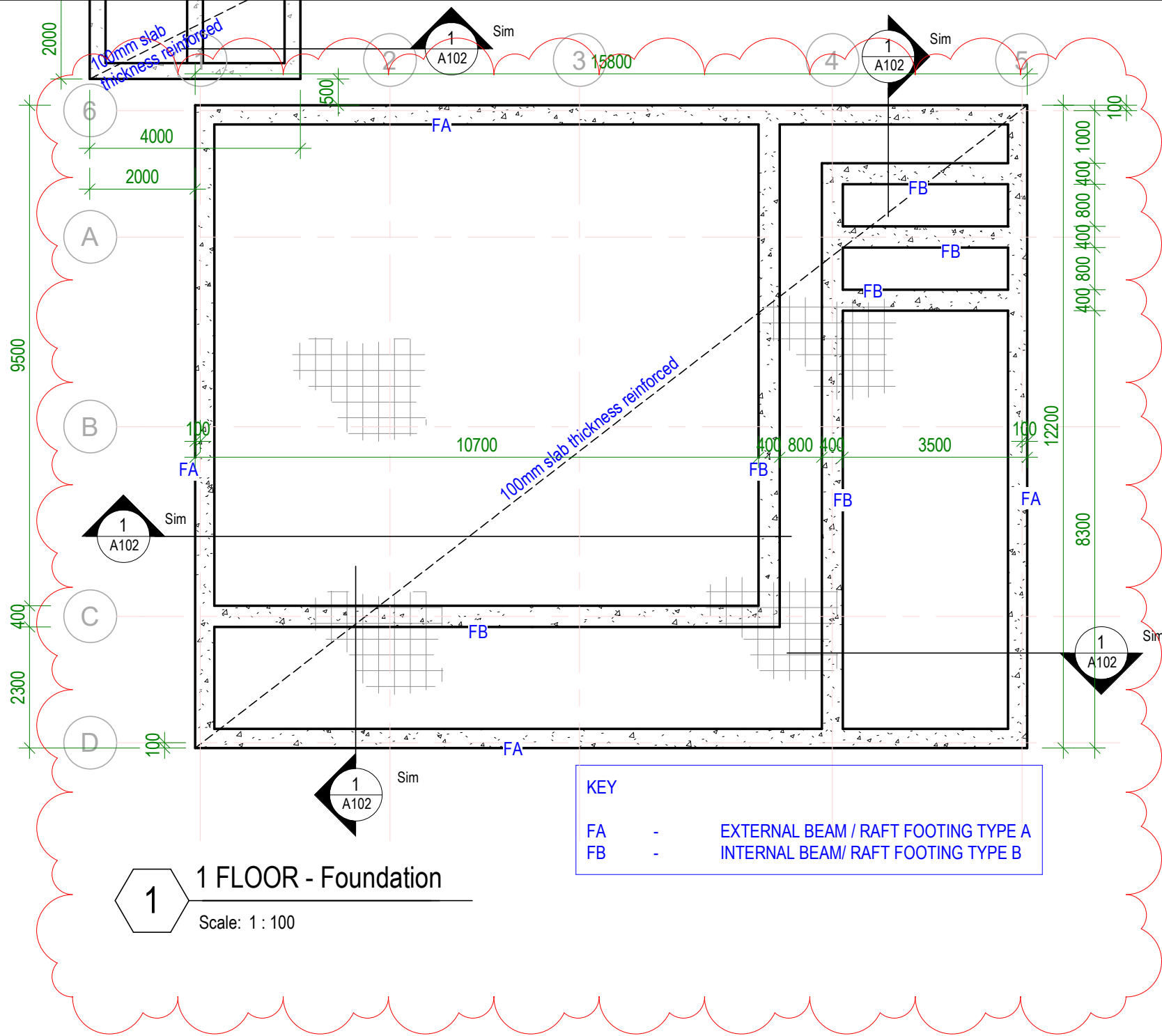
CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
FLOOR LAYOUT

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 100

DRAWING NUMBER: A02  
ISSUE: workg dwgs





**1** 1 FLOOR - Foundation  
Scale: 1 : 100

KEY		
FA	-	EXTERNAL BEAM / RAFT FOOTING TYPE A
FB	-	INTERNAL BEAM/ RAFT FOOTING TYPE B

Revision Notes:

1 revised details

16/12/2025



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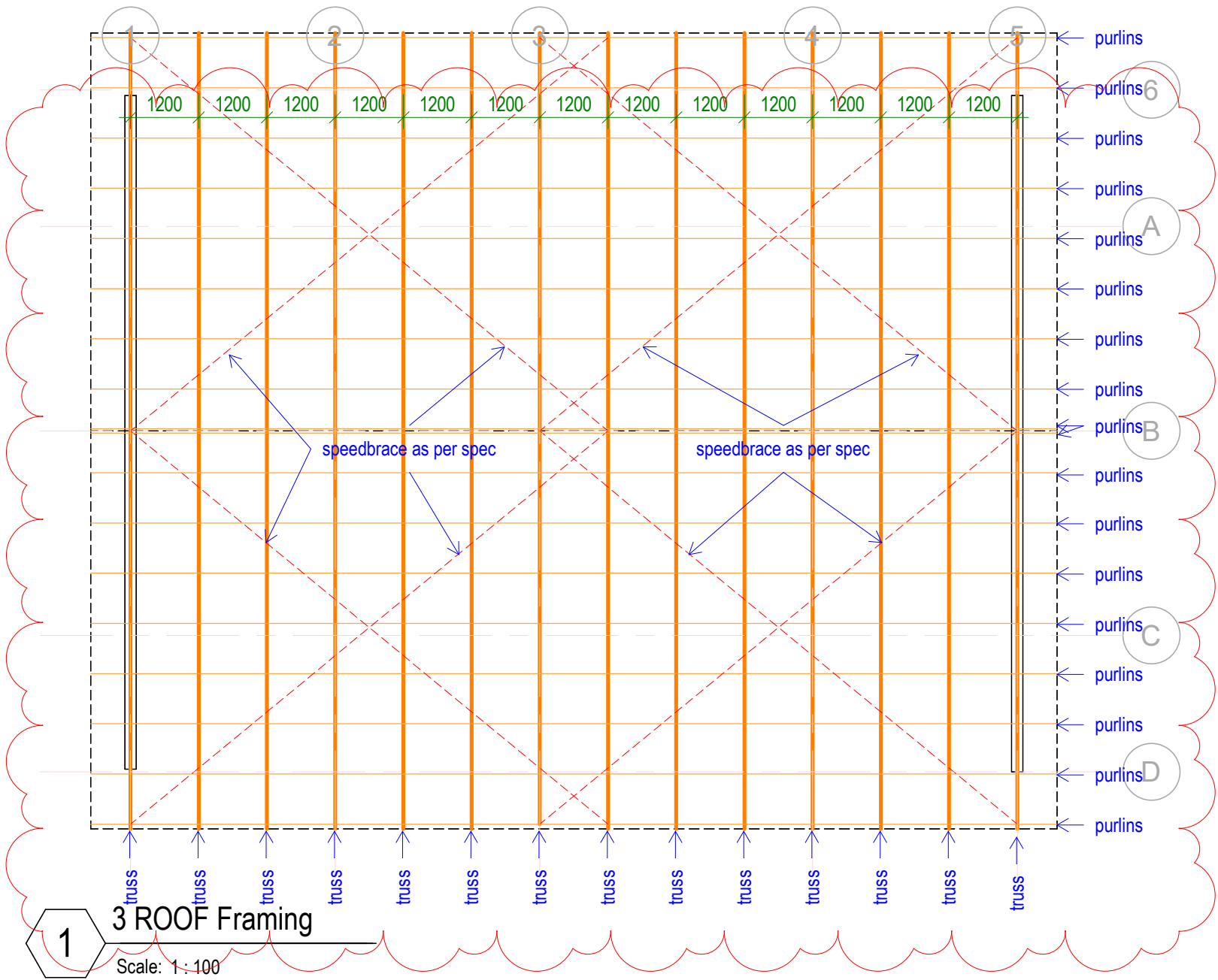
CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
**FOUNDATION PLAN**

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 100

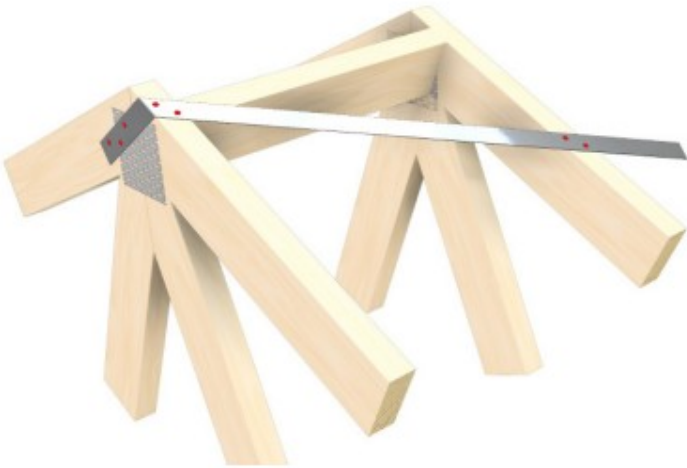
DRAWING NUMBER: A03  
ISSUE: workg dwgs





PRYDA SPEEDBRACE - SPECIFICATION

STEEL	G300
THICKNESS	1.0mm
CORROSION RESISTANCE	Z275
FASTENERS	Pryda Timber Connector Nails 3.5 x 3.15mm
LENGTHS	4.0m and 6.0m





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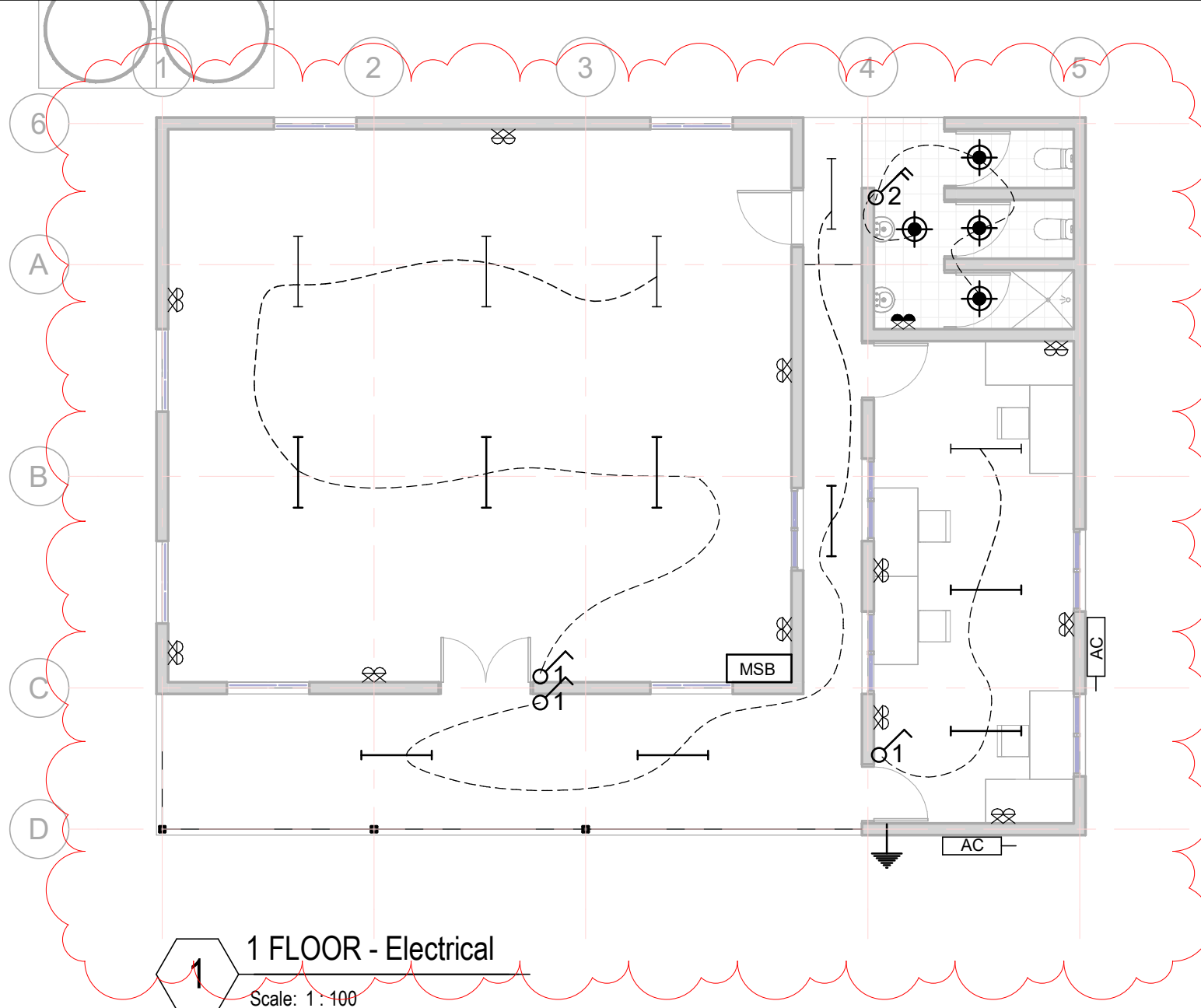
DWG TITLE:  
ROOF FRAMING PLAN

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: As indicated

DRAWING NUMBER: A04  
ISSUE: workng dwgs







Revision Notes:		
2	extended width, revised doors, services etc.	12/5/2026

### ELECTRICAL LEGEND

	Main switch board
	Double GPO
	Double GPO - with weatherproof cover/protection
	Selected compact ceiling light
	Light switch single, double, triple or quarible
	Earthing
	Wall mounted batten light
	Ceiling fan
	Cable wire
	Light batten double
	Fan switch double or single (depends on the no. noted)
	Selected air conditioning unit

### FIRE SAFETY

	Ceiling mounted mains wired smoke alarm to CODE
	ABE fire extinguisher to AS2444 portable fire extinguishers and fire blankets. Place max 1200mm from finished floor level to top of extinguisher or min. 100mm from finished floor level to bottom of extinguiser

**NOTE:**

- ELECTRICAL SCHEMATIC PLANS SHALL BE INSTALLED BY A QUALIFIED AND LICENSED ELECTRICIAN/ENGINEER
- WHERE APPLICABLE, USE ENERGY EFFICIENT APPLIANCES & LED LIGHTS
- CABLE WIRE SIZES SHOULD BE:
  - 4 OR 6 sqmm FOR UNDERGROUND CABLES FROM PUB BOX TO HOUSEHOLD SWITCHBOARD
  - 2.5 sqmm CABLES CONNECTING SWITCH-BOARD TO GPOS
  - 2.5 sqmm CABLES CONNECTING SWITCH-BOARD TO SWITCH POINTS
  - 1.5 sqmm CABLES CONNECTING SWITCH-POINTS TO LIGHTS AND OTHER CEILING/WALL MOUNTED APPLIANCES

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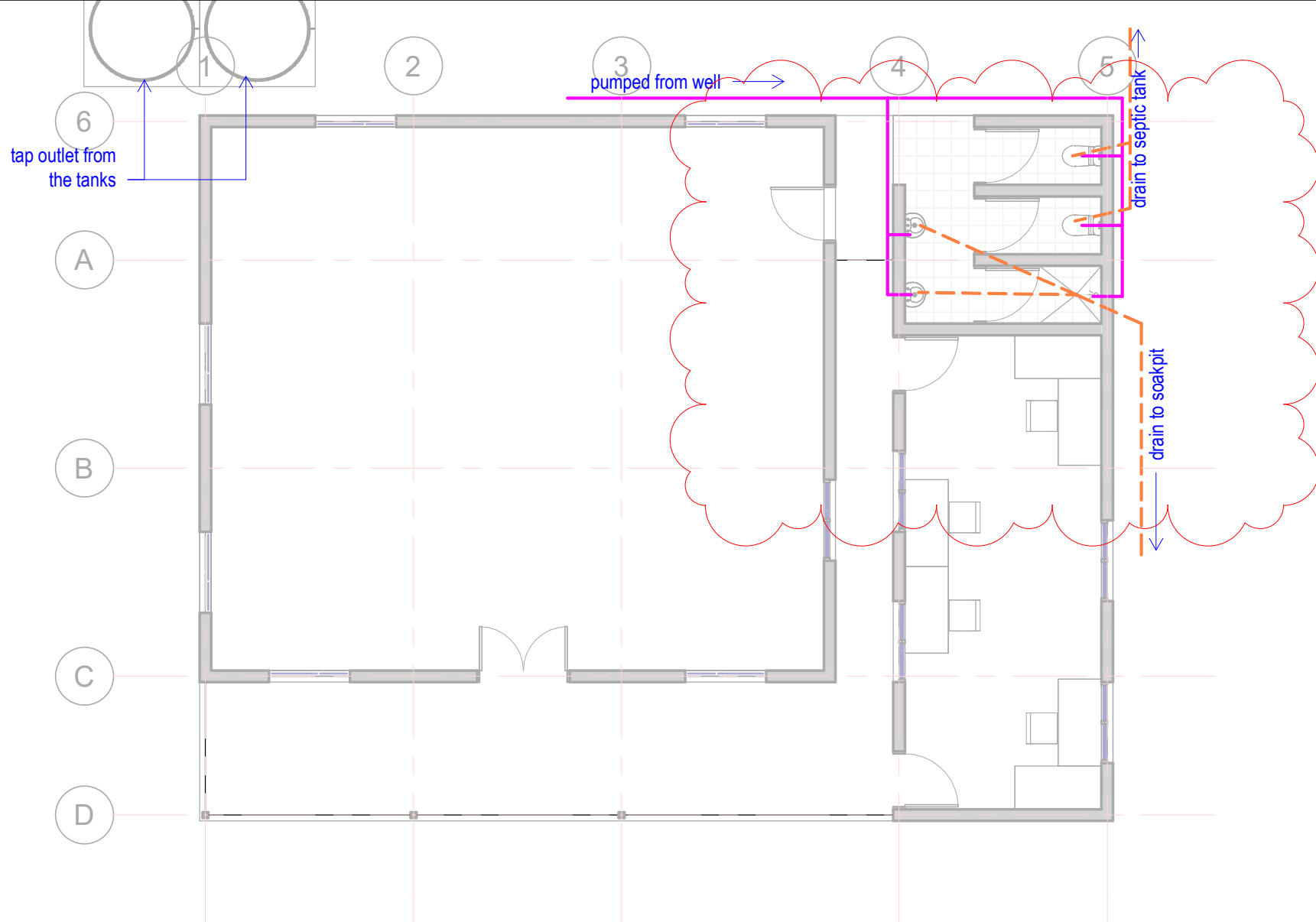
DWG TITLE:  
**ELECTRICAL PLAN**

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 100

DRAWING NUMBER: A10  
ISSUE: workgs dwgs









1 1 FLOOR - Plumbing

Scale: 1 : 100

PLUMBING NOTES AND SPECIFICATIONS:

USE UPVC FOR ALL DRAINAGE PIPES, ABOVE AND BELOW GROUND.

PLUMBING LEGEND

-  INLET MIN. 20-40mm NOMINAL DIAMETER (DN) FROM WELLS OR FROM MAIN DISTRIBUTION PUB PIPES
-  OUTLET (SIZES REFER NOTES BELOW)

MIN. SIZE OF TRAP OUTLET AND FIXTURE DISCHARGE PIPE (NOMINAL DIAMETER (DN) IN MM):

40 - BASIN	- 65 DN MIN. FOR ALL BRANCH DRAINS AT 1 IN 40 MIN. GRADE
40 - SHOWER	- 100 DN MIN. FOR MAIN DRAIN AT 1 IN 60 MIN. GRADE
80 - WATER CLOSET PAN	
40 - LAUNDRY DRAIN	
50 - KITCHEN SINK	

NOTES ARE IN ACCORDANCE TO AS/NZS 3500.5

NOTE:

- GREY AND BLACK WATER DRAINAGE PIPES BOTH CONNECTED TO PUB SEWER LINE.
- DIRECTION OF INLET AND OUTLET PIPES DEPENDS ON LOCATION OF P.U.B. SERVICES IN RELATION TO THE BUILDING ORIENTATION ON SITE.
- STORAGE TANKS CAN BE INCORPORATED TO INLET PIPES (TO KITCHEN SINKS) OR TANKS SIMPLY HAVE DIRECT TAP OUTLETS
- TANKS CONCRETE BASE STAND SHOULD BE IN LEVEL WITH THE BUILDING FLOOR LEVEL
- WC CONNECTED TO P.U.B. SALT WATER LINE OR WELL WATER FROM ONSITE HEADER TANK
- SINKS, SHOWERS AND LAUNDRY TAPS CONNECTED TO P.U.B. CLEAN WATER LINE OR WELL WATER FROM ONSITE HEADER TANK

Revision Notes:

1 revised details

16/12/2025



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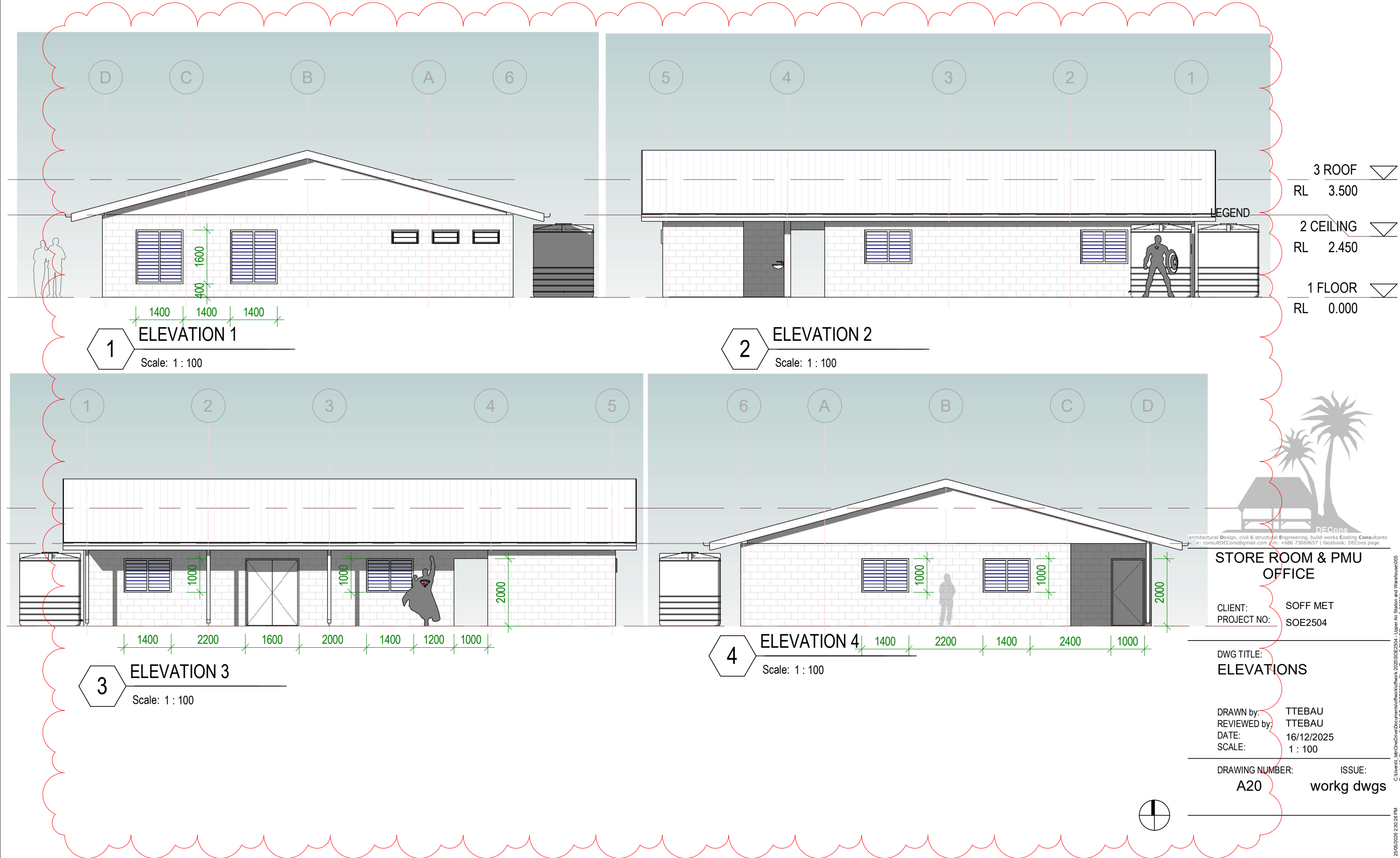
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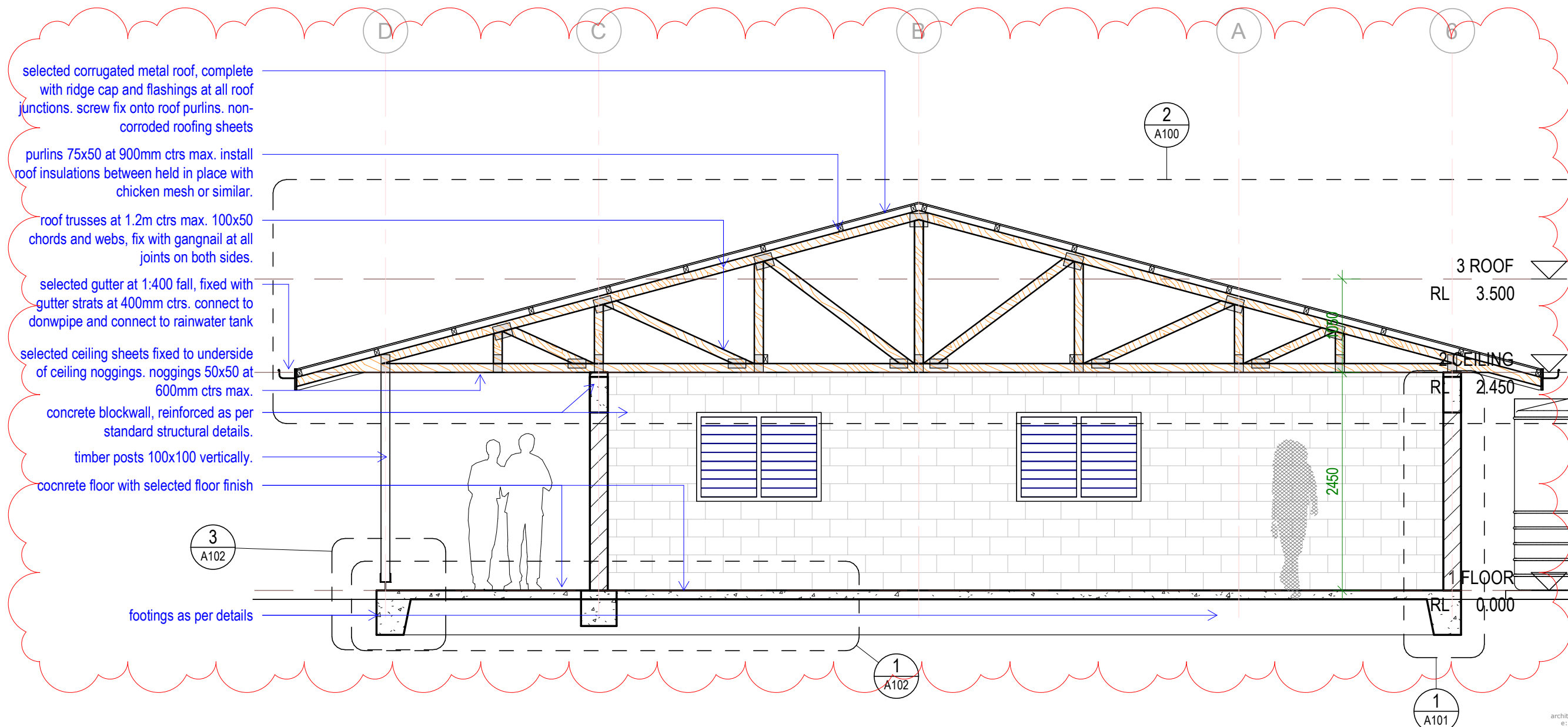
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PLUMBING PLAN

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SCALE: 1 : 100

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**1** SECTION A  
Scale: 1 : 50

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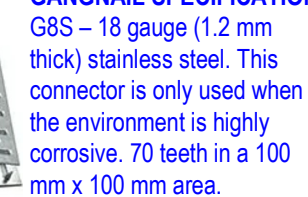
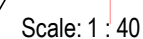
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DWG TITLE:  
**SECTIONS**

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DATE: 16/12/2025  
SCALE: 1 : 50

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ISSUE: workg dwgs





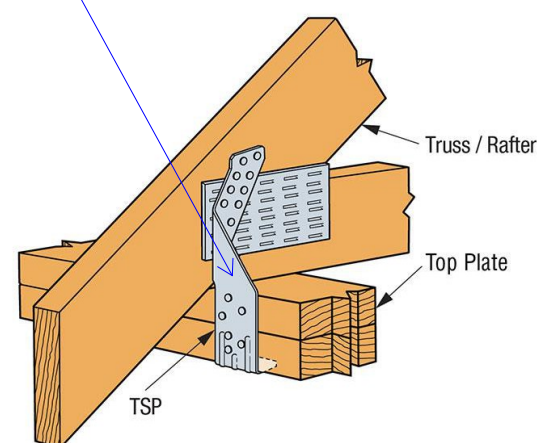
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PROJECT NO: SOE2504

DWG TITLE:  
**ROOF DETAILS**

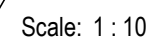
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SIMPSON Strong-Tie®  
TSP Truss/Rafter-to-Top Plate Tie Down



1. THESE DETAILS SHALL ONLY BE USED FOR SINGLE STOREY BUILDINGS
2. ALL REINFORCING SHALL HAVE 50mm CONCRETE COVER.
3. BACKFILL BLOCKWORK COMPLETELY WITH GROUT.
4. ALL STEEL REINFORCING TO BE MINIMUM GRADE 300MPa

CONCRETE BLOCKS 390x190x190 CONCRETE BLOCKS

MORTAR MIX                    1     :   3  
                                 CEMENT:SAN  
                                 D

GROUT MIX                    1     :   1     :   2     :   4  
                                 WATER:CEMENT:SAND:10mm  
                                 AGGREGATE

TOP PLATE FIXED TO CONCRETE  
BOND BEAM WITH Ø12mm  
TREADED  
ROD WELDED OR TIED TO  
REINFORCING @ 1200 CENTRES

R8 STIRRUPS @ 200MM  
CTRS  
NOTE :  
50MM COVER TO ALL  
STEEL REINFORCEMENT

D10 @800MM C/C VERTICAL  
REINFORCEMENT  
THROUGHOUT

FLOOR LEVEL

REFER TO DETAIL  
B4.1 OR B4.2 FOR  
FOOTING  
DETAILS

**TYPICAL SECTION  
WINDOW / BLOCK  
WALL** SCALE-1:20

CONCRETE BOND BEAM.  
REINFORCE WITH 4no. D10 BARS WITH 6mm STIRRUPS @ 400  
CENTRES.  
MINIMUM 50mm CONCRETE COVER TO ALL REINFORCING

3600 maximum

TIMBER  
DOOR  
FRAME

D10'S @ MAXIMUM  
800MM CENTRES  
THROUGHOUT  
AND  
BESIDE EACH  
WINDOW OR  
DOOR  
OPENING

TIMBER  
WINDOW  
FRAME

## WINDOW OPENING

DOOR  
OPENING

STARTER BARS TO MATCH  
VERTICAL  
REINFORCEMENT

## TYPICAL BLOCKWORK WALL ELEVATION SHOWING REINFORCING

## 450mm LAP WITH STARTERBARS

FLOOR LEVEL

**TYPICAL SECTION  
BLOCKWORK  
WALL SCALE-1:20**

ADOPTED FROM THE NATIONAL  
BUILDING CODE OF KIRIBATI



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CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
**WALL  
REINFORCEMENT+FTG**

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 20

DRAWING NUMBER: A101

ISSUE: workg dwgs



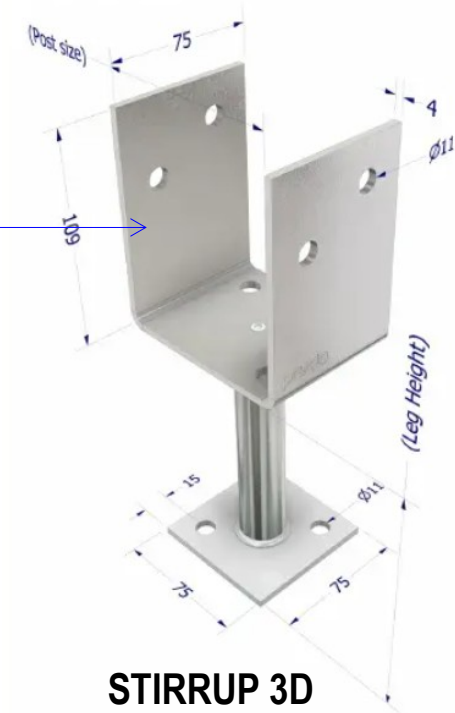
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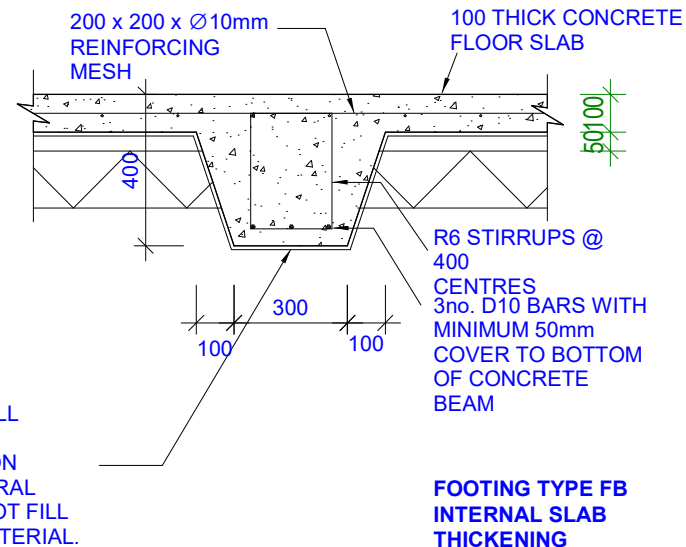




## STIRRUP 3D

## 3

## DETAIL - FOOTING

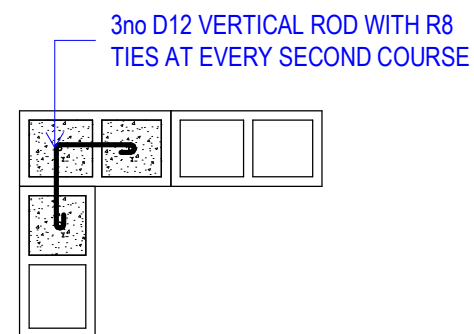
[illegible]

1. ALL REINFORCING SHALL HAVE 50mm CONCRETE COVER.
2. INTERNAL BEAMS (DETAIL B) SHALL BE FORMED UNDER ALL INTERNAL BLOCKWORK WALLS & AT 4.0 METRE MINIMUM CENTRES (REFER TO TYPICAL SLAB LAYOUT & FOOTING PLAN). EDGE AND INTERNAL BEAMS MUST SIT ON NATURAL GROUND (SAND AND CORAL). WHERE FILL OR ORGANIC MATERIAL IS FOUND THIS MUST BE REMOVED TO THE LEVEL OF THE NATURAL GROUND.
3. ALL STEEL REINFORCING TO BE MINIMUM GRADE 300MPa

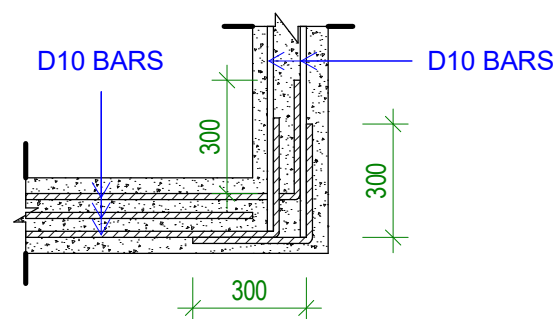
LAY CONCRETE SLAB OVER BLACK PLASTIC SHEETING

1

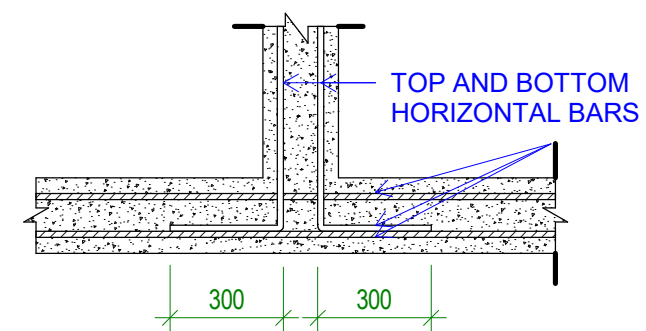
**FOOTING TYPE A  
RAFT FOOTING**



**CORNER BLOCK  
BINDING DETAIL**  
SCALE-1:20



**CORNER BOND BEAM  
BINDING DETAIL**  
SCALE-1:20



**INTERSECTION BOND  
BEAM BINDING DETAIL**  
SCALE-1:20

## 2

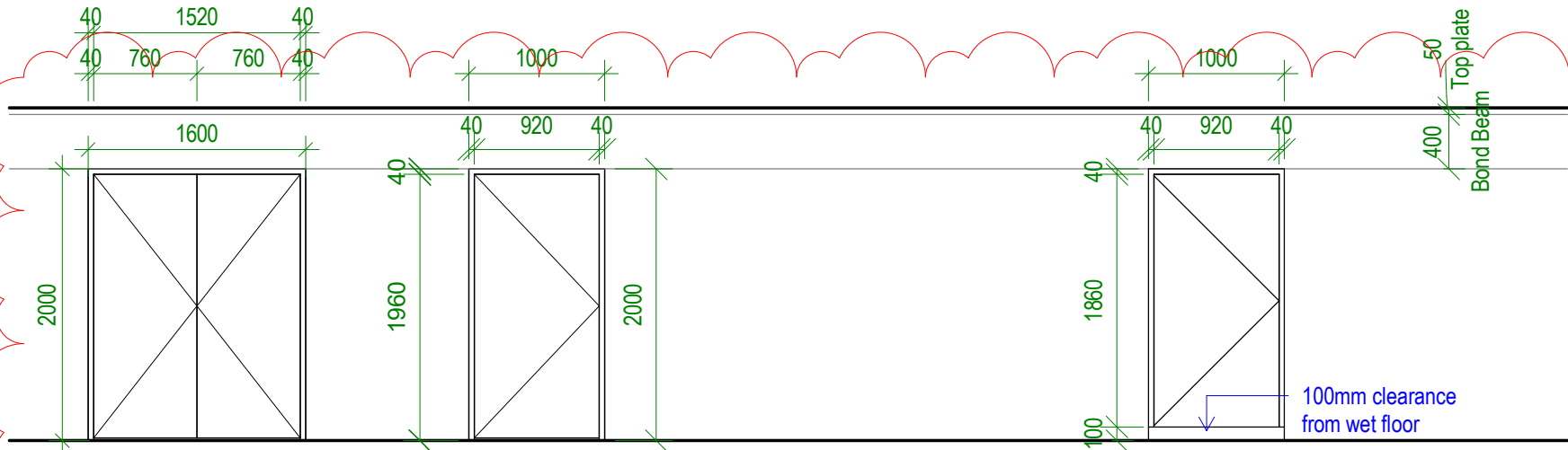
DWG TITLE:  
**FOOTING DETAILS &  
BINDING DETAILS**

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SCALE: As indicated

DRAWING NUMBER: A102

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DOUBLE DOOR SWING  
DOOR TYPE DD3

1960h x 760 + 760  
External Solid core door

190x40 Treaded pine frame

Refer to plan for hinge  
location

SINGLE DOOR SWING  
DOOR TYPE D1

1960h x 920w External.  
Solid core door

190x40 Treaded pine frame

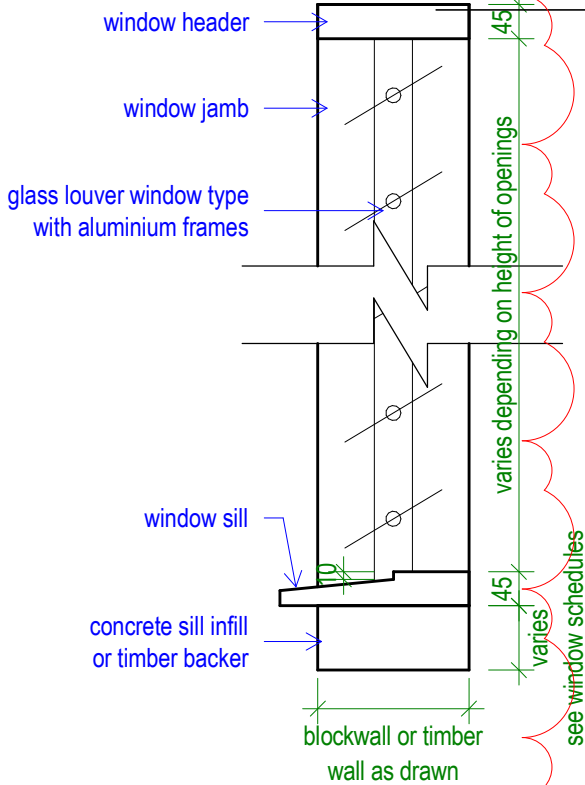
Refer to plan for hinge  
location

SINGLE DOOR SWING  
DOOR TYPE D2

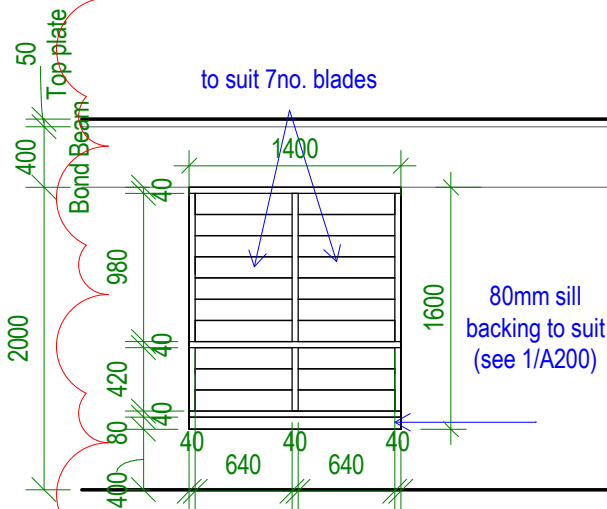
1860h x 920w Internal. Hard  
core door (at bathrooms  
only)

190x40 Treaded pine frame

Refer to plan for hinge  
location



1 Typical Louvre Window Section  
Scale: 1 : 10

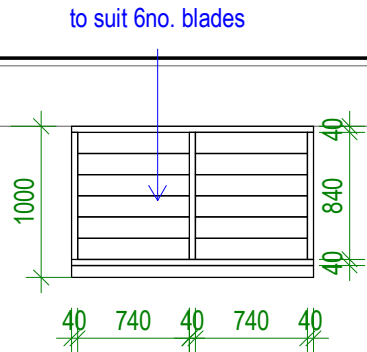


TWO BAY WINDOW  
WINDOW TYPE W1

Glass louver window  
type.

190x40 Treaded pine  
frame dressed

2 Bays

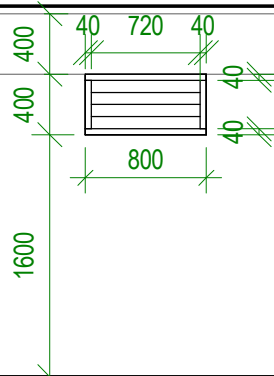


TWO BAY WINDOW  
WINDOW TYPE W3

Glass louver window  
type.

190x40 Treaded pine  
frame dressed

2 Bay



SINGLE BAY WINDOW  
WINDOW TYPE W5

150x25 Fixed timber  
louder inclined 60deg.  
Painted finish

190x40 Treaded pine  
frame dressed

1 Bay

WINDOW OPENING SCHEDULE  
Scale: 1 : 50



CLIENT: SOFF MET  
PROJECT NO: SOE2504

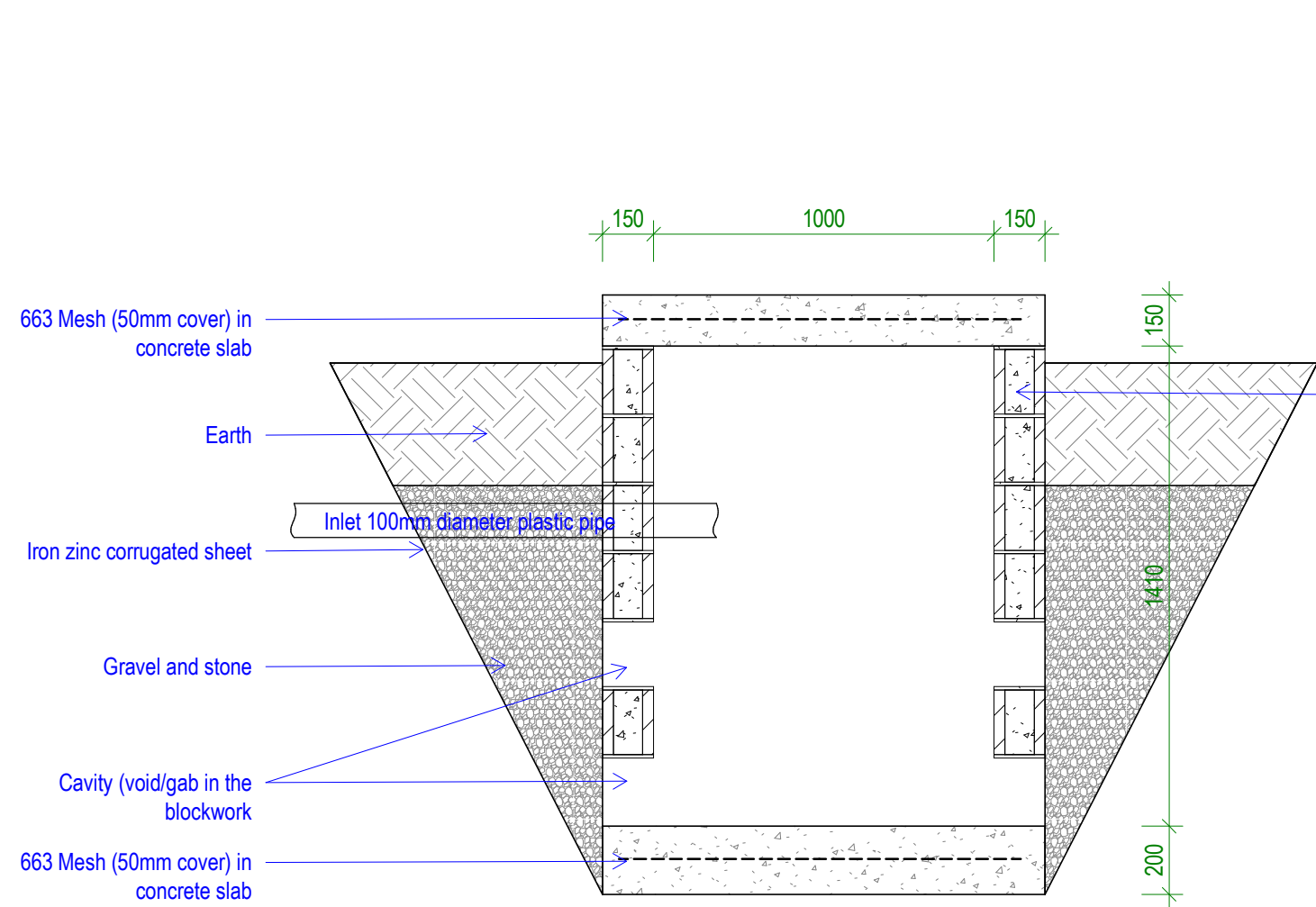
DWG TITLE:  
OPENING SCHEDULE

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: As indicated

DRAWING NUMBER: A200  
ISSUE: workng dwgs

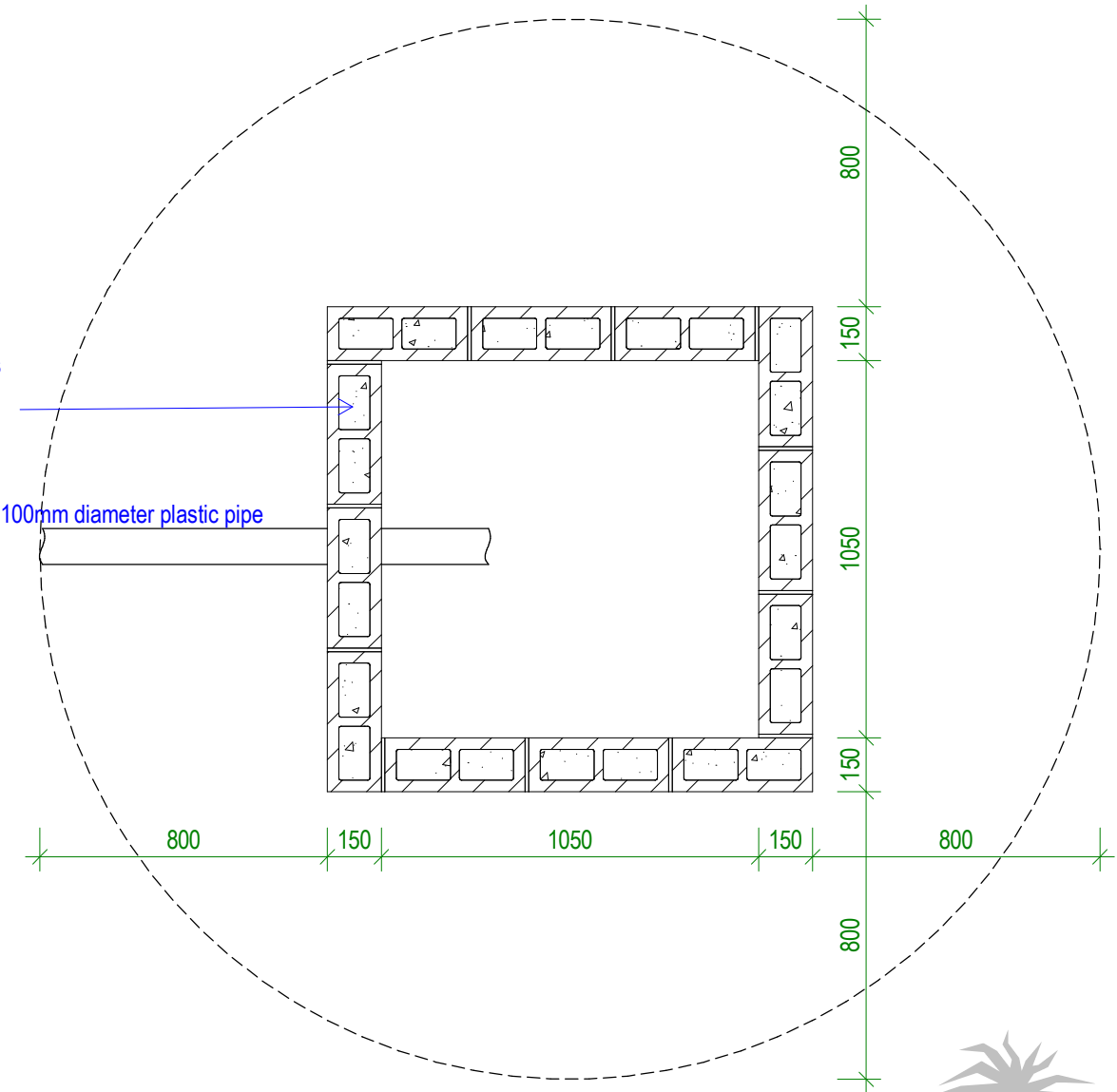




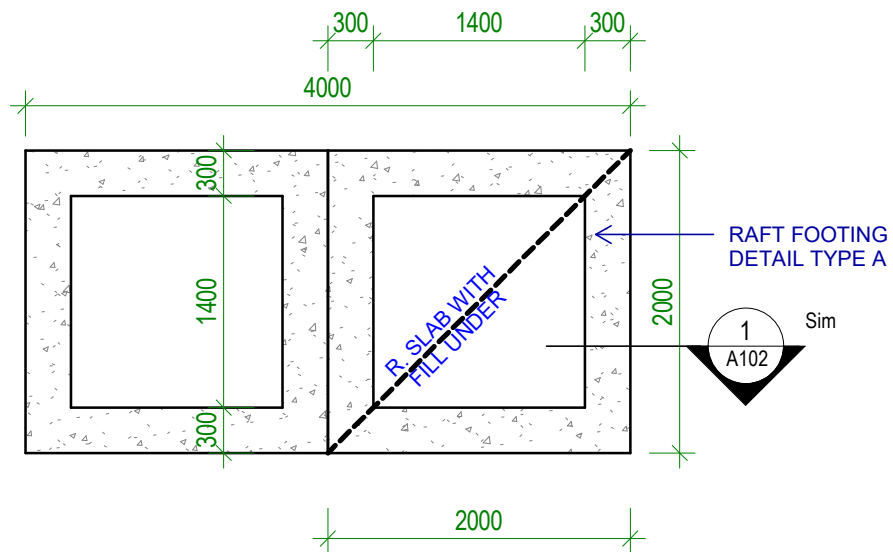


Corefill block cavities, D10 vertical bars @ 800mm Ctrs.  
Avoid steel bars where there's void/gab in the blockwork.

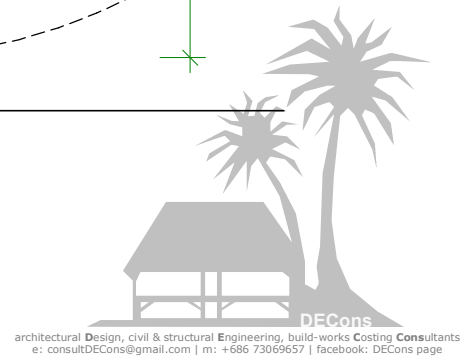
Inlet 100mm diameter plastic pipe



1 DETAIL - SOAKWAY PIT  
Scale: 1 : 20



2 Tank Base Plan Raft Footing  
Scale: 1 : 50



## STORE ROOM & PMU OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

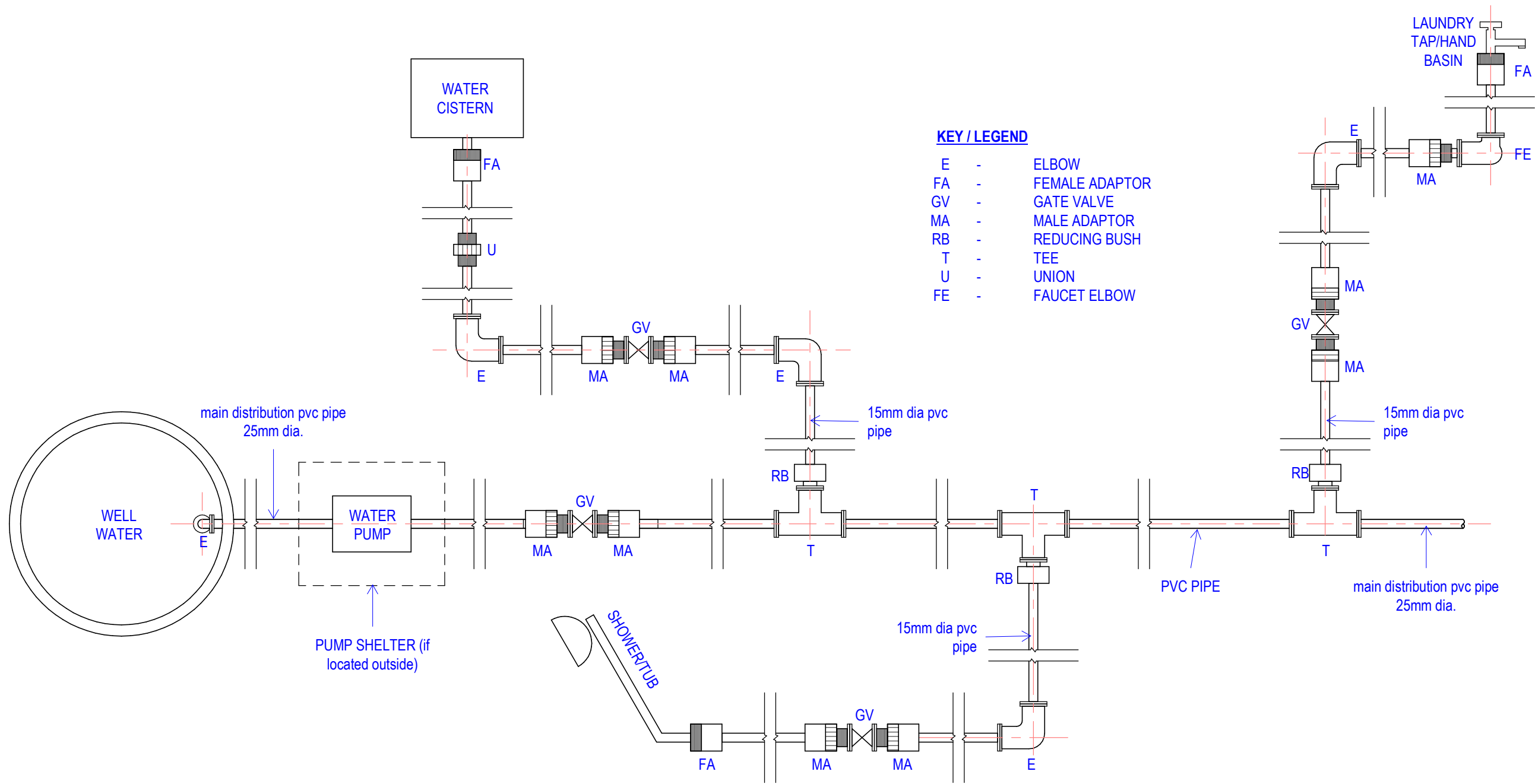
DWG TITLE:  
**SOAKAWAY PIT &  
TANK BASE DETAILS**

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: As indicated

DRAWING NUMBER: A202  
ISSUE: workg dwgs



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#### KEY / LEGEND

E	-	ELBOW
FA	-	FEMALE ADAPTOR
GV	-	GATE VALVE
MA	-	MALE ADAPTOR
RB	-	REDUCING BUSH
T	-	TEE
U	-	UNION
FE	-	FAUCET ELBOW



### STORE ROOM & PMU OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

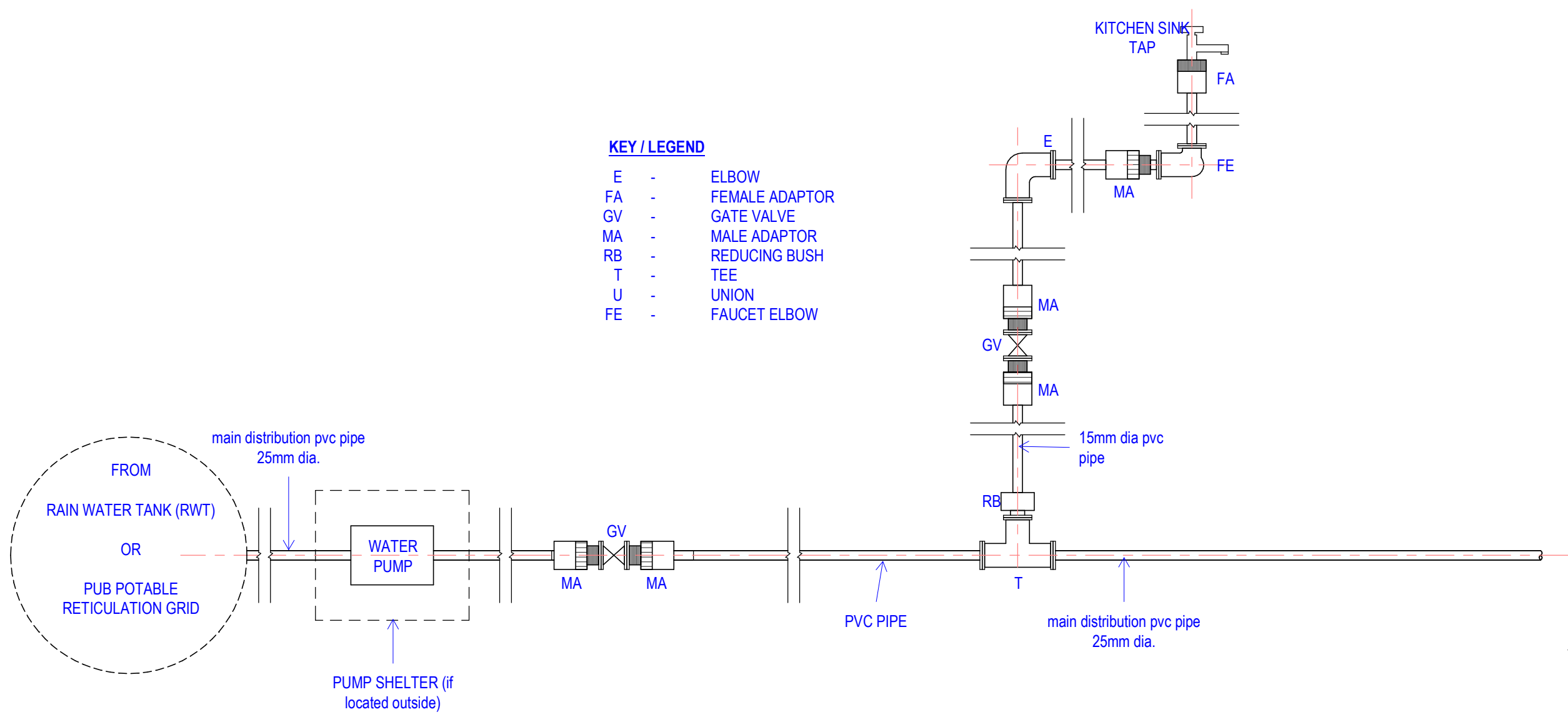
DWG TITLE:  
**PLUMBING SCHEMATIC  
- NON POTABLE  
WATER**  
DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 20

DRAWING NUMBER: A203  
ISSUE: workng dwgs



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Drawing2 - Store Room & PMU Office\SOE2504 - Store Room & PMU Office\_rev2\_260624.rvt



KEY / LEGEND		
E	-	ELBOW
FA	-	FEMALE ADAPTOR
GV	-	GATE VALVE
MA	-	MALE ADAPTOR
RB	-	REDUCING BUSH
T	-	TEE
U	-	UNION
FE	-	FAUCET ELBOW



**STORE ROOM & PMU  
OFFICE**

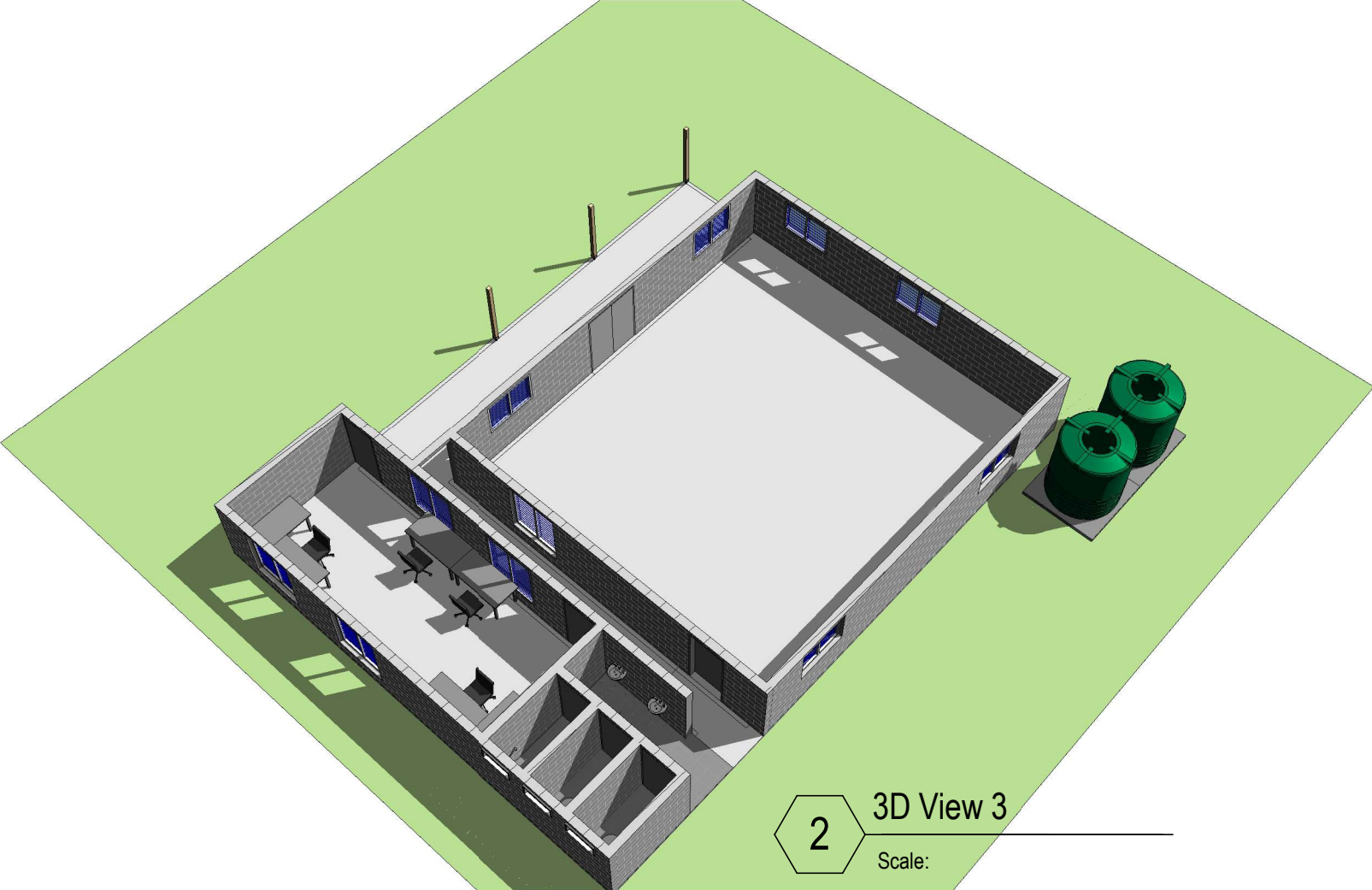
CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
**PLUMBING SCHEMATIC  
- POTABLE WATER**

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE: 1 : 20

DRAWING NUMBER: A204  
ISSUE: workg dwgs





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## STORE ROOM & PMU OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
3D VIEWS

DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE:

DRAWING NUMBER: A300  
ISSUE: workg dwgs



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25/05/2026 2:30:31 PM



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STORE ROOM & PMU  
OFFICE

CLIENT: SOFF MET  
PROJECT NO: SOE2504

DWG TITLE:  
SG001-SG009 Water &  
Sanitation Guidelines (6  
separate pages)  
DRAWN by: TTEBAU  
REVIEWED by: TTEBAU  
DATE: 16/12/2025  
SCALE:

DRAWING NUMBER: SG  
ISSUE: workg dwgs



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Drawing2 - Store room & PMU Office\SOE2504 - Store Room & PMU Office\_rev2\_260524.rvt

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